



CITY OF MADISON HEIGHTS
CITY HALL - COUNCIL CHAMBERS, 300 W. 13 MILE RD.
CITY COUNCIL REGULAR MEETING AGENDA
APRIL 27, 2026 AT 6:30 PM

CALL TO ORDER

ROLL CALL

INVOCATION and PLEDGE OF ALLEGIANCE - COUNCILMAN FLEMING

APPROVAL OF THE AGENDA:

- [1.](#) Additions/Deletions

PRESENTATIONS

- [2.](#) Director of Public Services - 2026 National Public Works Week

PUBLIC HEARINGS:

MEETING OPEN TO THE PUBLIC:

CONSENT AGENDA:

- [3.](#) Proclamation Recognizing Elks USA Youth Week
- [4.](#) Director of Public Services - Drinking Water Week Proclamation
- [5.](#) City Clerk - Historical Commission Appointment
- [6.](#) Director of Public Services - Consent to Priority Waste Change of Control
- [7.](#) Director of Public Services - Ballfield Light Project Change Order 2
- [8.](#) City Council Special Meeting Minutes of March 23, 2026
- [9.](#) City Council Regular Meeting Minutes of April 13, 2026

COMMUNICATIONS:

REPORTS:

- [10.](#) City Manager - Contract for IT Managed Services with Dewpoint
- [11.](#) City Planner - Ingress/Egress Easement - Bubbas 33 - 611 W. 12 Mile Road

ITEMS FOR FUTURE PUBLIC HEARINGS:

- [12.](#) City Planner - Street Right-of-Way Vacation Request PEE # 26-01 - GWK/WRC - Unimproved Rights-of-Way - schedule Public Hearing for May 26, 2026
- [13.](#) CED Director - 28220 John R Rd Brownfield Plan - Schedule Public Hearing on May 11, 2026

BID AWARDS/PURCHASES:

ORDINANCES:

UNFINISHED BUSINESS:

EXECUTIVE SESSION:

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.

DATE: April 23, 2026
TO: City Council
FROM: Melissa R. Marsh, City Manager
SUBJECT: Agenda Comments Regular Council Meeting of Monday, April 27, 2026

PRESENTATIONS:

2026 NATIONAL PUBLIC WORKS WEEK

Staff respectfully requests that Council adopt the following proclamation declaring the week of May 17-23, 2026 as National Public Works Week in the City of Madison Heights, and encourage our residents, visitors, and City staff to acquaint themselves with, and pay tribute to our dedicated public works professionals in Madison Heights, and the work that they do for the benefit of the public.

CONSENT AGENDA:

PROCLAMATION RECOGNIZING ELKS USA YOUTH WEEK

Council is asked to proclaim May 4-10, 2026 as Elks USA Youth Week in the City of Madison Heights and encourages our residents to join in commending the Benevolent and Protective Order of Elks for their dedication to youth and recognizing the exceptional promise and contributions of our young people.

DRINKING WATER WEEK PROCLAMATION

Staff respectfully requests that Council adopt a proclamation declaring the week of May 3-9, 2026 as Drinking Water Week in the City of Madison Heights and join the American Water Works Association (AWWA) and its members in annually celebrating Drinking Water Week, a unique opportunity for the community to join together with its skilled water works professionals in recognizing the vital role that clean, abundant, and potable water plays in their daily lives.

HISTORICAL COMMISSION APPOINTMENT

Council Representative to the Historical Commission, Mayor Pro Tem Mier, has requested Council to approve the appointment of Vasiliki Harris as a full member to the Historical Commission with a term expiring 2/28/29.

DIRECTOR OF PUBLIC SERVICES - CONSENT TO PRIORITY WASTE CHANGE OF CONTROL

The City has been notified that Priority Waste is undergoing a change of control regarding its equity ownership. The Contract between the City and Priority Waste requires the City to consent to any such change. All terms of the contract will remain the same. This matter has been reviewed by Legal, who have no objection to the proposed.

Staff recommends that Council consent to the Change of Control as presented by Priority Waste, and authorize the Mayor to sign on behalf of the City.

DIRECTOR OF PUBLIC SERVICES - BALLFIELD LIGHT PROJECT CHANGE ORDER 2

During the Rosie's Park portion of the Ballfield Light Project, unexpected soil conditions and an extremely high water table were encountered, resulting in a change order request as provided for in the contract should such an unforeseen condition arise. Pursuant to the relevant sections of the Purchasing Ordinance (2-249, c, 2, and 2-255), this change order was approved by the City Manager so as not to hold up a project in progress. This change order represents a worst-case scenario (all 12 holes require mitigation), and will be reduced if this is not the case.

Council is asked to Receive and File the Emergency Purchase for the Ballfield Light Project Change Order 2 pursuant to Section 2-255 of the Purchasing Ordinance.

REPORTS:

CITY MANAGER -CONTRACT FOR IT MANAGED SERVICES WITH DEWPOINT

Over the past year, the city has had multiple, on-going issues with the current IT Support Services provider, Skynet, and the city is looking to end our contract. Skynet's contract is expiring at the end of June, and the City is looking to transition to a new IT Support Services Contractor, Dewpoint, at the start of the Fiscal Year, July 1, 2026. The existing contract with Skynet requires a sixty-day formal notification of termination or non-renewal.

Last year, Dewpoint partnered with the Michigan Municipal Services Authority (MMSA) on a cooperative contract designed to streamline IT procurement for local governments across Michigan. This agreement allows municipalities to access Cyber Security Assessments and Managed IT Services without the need for a formal RFP process.

Deputy City Manager Rottmann and I have met extensively with Dewpoint to discuss our city's needs and expectations and reviewed their proposed contract. We believe that this transition will be beneficial to increasing the efficiency of IT support services for staff.

Following an April 15, 2026 review, ITAC formally recommended that City Council approve the Managed IT Services agreement with Dewpoint, which includes ITAC's recommended additions. Dewpoint has accepted these changes, and the City Attorney has approved the contract.

Staff recommends that based on the ability to take advantage of the cooperative agreement through MMSA and ITAC support, City Council approve the three (3) year agreement between the City of Madison Heights and Dewpoint for Managed IT Support Services.

CITY PLANNER - INGRESS/EGRESS EASEMENT - BUBBAS 33 - 601 AND 611 W. 12 MILE ROAD

The Community & Economic Development Department has received a request from the property owner of 611 W. 12 Mile Road (611 Madison Property, LLC) to dedicate and record a non-exclusive ingress/egress easement over an existing public alley intended to serve a proposed restaurant/bar development. The existing alley is seventeen feet (17') wide and currently provides for vehicular access between Dartmouth Street and the property at 611 W. 12 Mile Road. An additional five foot (5') wide private ingress/egress easement is proposed immediately to the north of the alley creating a de-facto twenty-two (22') foot wide drive aisle. The proposed easement agreement includes provisions for reconstructing and maintaining the public alley and other stipulations regarding repairs, snow removal, monetary donations and site improvements.

Staff advises that City Council approve the Non-Exclusive Ingress/Egress Easement over the 17-foot-wide public alley located between 611 W. 12 Mile Road and Dartmouth Street subject to the provisions of the Easement agreement.

ITEMS FOR FUTURE PUBLIC HEARINGS:

CITY PLANNER - STREET RIGHT-OF-WAY VACATION REQUEST PEE # 26-01 - GWK/WRC - UNIMPROVED RIGHTS-OF-WAY - SCHEDULE PUBLIC HEARING FOR MAY 26, 2026

The Community & Economic Development Department has received a request to vacate a number of unimproved street rights of way located within the Red Oaks Golf Course on the east side of John R Road, north of Dartmouth Street. Red Oaks Golf Course is operated and maintained by Oakland County Parks, but the underlying property is owned by George W. Kuhn District/Oakland County Water Resources Commissioner (WRC). Portions of the following unimproved rights-of-way are proposed to be vacated: Red Run Boulevard, Girard Avenue, Osmun Avenue, Delton Avenue, Woodside Avenue, and Parkdale Avenue.

Staff advises that City Council establish a public hearing date for the May 26th, 2026 City Council meeting, after which final action on the vacation request may take place.

CED DIRECTOR - 28220 JOHN R RD BROWNFIELD PLAN - SCHEDULE PUBLIC HEARING
ON MAY 11, 2026

The Community & Economic Development Department has received a Brownfield Plan application for 28220 John R LLC, located at 28220 John R Rd., the former McDonald's site. The owner proposes to develop 9,500 square foot professional offices building. Prior to Council consideration, a public hearing must be held therefore, staff recommends that City Council schedule a Public Hearing for the consideration of the Brownfield Plan submitted by 28220 John R LLC at the Regular City Council Meeting of May 11, 2026.



AGENDA ITEM SUMMARY FORM

MEETING DATE: 4/27/26

PREPARED BY: Sean P. Ballantine, Director of Public Services

AGENDA ITEM CONTENT: Director of Public Services - 2026 National Public Works Week

AGENDA ITEM SECTION: Presentations

BUDGETED AMOUNT:

FUNDS REQUESTED:

FUND:

EXECUTIVE SUMMARY:

Annually, the month of May sees National Public Works Week declared and recognized by municipalities and civic organizations throughout the United States and Canada. Submitted for Council's consideration is a proclamation declaring the week of May 17-23 as National Public Works Week in Madison Heights.

RECOMMENDATION:

Staff respectfully requests that Council adopt the following proclamation declaring the week of May 17-23, 2026 as National Public Works Week in the City of Madison Heights, and encourage our residents, visitors, and City staff to acquaint themselves with, and pay tribute to our dedicated public works professionals in Madison Heights, and the work that they do for the benefit of the public.

ROOTED IN
Service
POWERED BY
Community

NATIONAL PUBLIC
WORKS WEEK
MAY 17-23, 2026



MEMORANDUM

DATE: April 21, 2026
TO: Melissa R. Marsh, City Manager
FROM: Sean P. Ballantine, Director of Public Services
SUBJECT: 2026 National Public Works Week

Annually, the month of May sees National Public Works Week declared and recognized by municipalities and civic organizations throughout the United States and Canada. Submitted for Council’s consideration is a proclamation declaring the week of May 17-23 as National Public Works Week in Madison Heights.

The American Public Works Association (APWA), the sponsor of National Public Works Week, presents a new theme every year which is graphically depicted in the annual poster, and embodies the many responsibilities of our public works professionals. This year’s theme, “Rooted in Service, Powered by Community,” reflects the idea that the roots of service run deep in public works. It’s what has propelled public works innovations that have helped our communities evolve into places where people can lead lives of purpose and possibility. Explained further: *The theme “Rooted in Service, Powered by Community” reminds us that public works professionals are motivated to serve the communities that they love and that power them to always do their best. Whether serving as first responders, responding to electricity outages, providing regular waste pickup, or making roads and sidewalks passable after a winter weather event, public works puts service at the forefront for their community.*

Staff respectfully requests that Council adopt the following proclamation declaring the week of May 17-23, 2026 as National Public Works Week in the City of Madison Heights, and encourage our residents, visitors, and City staff to acquaint themselves with, and pay tribute to our dedicated public works professionals in Madison Heights, and the work that they do for the benefit of the public.

Department of Public Services
City of Madison Heights
801 Ajax Drive
Madison Heights, Michigan 48071

p (248) 589-2294 | f (248) 589-2679



PROCLAMATION

WHEREAS, public works professionals focus on infrastructure, facilities and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life and well-being of the people of the City of Madison Heights; and,

WHEREAS, these infrastructure, facilities and services could not be provided without the dedicated efforts of the employees of the Madison Heights Department of Public Services, and their counterparts, who are engineers, managers and employees at all levels of government and the private sector, who are responsible for rebuilding, improving and protecting our nation’s transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and,

WHEREAS, it is in the public interest for the citizens, business owners, civic leaders and children in Madison Heights to gain knowledge of and to maintain an ongoing interest and understanding of the importance of public works and public works programs in their community; and,

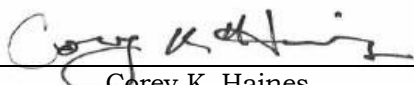
WHEREAS, the efficiency of the qualified and dedicated personnel who staff public works departments is materially influenced by the peoples’ attitude toward and understanding of the importance of the work they perform; and,

WHEREAS, the year 2026 marks the 66th annual National Public Works Week sponsored by the American Public Works Association,

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of the City of Madison Heights hereby proclaims the week of

MAY 17-23, 2026
NATIONAL PUBLIC WORKS WEEK

in the City of Madison Heights, and urges all citizens, civic leaders, and civic organizations to join with the American Public Works Association in activities, events and ceremonies designed to pay tribute to our public works professionals, engineers, managers, and employees and to recognize the substantial contributions they make to protecting our national health, safety, and quality of life.



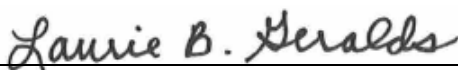
Corey K. Haines
Mayor



Toya Aaron
Councilwoman



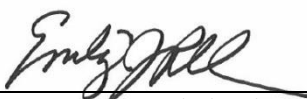
Sean D. Fleming
Councilman



Laurie B. Gerald
Councilor



William J. Mier
Mayor Pro Tem



Emily J. Rohrbach
Councilor



Quinn J. Wright
Councilor

**Proclamation
Recognizing Elks USA Youth Week**

WHEREAS, Elks USA Youth Week is a time-honored tradition dedicated to promoting the involvement of young people in our civic, academic, and social institutions, and to acknowledging their achievements and potential; and

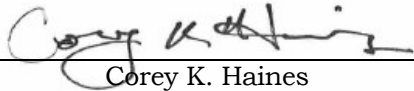
WHEREAS, the Benevolent and Protective Order of Elks has demonstrated a long-standing commitment to investing in the future of our nation by recognizing, celebrating, and supporting the youth in our communities; and

WHEREAS, Clawson-Troy Elks #2169 organizes activities that encourage leadership, community service, patriotism, and positive development; and

WHEREAS, the youth of our community represent the future of our city, and it is our duty as a community to foster their growth, honor their accomplishments, and provide them with opportunities to thrive; and

WHEREAS, Elks USA Youth Week serves as a reminder of the importance of mentorship, education, and service in shaping the next generation of leaders and responsible citizens; and

NOW, THEREFORE, the City Council of Madison Heights hereby proclaims May 4-10, 2026, as Elks USA Youth Week in the City of Madison Heights and encourage our residents to join in commending the Benevolent and Protective Order of Elks for their dedication to youth and recognizing the exceptional promise and contributions of our young people.



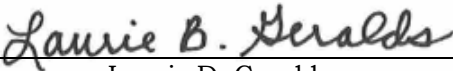
Corey K. Haines
Mayor



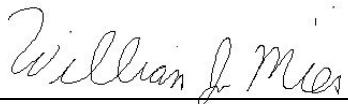
Toya Aaron
Councilwoman



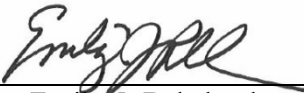
Sean D. Fleming
Councilman




Laurie D. Gerald
Councilor



William J. Mier
Mayor Pro Tem



Emily J. Rohrbach
Councilor



Quinn J. Wright
Councilor



AGENDA ITEM SUMMARY FORM

MEETING DATE: 4/27/26

PREPARED BY: Sean P. Ballantine, Director of Public Services

AGENDA ITEM CONTENT: Director of Public Services - 2026 Drinking Water Week Proclamation

AGENDA ITEM SECTION: Consent Agenda

BUDGETED AMOUNT:

FUNDS REQUESTED:

FUND:

EXECUTIVE SUMMARY:

The American Water Works Association (AWWA) and its members annually celebrate Drinking Water Week, a unique opportunity for the community to join together with its skilled water works professionals in recognizing the vital role that clean, abundant, and potable water plays in their daily lives.

RECOMMENDATION:

Staff respectfully requests that Council adopt this proclamation declaring the week of May 3-9, 2026 as Drinking Water Week in the City of Madison Heights.

MEMORANDUM

DATE: March 30, 2026
TO: Melissa R. Marsh, City Manager
FROM: Sean P. Ballantine, Director of Public Services
SUBJECT: Proclamation – 2026 Drinking Water Week

The American Water Works Association (AWWA) and its members annually celebrate Drinking Water Week, a unique opportunity for the community to join together with its skilled water works professionals in recognizing the vital role that clean, abundant, and potable water plays in their daily lives. To commemorate the week, water utilities, water organizations, government entities, environmental advocates, schools, and others throughout North America and beyond are encouraging consumers to learn more about the importance of water services and water infrastructure.

Staff respectfully requests that Council adopt this proclamation declaring the week of May 3-9, 2026, as Drinking Water Week in the City of Madison Heights.



City of Madison Heights
Department of Public Services
801 Ajax Drive
Madison Heights, Michigan 48071

PROCLAMATION

WHEREAS, water is our most valuable natural resource; and

WHEREAS, drinking water serves a vital role in daily life, serving an essential purpose to health, hydration and hygiene needs for the quality of life our citizens enjoy; and

WHEREAS, tap water delivers public health protection, fire protection, support for our economy and the quality of life we enjoy; and

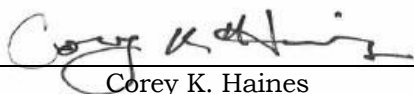
WHEREAS, the hard work performed by the entire water sector, designing capital projects, operators ensuring the safety and quality of drinking water or a member of a pipe crew maintaining the infrastructure communities rely on to transport high quality drinking water from its source to consumers' taps; and

WHEREAS, the coronavirus pandemic has shone a light on the importance of drinking water for health, hydration and hygiene needs; and

WHEREAS, we are all stewards of the water infrastructure upon which current and future generations depend; and

WHEREAS, the citizens of our city are called upon to help protect our source waters from pollution, practice water conservation and get involved with their water by familiarizing themselves with it;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Council hereby proclaims May 3-9, 2026, as Drinking Water Week in the City of Madison Heights.



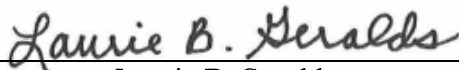
Corey K. Haines
Mayor



Toya Aaron
Councilwoman



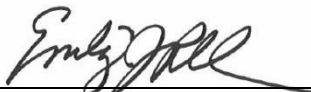
Sean D. Fleming
Councilman



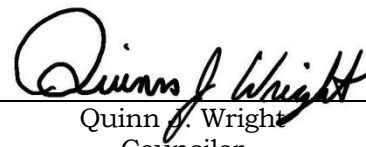
Laurie B. Geraldts
Councilor



William J. Mier
Mayor Pro Tem



Emily J. Rohrbach
Councilor



Quinn J. Wright
Councilor



AGENDA ITEM SUMMARY FORM

MEETING DATE: 4/27/26

PREPARED BY: Cheryl Rottman - Deputy City Manager/City Clerk

AGENDA ITEM CONTENT: Historical Commission Appointment

AGENDA ITEM SECTION: Consent Agenda

BUDGETED AMOUNT:

FUNDS REQUESTED:

FUND:

EXECUTIVE SUMMARY:

As Council Representative to the Historical Commission, Mayor Pro Tem Mier has requested approval of the appointment of Vasiliki Harris as a full member with a term expiring 2/28/29.

RECOMMENDATION:

If Council concurs, the appropriate motion would be to approve the appointment of Vasiliki Harris as a full member to the Historical Commission with a term expiring 2/28/29.



AGENDA ITEM SUMMARY FORM

MEETING DATE: 4/27/26

PREPARED BY: Sean P. Ballantine, Director of Public Services

AGENDA ITEM CONTENT: Director of Public Services - Consent to Priority Waste Change of Control

AGENDA ITEM SECTION: Consent Agenda

BUDGETED AMOUNT:

FUNDS REQUESTED: \$

FUND:

EXECUTIVE SUMMARY:

The City has been notified that Priority Waste is undergoing a change of control regarding its equity ownership. The Contract between the City and Priority Waste requires the City to consent to any such change. All terms of the contract will remain the same. This matter has been reviewed by Legal, who have no objection to the proposed.

RECOMMENDATION:

Staff recommends that Council consent to the Change of Control as presented, and authorize the Mayor to sign on behalf of the City.



April 21, 2026

City of Madison Heights
Attn: Sean Ballantine, DPS Director
801 Ajax Drive
Madison Heights, MI 48071

RE: Consent to Change of Control

Dear Mr. Ballantine,

We previously communicated that we have received the support of our key financial stakeholders, including TPG and Ares Capital, who are committed to the business and ensuring our financial stability. As you may know, TPG is a \$300 billion asset manager with experience in our industry. I'm pleased to update you that TPG has agreed to invest at least \$150 million of new capital into our business and strengthen our long-term financial position. Priority Waste intends to deploy this capital to position ourselves for success and bolster our ability to continue providing premier service to our customers on a long-term basis, including by funding truck purchases and our Indian Summer recycling center.

Once the transaction is effectuated, there will be a change in our ownership structure, though our services to you will continue uninterrupted. TPG, which will be our primary equity owner at the close of the transaction, is a long-time lender and partner to our team. They know our leaders, business, and operations well. With TPG's deep knowledge of the waste and environmental services business, we will have a partner who understands the unique needs of municipal customers and is committed to helping us be an industry leader. Our leadership team will continue to work with you just as we have, and we expect there to be no impact to our operations as a result of the agreement, transaction, and change in the ownership structure.

We are reaching out to seek your support and consent related to this change in our ownership structure. Attached is a written consent form that we ask you to review and return. This type of consent is a routine and customary part of transactions like this one. We don't anticipate any changes to the terms or scope of our agreements with you, and we are committed to making this as straightforward and seamless as possible by working closely with you every step of the way.

Our focus remains on our commitment to delivering the highest quality services for our customers and the communities we serve. We will continue to provide updates as there is information to share.

We appreciate your continued support of Priority Waste.

Paul Ruthenberg

Director of Municipal Relations



Consent to Change of Control

Priority wishes to inform you that it has entered into a transaction pursuant to which TPG, a global asset manager with over \$300 billion in assets under management on behalf of pension funds, corporations, foundations, sovereign wealth funds, and individual investors, will acquire a controlling equity interest in Priority (the “Transaction”).

The Transaction constitutes a change of control at the equity ownership level of Priority. Importantly:

- Priority Waste LLC will remain the contracting party under the Agreement
- There will be no assignment of the Agreement to a different operating entity
- All services will continue to be provided by Priority without interruption

Following the closing of the Transaction:

- Priority will continue to perform all obligations under the Agreement
- There will be no change to Priority’s service standards or operational commitments
- All existing terms and conditions of the Agreement will remain in full force and effect

To the extent that the Agreement requires notice and/or consent for a change of control, we respectfully request that you:

1. Acknowledge and consent to the Transaction; and
2. Confirm that such change of control does not constitute a default or termination event under the Agreement

By providing such consent, you agree that:

- The Transaction is permitted under the Agreement
- No additional approvals, notices, or waiting periods are required under your Agreement
- The Agreement shall continue uninterrupted following the closing of the Transaction

For the avoidance of doubt:

- This Transaction does not constitute an assignment of the Agreement
- The Agreement remains unchanged except for the indirect change in ownership of Priority
- All of your rights and obligations under the Agreement remain fully enforceable

Your consent will become effective as of the closing date of the Transaction.

We appreciate your continued partnership and are confident that this Transaction will further strengthen Priority’s ability to deliver high-quality service.



If you have any questions, please contact Sam Caramagno, VP of Municipal Relations, 734-812-5732, scaramagno@prioritywaste.com.

Very truly yours,

Priority Waste LLC

By: _____
Name: Vincent Hoyumpa
Title: Interim Chief Executive Officer
Date:

AGREED AND CONSENTED TO:

City of Madison Heights

By: _____
Name:
Title:
Date:



AGENDA ITEM SUMMARY FORM

MEETING DATE: 4/27/26

PREPARED BY: Sean P. Ballantine, Director of Public Services

AGENDA ITEM CONTENT: Director of Public Services - Ballfield Light Project Change Order 2

AGENDA ITEM SECTION: Consent Agenda

BUDGETED AMOUNT: \$1,025,000

FUNDS REQUESTED: \$78,000

FUND: 101-752-987-0000

EXECUTIVE SUMMARY:

During the Rosie's Park portion of the project, unexpected soil conditions and an extremely high water table were encountered, resulting in a change order request as provided for in the contract should such an unforeseen condition arise. Pursuant to the relevant sections of the Purchasing Ordinance (2-249, c, 2, and 2-255), this change order was approved by the City Manager so as not to hold up a project in progress. This change order represents a worst-case scenario (all 12 holes require mitigation), and will be reduced if this is not the case.

RECOMMENDATION:

As the emergency purchase has been approved, this information is being provided pursuant to Section 2-255 of the Purchasing Ordinance, and Council is requested to receive and file.

Project: Madison Heights Ballfield Lighting

Date: 4/21/2026

Location: Michigan

QL#: 23525CO-SF11492



Quotation

Qualite Lighting Price, As Detailed Below

Sales tax is not included as part of this quotation.

**Change Order For High Water Table and Debris
Rosie's Park
Madison Heights, Michigan**

\$78,000

System Includes

- 12 - High Water and Debris encountered
The amount of this change order is subject to change, dependent on the findings when drilling the remaining ten (10) holes.

Controls/Warranty/Shortages/Freight Damage/Replacement Parts

- **Controls:** If the invoice is not paid in full in 30 days, the controls will be deactivated and there will be a \$1,900 reactivation fee.
- **Warranty:** Outstanding invoices, in excess of 90 days, shall temporarily void all warranties until invoice is paid in full unless other terms are agreed upon by all parties. Damage or misalignment caused by vandalism, abuse, adverse weather conditions, twisting or improper installation of poles will not be warrantied.
- **Shortages/Freight Damage:** In the event there is a piece shortage or damage at the time of delivery, the Bill of Lading or Freight Receipt must be signed short/damaged or Qualite Sports Lighting, LLC cannot guarantee that parts can be replaced on a no-charge basis. Any hidden shortages will be handled directly from Qualite Sports Lighting, LLC. Hidden shortages must be reported within 10 days, in written form, after receipt of shipment. Replacement parts will be shipped by common carrier only. Expedited delivery is the responsibility of the customer. Qualite Sports Lighting, LLC cannot be responsible for back-charges due to damages, delays, construction schedules, shortages or expedited delivery service.
- **Replacement Parts:** Any damaged or shortage parts will be replaced directly from Qualite Sports Lighting, LLC. Back-charges for locally-purchased replacement parts will not be honored without prior Qualite Sports Lighting, LLC written authorization.

Design Disclaimer

- This information is confidential and proprietary to Qualite Sports Lighting, LLC and is not to be revealed or distributed to others without the permission of Qualite Sports Lighting, LLC or used in any manner detrimental to the interest of Qualite Sports Lighting, LLC.
- Guaranteed for the rated life of the lamp within +/- 10% of the light level indicated. Based on the proper installation, voltage +/- 3%, pole placement and mounting height within 3 feet of specified location and height. Poles to comply with current AASTHO Standards.
- Individual points may vary from predictions. Uniformities guaranteed to meet the IESNA's recommendation (unless shown higher due to design criteria).

Quote and Payment Terms/Delivery of Products

This quote is valid for 30 days.

The price of concrete poles is also good for 90 days, however the price of steel poles is good for 30 days because of changing steel and tariff charges.

Fifty percent (50%) of the purchase price will be required at the time of order placement. Forty percent of the contract balance is due before shipment and the balance is due 30 days from date of the invoice. A late payment fee of 1.5% per month or 18% annual interest will be charged on accounts 30 days or more past due. All invoices are due within payment terms, regardless of construction schedules or other delays, unless prior arrangements have been made in writing. For orders outside the United States of America, payment terms are fifty percent (50%) down in U.S. dollars via wire transfer and balance is to be paid in full prior to shipping. Any order under \$10,000 must be paid in full prior to shipment of products.

Delivery of Qualite Sports Lighting products should be expected eight (8) to ten (10) weeks from signed submittal release unless prior arrangements have been made.

emergency approval
W. Mas 4/22/26

City Council Special Meeting
Madison Heights, Michigan
March 23, 2026

A City Council Special Meeting was held on Monday, March 23, 2026 at 6:00 PM at City Hall
- Lindell Ross Executive Conference Room, 300 W. 13 Mile Rd.

PRESENT

Mayor Corey Haines
Mayor Pro Tem William Mier
Councilwoman Toya Aaron
Councilman Sean Fleming
Councilor Laurie Gerald
Councilor Emily Rohrbach
Councilor Quinn Wright

OTHERS PRESENT

City Manager Melissa Marsh
Special Labor Counsel Brandon Fournier
Assistant City Attorney Tim Burns
Human Resources Director Christina McCaskey

MEETING OPEN TO THE PUBLIC:

There were no members of the public wishing to speak.

CM-26-72. Labor Negotiations - which are exempt from disclosure as provided for under Section 8 of the Open Meetings Act

Motion to enter Closed Session to discuss Labor Negotiations, which are exempt from disclosure as provided for under Section 8 of the Open Meetings Act.

Motion made by Councilor Wright, Seconded by Councilor Rohrbach.

Roll Call Vote:

Voting Yea: Mayor Haines, Mayor Pro Tem Mier, Councilwoman Aaron, Councilman Fleming, Councilor Gerald, Councilor Rohrbach, Councilor Wright

Nays: None.

Motion carried.

ADJOURNMENT:

Having no further business, Mayor Haines adjourned the Special Meeting at 6:27 p.m.

City Council Regular Meeting (Budget)
Madison Heights, Michigan
April 13, 2026

A City Council Regular Meeting (Budget) was held on Monday, April 13, 2026 at 6:30 PM at City Hall - Council Chambers, 300 W. 13 Mile Rd.

The invocation was given by Councilwoman Aaron and the Pledge of Allegiance followed.

CM-26-73. Approval of the Agenda.

Motion to approve the agenda.

Motion made by Mayor Pro Tem Mier, Seconded by Councilor Wright.

Voting Yea: Mayor Haines, Mayor Pro Tem Mier, Councilwoman Aaron, Councilor Rohrbach, Councilor Wright

Motion carried.

PRESENTATIONS:

2026 National Public Safety Telecommunicators Week Resolution

Mayor Haines read the 2026 National Public Safety Telecommunicator's Week Proclamation and the City Council proclaimed April 12-18, 2026, as National Telecommunicator's Week in the City of Madison Heights. Mayor Haines presented Public Service Aides Kristin Trish and Andrea Torres with the proclamation and thanked them and all of the City's Public Service Aide's for their service to the city.

2026 National Animal Control Appreciation Week Proclamation

Mayor Haines read the National Animal Control Officer Appreciation Week Proclamation and City Council proclaimed April 12 - 18, 2026, as National Animal Control Officer Appreciation Week in the City of Madison Heights. He presented Animal Control Officer Justin Holland with the proclamation and thanked him for his service to the City.

Fiscal Year 2027 Proposed Budget

City Manager Marsh and Finance Director Kunath presented the Proposed FY 2027 Budget, which totals \$68.9 million overall, with a General Fund allocation of \$43.3 million. The budget reflects the first year the city has levied its full authorized millage under Proposal MH; however, due to Headlee and Proposal A rollbacks, the millage rate was reduced by 1.3% to approximately 24.9 mills. While the City's taxable value has seen slight growth, revenues across all funds grew by only \$432,000, as growth was offset by millage rollbacks and declining federal and state funding. Personnel services remain the City's largest expense, and the budget includes a net increase of 0.6

full-time equivalents, primarily due to the addition of a full-time CDL Driver for the Active Adult Center. It was noted that all eight city union contracts are currently expired and under negotiation, which may necessitate future budget amendments.

Aligned with the City's 2027-2031 Strategic Plan, the budget prioritizes public safety, infrastructure, and quality of life. Key public safety initiatives include the continuation of the Co-Responder program through 2027, a \$30,000 investment in fire inspection overtime, and \$100,000 for a firewall upgrade to strengthen cybersecurity. Infrastructure investments focus on preserving existing assets, highlighted by a phased roof replacement for Fire Station #1 and \$60,000 for police department carpet replacement. Quality of life enhancements include \$780,000 for park improvements, with \$500,000 dedicated to phased improvements at McGillivray Park, alongside continued support for tree planting, library Makerspace programs, and the expansion of recycling services to apartment communities. To ensure long-term financial sustainability, the City proposes a \$7.8 million contribution to the Police and Fire Pension, which includes \$4.3 million above the actuarially required contribution.

The presentation also detailed Major and Local Street funds, which include \$500,000 for sectional concrete replacement and road construction on Edward/Mandoline and John R Road. Residents will be asked to consider the R-4 millage Proposal in August 2026 to replace the expiring neighborhood road millage, which serves as the primary funding source for local residential streets. The Water and Sewer Fund is proposed at \$15.4 million, incorporating an overall rate adjustment of 5.128% to maintain system integrity while keeping rates among the lowest in the region. Future budget considerations include declining cable franchise fees and the ongoing challenge of inflation outpacing state revenue multipliers. A public hearing and the final adoption of the budget and tax levy are scheduled for the May 11th regular City Council meeting.

Councilman Mier noted the increase in capital outlay from \$8.8 million to \$10.3 million and acknowledged the budget constraints caused by declining cable franchise revenue and reaching the maximum tax rate. He specifically highlighted the necessary transition to cloud-based business software as a significant expense but one that would improve data sharing and help reduce office supply costs across departments. He commended the department heads and city administration for maintaining strong infrastructure despite rising costs.

Councilor Aaron expressed strong support for the line item increasing funding for police and fire education and training. She emphasized that providing first responders with updated professional knowledge and the latest tools is an investment that supports every resident in Madison Heights. She also briefly noted her support for the continued co-responder program.

Councilman Fleming inquired about the scope of the sectional concrete projects, asking how much road area could be covered with the allocated budget. He voiced concerns that many residential streets currently feel like "loose gravel" and argued that continuing to use hot patches is not a permanent solution. He advocated prioritizing the "worst of the worst" areas to ensure the most effective use of construction funds.

Councilor Gerald requested a summary of the major capital outlay items, noting they comprise over 15% of the total budget. She also sought clarification on the funding plan for the McGillivray Park improvement project, as the \$500,000 currently budgeted will not cover the total estimated cost of \$1.7 to \$1.9 million.

Councilor Wright asked for confirmation that the Co-Responder program was included in the budget, which staff confirmed would be funded via opioid settlement revenues through at least FY 2027. He also requested clarification on the General Fund balance compared to the prior year's amended budget. He praised the city's proactive financial forecasting, noting that it allows the Council to identify and address "red flags" before they become crises.

Mayor Haynes reflected on the significant improvement in the city's financial planning, moving away from where they only looked one year ahead to a long-term forecasting model. He credited the City Manager for this shift, noting it prevents the need for sudden budget amendments for major maintenance, such as roofs. He concluded by expressing pride in the budget and the leadership shown by department heads in working responsibly within established financial boundaries.

MEETING OPEN TO THE PUBLIC:

A representative from the Lessinger Elementary PTO invited the public to attend their second annual second annual craft show, a young entrepreneur showcase, this Saturday for 9 a.m. – 3 p.m.

City Clerk Rottmann noted that resident Kevin Trabucchi submitted an email comment pertaining to the business practices of a nearby carwash and his support for decreasing lanes on John R. Clerk Rottmann noted that his email was distributed to the City Council.

CM-26-74. Consent Agenda.

Motion to approve the Consent Agenda, as read.

Motion made by Councilor Rohrbach, Seconded by Mayor Pro Tem Mier.

Voting Yea: Mayor Haines, Mayor Pro Tem Mier, Councilwoman Aaron, Councilman Fleming, Councilor Gerald, Councilor Rohrbach, Councilor Wright

Motion carried.

CM-26-75. 2026 Arbor Day Resolution.

Motion to adopt the 2026 Arbor Day Resolution, as follows:

RESOLUTION OF THE CITY OF MADISON HEIGHTS, COMMITTING TO HONORING ARBOR DAY.

WHEREAS, the City of Madison Heights remains committed to establishing and maintaining a strong tree canopy within the city; and

WHEREAS, trees are proven to improve air quality, cut heating and cooling costs, moderate the temperature, produce life-giving oxygen, provide habitat for wildlife and reduce the erosion of topsoil by wind and water; and

WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

WHEREAS, this holiday is called Arbor Day and in 2026 this holiday is nationally observed on April 24, 2026;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MADISON HEIGHTS, AS FOLLOWS:

Recognizing that trees, in addition to all the benefits listed above, increase property values, enhance the economic vitality of business areas, and beautify our community; and,

On April 25, 2026 in honor of Arbor Day, the Environmental Citizens Committee will hold an informational presentation on tree planting and maintenance at the Recreation Division’s Annual Run for the Health of It 5K Race; and,

The City Council and Staff remain dedicated to including tree replacements in future budgets including grant matches for any tree grants available; and,

Furthermore, the City of Madison Heights urges all citizens to celebrate Arbor Day and to support efforts to protect our trees increasing the City tree canopy to promote the well-being of our community.

Motion made by Councilor Rohrbach, Seconded by Mayor Pro Tem Mier.

Voting Yea: Mayor Haines, Mayor Pro Tem Mier, Councilwoman Aaron, Councilman Fleming, Councilor Gerald, Councilor Rohrbach, Councilor Wright

Motion carried.

CM-26-76. 2026 Work Zone Awareness Week Proclamation.

Motion to adopt the 2026 Work Zone Awareness Week Proclamation, as follows:

PROCLAMATION

WHEREAS, National Work Zone Awareness Week is an annual spring campaign held at the start of construction season to encourage safe driving through work zones; and

WHEREAS, the City of Madison Heights is embarking on another major road construction season, this work being vital for a safe, well-maintained road system for the benefit of our residents and visitors; and

WHEREAS, we must protect construction, maintenance, and utility workers who courageously put their lives on the line to improve the safety and quality of life of those traveling on our roads; and

WHEREAS, most work zone crashes are caused by inattentive or distracted drivers, and speeding is the leading cause of fatal work zone crashes; and

WHEREAS, the 2026 theme “Safe Actions Save Lives” reminds us that our actions when traveling through work zones can have literal life-changing results; and

WHEREAS, National Work Zone Awareness Week is an opportunity to raise awareness for worker and road user safety by planning ahead, reducing speeds, minimizing distractions, and expecting the unexpected when approaching and passing work zones; and

WHEREAS, keeping everyone safe in work zones and on our roadways is a collective responsibility;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Council do hereby proclaim April 20-24, 2026, as Work Zone Awareness Week in the City of Madison Heights.

Motion made by Councilor Rohrbach, Seconded by Mayor Pro Tem Mier.

Voting Yea: Mayor Haines, Mayor Pro Tem Mier, Councilwoman Aaron, Councilman Fleming, Councilor Gerald, Councilor Rohrbach, Councilor Wright

Motion carried.

CM-26-77. Act 51 Street Adjustments Resolution.

Motion to adopt the Act 51 Street Adjustments Resolution, as follows:

A Resolution

Now therefore it is resolved:

At a regular meeting of the City Council of Madison Heights, Michigan, held at the City Hall in the Council Chambers on April 13, 2026, the following resolution was offered by Councilor Rohrbach and supported by Mayor Pro Tem Mier.

Whereas, the City of Madison Heights does wish to decertify/vacate a portion of Bellaire Avenue. This decertification/vacation of Bellaire Avenue is located between Hampden Street and its currently certified eastern terminus of Bellaire Avenue for a total decertification/vacation length of 138 feet; and

Whereas, the City of Madison Heights does wish to decertify/vacate a portion of East Farnum Avenue. This decertification/vacation of East Farnum Avenue is located between its actual eastern terminus and a point 90’ east of its actual eastern terminus, for a total decertification/vacation length of 90 feet; and

Whereas, the City of Madison Heights does wish to decertify/vacate a portion of Alden Street. This decertification/vacation of Alden Street is located between its actual southern terminus and a point 150 feet south of its actual southern terminus for a total decertification/vacation length of 150 feet.

Motion made by Councilor Rohrbach, Seconded by Mayor Pro Tem Mier.

Voting Yea: Mayor Haines, Mayor Pro Tem Mier, Councilwoman Aaron, Councilman Fleming, Councilor Gerald, Councilor Rohrbach, Councilor Wright

Motion carried.

CM-26-78. 2026 West Nile Virus Reimbursement Resolution.

Motion to adopt the 2026 West Nile Virus Reimbursement Resolution as follows:

RESOLUTION

WHEREAS, upon the recommendation of the Oakland County Executive, the Oakland County Board of Commissioners has established a West Nile Virus Fund Program to assist Oakland County cities, villages, and townships in addressing mosquito control activities; and

WHEREAS, Oakland County’s West Nile Virus Fund Program authorizes Oakland County cities, villages, and townships to apply for reimbursement of eligible expenses incurred in connection with personal mosquito protection measures/activity, mosquito habitat eradication, mosquito larviciding or focused adult mosquito insecticide spraying in designated community green areas; and

WHEREAS, The City of Madison Heights of Oakland County, Michigan has incurred expenses in connection with mosquito control activities believed to be eligible for reimbursement under Oakland County’s West Nile Virus Fund Program.

NOW THEREFORE BE IT RESOLVED, The Mayor and City Council of Madison Heights authorizes and directs its Public Works Supervisor, Chris Woodward, as agent for the City of Madison Heights, in the manner and to the extent provided under Oakland County Board of Commissioners 2026 Mosquito Smarts Program to request reimbursement of eligible mosquito control activity under Oakland County’s West Nile Virus Fund Program.

Motion made by Councilor Rohrbach, Seconded by Mayor Pro Tem Mier.

Voting Yea: Mayor Haines, Mayor Pro Tem Mier, Councilwoman Aaron, Councilman Fleming, Councilor Gerald, Councilor Rohrbach, Councilor Wright

Motion carried.

CM-26-79. 27095 Park Ct Minor Home Repair Roof Replacement Project.

Motion to waive the formal bidding procedures within section 2-256 of the Purchasing Ordinance and allow City staff to proceed with the 27095 Park Ct Minor Home Repair Roof Replacement Project for a cost of \$18,450 plus any additional wood replacement costs if required by Michigan Building Code.

Motion made by Councilor Rohrbach, Seconded by Mayor Pro Tem Mier.

Voting Yea: Mayor Haines, Mayor Pro Tem Mier, Councilwoman Aaron, Councilman Fleming, Councilor Gerald, Councilor Rohrbach, Councilor Wright

Motion carried.

CM-26-80. Resolution in Opposition to Michigan House Bills 5529-5532 and 5581-5585 Regarding Local Municipal Zoning Authority.

Motion to adopt the Resolution in Opposition to Michigan House Bills 5529-5532 and 5581-5585 Regarding Local Municipal Zoning Authority as follows:

Resolution in Opposition to Michigan House Bills 5529-5532 and 5581-5585 Regarding Local Municipal Zoning Authority

WHEREAS, Michigan House Bills 5529 through 5532 and 5581 through 5585 have been introduced in the Michigan House of Representatives and referred to committee for consideration; and

WHEREAS, these bills propose significant statewide changes to local zoning and land use regulations that would preempt long-standing municipal authority to regulate development within local communities; and

WHEREAS, Michigan has historically recognized that zoning and land use decisions are best made at the local level, where elected officials and planning bodies have the greatest understanding of community character, infrastructure capacity, and long-term development goals; and

WHEREAS, the proposed legislation would impose additional requirements for studies, documentation, and administrative processes related to site plan review, which may create unnecessary delays, increase costs for applicants and municipalities, and function as unfunded mandates on local governments; and

WHEREAS, the legislation would limit the authority of municipalities to establish and enforce zoning standards related to residential density, minimum home square footage, building spacing, parking requirements, and other development regulations that have been carefully adopted through local planning processes; and

WHEREAS, the legislation would require municipalities to permit duplex housing on parcels currently zoned for single-family residential, thereby overriding locally adopted zoning ordinances and community planning decisions; and

WHEREAS, municipalities must retain the ability to plan for responsible growth while ensuring that infrastructure systems-including water, sewer, roads, public safety services, and Drainage are capable of supporting additional development; and

WHEREAS, the City of Madison Heights recognizes the importance of addressing housing availability and affordability, but believes that housing policy solutions should preserve meaningful local input and flexibility so that communities can respond to their unique needs and conditions; and

WHEREAS, broad state preemption of local zoning authority risks undermining decades of community planning, infrastructure investment, and neighborhood stability.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Madison Heights strongly opposes the passage of Michigan House Bills 5529 through 5532 and 5581 through 5585, as these bills would significantly restrict the ability of local governments to responsibly plan for growth, manage infrastructure capacity, and protect the character and stability of their neighborhoods; and

BE IT FURTHER RESOLVED that the City Council urges the Michigan Legislature to preserve local zoning authority and work collaboratively with municipalities to address housing needs and development policy in a manner that respects local planning processes and avoids unfunded mandates; and

BE IT FURTHER RESOLVED that the City Clerk is directed to transmit copies of this Resolution to the Governor of the State of Michigan, members of the Michigan House of

Representatives and Michigan Senate representing residents of Madison Heights, and to other appropriate state officials and municipal organizations.

Motion made by Councilor Rohrbach, Seconded by Mayor Pro Tem Mier.

Voting Yea: Mayor Haines, Mayor Pro Tem Mier, Councilwoman Aaron, Councilman Fleming, Councilor Gerald, Councilor Rohrbach, Councilor Wright

Motion carried.

CM-26-81. City Council Regular Meeting Minutes of March 23, 2026.

Motion to approve the City Council Regular Meeting Minutes of March 23, 2026, as printed.

Motion made by Councilor Rohrbach, Seconded by Mayor Pro Tem Mier.

Voting Yea: Mayor Haines, Mayor Pro Tem Mier, Councilwoman Aaron, Councilman Fleming, Councilor Gerald, Councilor Rohrbach, Councilor Wright

Motion carried.

CM-26-82. 2026 GLWA Contract Reopener - Amendment No. 5.

Motion to accept Amendment Number 5 to the Water Service Contract between GLWA and the City of Madison Heights, and authorize the Mayor, City Manager, and Clerk to sign on behalf of the City.

Motion made by Councilwoman Aaron, Seconded by Councilor Rohrbach.

Voting Yea: Mayor Haines, Mayor Pro Tem Mier, Councilwoman Aaron, Councilman Fleming, Councilor Gerald, Councilor Rohrbach, Councilor Wright

Motion carried.

CM-26-83. Carbyne Adoption Agreement.

Motion to approve the five-year PSAP Adoption Agreement between the City of Madison Heights and Carbyne for call-handling equipment in the amount of \$290,731.

Motion made by Mayor Pro Tem Mier, Seconded by Councilman Fleming.

Voting Yea: Mayor Haines, Mayor Pro Tem Mier, Councilwoman Aaron, Councilman Fleming, Councilor Gerald, Councilor Rohrbach, Councilor Wright

Motion carried.

COUNCIL COMMENTS:

Councilwoman Aaron congratulated her son on his upcoming graduation from Lamphere High School and his acceptance to Howard University. She informed the community that the "Water Wars" for the class of 2026 has begun, noting that residents should not be alarmed by students

playing with squirt guns. Highlighting Autism Awareness Month, she shared her experience attending the "Autism in the Deep" sixth annual walk and emphasized the importance of supporting families and removing the stigma surrounding the diagnosis. Looking ahead to Mental Health Awareness Month in May, she announced a speaker series at the library on May 6th, and 18th focused on parenthood and caregiving. She also shared a personal account of assisting a client in crisis while she was away on spring break, underscoring the critical nature of mental health resources.

Councilman Mier welcomed the arrival of warmer weather and reminded the community that baseball season begins on May 16th with the first pitch at 10:00 a.m. He noted several events occurring over the weekend, including the city's spring cleanup, drain stamping, and the Lessenger craft show. He also shared a personal update regarding his daughter-in-law's baby shower.

Councilor Wright requested that residents remain patient during the upcoming construction season, specifically citing ongoing work on 13 Mile and John R Road. He announced several upcoming events, including the Lantern Festival (Paradise Eve) on May 30th featuring live music and a limited parade, and the "Novels and Neighbors" book club discussion on June 9th. He expressed his enthusiasm for the Lessenger craft show and the start of the Little League season, concluding with a reminder for residents to "remember to be kind".

Councilor Rohrbach promoted the "Run for the Health of It" 5K scheduled for April 25th, with registration available through the Recreation Department. She announced that the Environmental Citizens Committee would name the awardees for the native garden grants during the Arbor Day celebration on that same day. She explained that these grants help residents and schools establish native gardens, serving as a key component of the city's annual Arbor Day activities.

Councilor Geraldts commended Lessenger students for a successful cereal drive that collected 1,000 boxes for the Madison Heights food pantry. She shared information regarding the Memorial Day Remembrance concert on May 21st featuring the Motor City Brass Band and the sixth annual Juneteenth celebration at Civic Center Park on June 20th, with a flag-raising ceremony on June 19th. Additionally, she noted the Arts Board has scheduled 11 Wednesday night events for the season. Finally, she addressed a resident's concern regarding her phone use during meetings, clarifying that she uses the device for calendar updates and announcements rather than for prohibited communications.

Councilman Fleming reported that he has requested the county extend the east-west light timing at Gardenia and John R to help alleviate construction-related traffic. He spoke in support of a council resolution opposing state house bills that would strip local municipalities of their zoning authority, arguing that land-use decisions should remain at the local level. Furthermore, he announced his intention to advocate for county funding to help offset the costs of the city's Co-Responder program and encouraged residents to contact County Commissioner Ann Erickson Gault to support this effort.

Mayor Haines concluded the comments by recognizing the various department heads, directors, and court officials in attendance, thanking them for their extensive work on the city budget. He expressed appreciation for Lessenger's volunteer opportunities that allow students to earn National Honor Society credits and reminded residents of the city-wide cleanup event hosted by the Environmental Citizens Committee. He offered final thanks to the City Manager and City Attorney for their roles in the budget process.

ADJOURNMENT:

Having no further business, Mayor Haines adjourned the meeting at 7:46 p.m.



AGENDA ITEM SUMMARY FORM

MEETING DATE: 4/27/26

PREPARED BY: Cheryl Rottmann, Deputy City Manager/City Clerk

AGENDA ITEM CONTENT: Contract for Managed IT Services with Dewpoint

AGENDA ITEM SECTION: Reports

BUDGETED AMOUNT: \$325,283

FUNDS REQUESTED: \$308,856

FUND: 101/592

EXECUTIVE SUMMARY:

See attached memo

RECOMMENDATION:

Staff recommends that based on the ability to take advantage of the cooperative agreement through MMSA and ITAC support, City Council approve the three (3) year agreement between the City of Madison Heights and Dewpoint for Managed IT Support Services.



MEMO

Office of the City Clerk

To: City Council
From: Cheryl Rottmann, Deputy City Manager/City Clerk
CC: Melissa Marsh, City Manger
Date: April 17, 2026
RE: IT Support Service Contract - Dewpoint

Over the past year, the city has had multiple, on-going issues with the current IT Support Services provider, Skynet. From lack of consistency in staffing, inability to resolve minor issues, failure to resolve phone redundancy issues, delays in providing necessary service, and general negative reviews from the City administrative staff, the city is looking to end our contract with Skynet. Skynet's contract is expiring at the end of June, and the City is looking to transition to a new IT Support Services Contractor, Dewpoint, at the start of the Fiscal Year, July 1, 2026. The existing contract with Skynet requires a sixty-day formal notification of termination or non-renewal.

Last year, Dewpoint partnered with the Michigan Municipal Services Authority (MMSA) on a cooperative contract designed to streamline IT procurement for local governments across Michigan. This agreement allows municipalities to access Cyber Security Assessments and Managed IT Services without the need for a formal RFP process. The MMSA thoroughly vetted over 30 IT vendors nationwide and awarded their IT Services RFP to Dewpoint.

City Manager Marsh and I have met extensively with Dewpoint to discuss our city's needs and expectations and reviewed their proposed contract. Dewpoint will have one staff member present on the Madison Heights campus during business hours and offers full remote support as well. We believe that this transition will be beneficial to increasing the efficiency of IT support services for staff.

Following an April 15, 2026 review, ITAC formally recommended that City Council approve the Managed IT Services agreement with Dewpoint, which now includes ITAC's recommended additions. Dewpoint has accepted these changes, and the City Attorney has approved the final contract.

Based on our discussions, the ability to take advantage of the cooperative agreement through MMSA, and ITAC support, staff requests that City Council approve the three (3) year agreement between the City of Madison Heights and Dewpoint for Managed IT Support Services.

CITY OF MADISON HEIGHTS

STATEMENT OF WORK FOR MANAGED SERVICES

April 22, 2026

Submitted By: Joe Old, Account Executive

jold@dewpoint.com

300 S Washington Square #200
Lansing, MI 48933
P (517) 258.2750
Dewpoint.com



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EXECUTIVE SUMMARY

Organizations evaluating a change in managed services providers often emphasize the importance of experienced onsite resources who can operate independently, quickly understand the environment, and build trusted relationships with staff. Effective day-to-day support depends not only on technical capability, but also on personnel who become familiar with the systems, processes, and people they support.

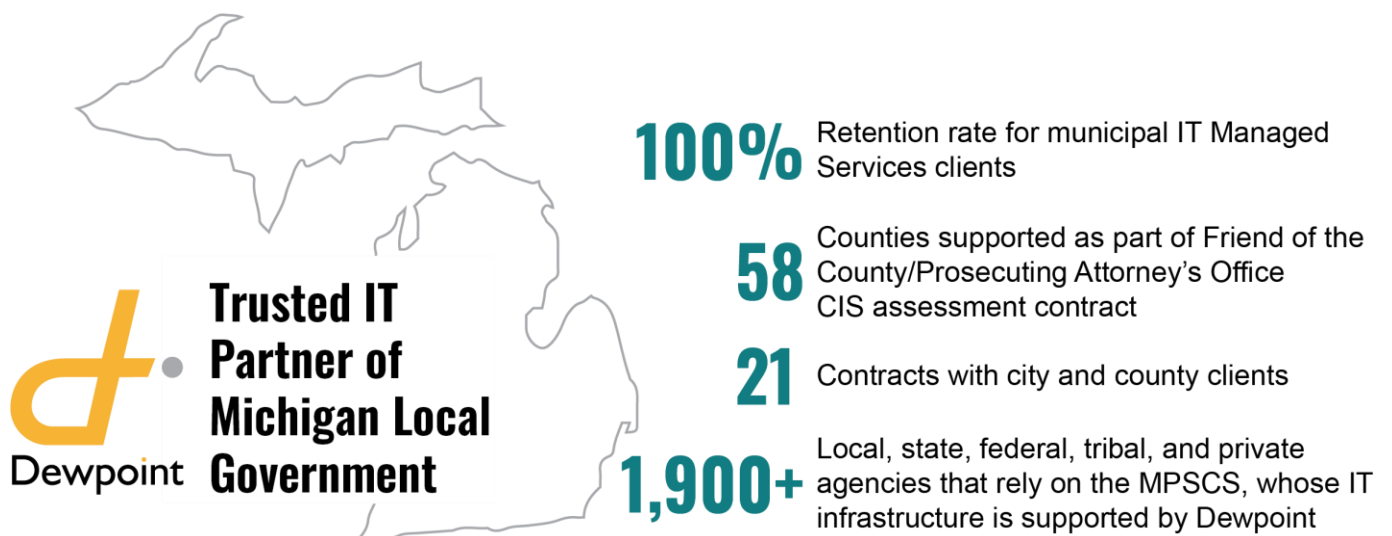
The proposed service model provides a consistent onsite presence Monday through Friday to assist with daily operations and work directly with staff. Rather than relying on a single individual, the onsite role is supported by a small team of experienced engineers who rotate through the engagement. Each team member develops familiarity with the organization's systems, business processes, and staff, creating continuity of service and shared institutional knowledge.

Strong managed services also rely on a responsive support organization. When issues arise, staff need timely access to knowledgeable technicians and confidence that problems will be addressed without unnecessary delay.

Dewpoint's managed services are structured to provide that responsiveness. Service requests are handled by experienced technical personnel and coordinated through a structured service management process that maintains visibility into system health and operational performance.

With more than 25 years of experience delivering IT services to state and local government, Dewpoint understands the standards, organizational structures, and compliance requirements that shape public-sector operations, including CJIS and FOIA. Our team has direct experience supporting police, fire, and emergency response agencies and provides extensive support for CJIS-compliant environments. All personnel assigned to this engagement hold active CJIS background checks, renewed annually to support sensitive public safety workloads.

Figure 01 – Proven Experience Support Michigan Municipalities

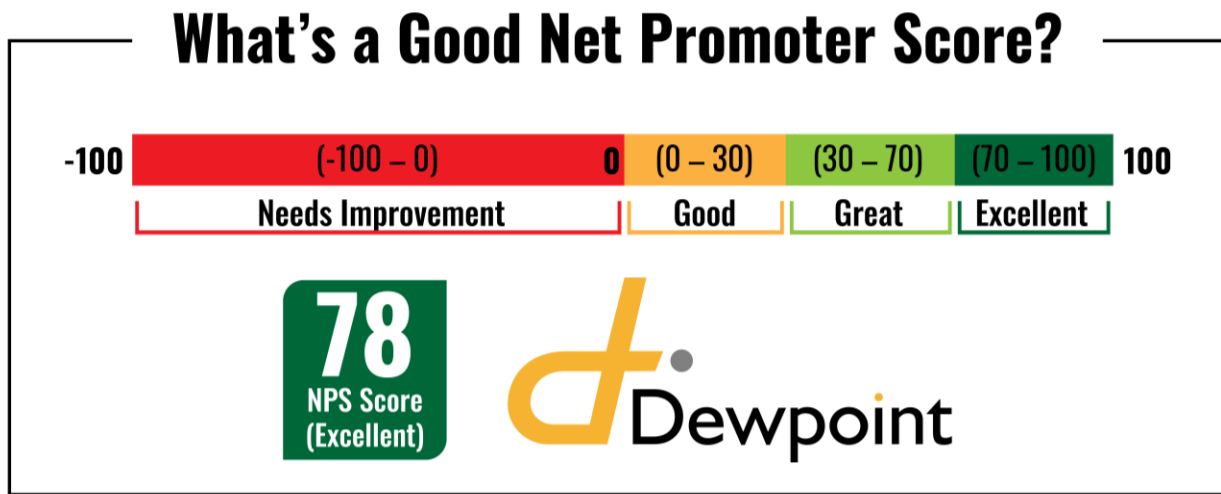


Dewpoint provides IT services to cities such as Grand Rapids, Lansing, Ypsilanti, Benton Harbor, Eaton Rapids, Brighton, Hudsonville, Wyoming, and Charlotte, along with Caledonia Township and counties including Ottawa, Kent, Monroe, Washtenaw, and Oakland. We also maintain long-standing partnerships with the State of Michigan across agencies such as DTMB, Treasury, Health and Human Services, and Licensing and Regulatory Affairs.

Dewpoint was competitively awarded multiple statewide contracts by the MMSA for IT Managed Services, Cybersecurity Assessments, and Program and Project Management. We also hold the statewide CIS Assessment Contract that serves County Friend of the Court and Prosecuting Attorney’s Offices across Michigan. This contract supports counties in assessing their security posture to ensure controls were in place to safeguard Title IV-D child support data. Together, these competitively bid contract vehicles demonstrate the trust placed in Dewpoint to support consistent, high-quality IT and security services for public-sector organizations.

Nothing demonstrates our commitment to our customers better than our 78 Net Promoter Score (NPS). (NPS) measures customer loyalty by asking how likely they are to recommend a company, product, or service to others, with a score ranging from -100 to 100 (Figure 02).

Figure 02 – Net Promoter Scale Demonstrates Likelihood to Recommend



What Does This Mean?

Our NPS of 78 is more than just a number, it is a reflection of the trust and satisfaction our customers have in us. An NPS this high indicates that the vast majority of our customers are not just satisfied, but enthusiastic about recommending us to others.

Why It Matters

In the IT industry, where trust and reliability are everything, a high NPS is a key indicator of our success in meeting and exceeding customer expectations. It shows that our customers recognize and appreciate the personal touch we bring to every interaction, from custom solutions to responsive support.

SUMMARY OF SERVICES

This Statement of Work (SOW) outlines Dewpoint’s IT Managed Services, including the deliverables, requirements, responsibilities, compensation, and service timing needed to support City of Madison Heights’s infrastructure environment. The Managed Services offering is organized into the following key categories, each detailed in Appendix A – Detailed Description of Services.

Category	High-Level Services
Service Desk Support	<ul style="list-style-type: none"> • Phone, email, and portal access • Remote takeover support • IT service management • Microsoft application support • File management and access
Onsite Support	<ul style="list-style-type: none"> • One (1) Resource Monday – Friday (8:00 – 4:30) • Filled by three (3) rotating individuals
PC Support	<ul style="list-style-type: none"> • PC support • Break-fix support • Warranty service • Patch management
Microsoft 365 Services	<ul style="list-style-type: none"> • Onboarding/offboarding users • Subscription administration
Network Services	<ul style="list-style-type: none"> • Operations and engineering support • Configuration backup and restore using current solution • Network administration • DNS management • IP address management • IP traffic management • Wireless network management • Network device monitoring basic up/down
Server Support Services	<ul style="list-style-type: none"> • Server operating system administration • Server patch management • Server antivirus services • Server network configuration • Server capacity management

Category	High-Level Services
	<ul style="list-style-type: none"> Storage support Active directory support Cloud backup support
Security Services	<ul style="list-style-type: none"> Firewall management Security operations <ul style="list-style-type: none"> Threat management M365 and email Protection Centrally managed antivirus support Incident investigation
Managed XDR/SOC/SIEM Services	<ul style="list-style-type: none"> Blackpoint CompassOne standard license
Business Reviews	<ul style="list-style-type: none"> Four (4) business reviews throughout the fiscal year with two (2) presented to Information Technology Advisory Committee

DURATION OF AGREEMENT

The duration of this agreement is July 1, 2026, through June 30, 2029. The transition period is targeted to begin on a mutually agreed upon date, with the ongoing services commencing after transition. Dewpoint has 30-day payment terms.

PRICING

Dewpoint presents this price for the above-managed services based on the scope of services and the volumes and assumptions listed below.

Where recurring services are initiated through acceptance of this proposal, the term for those services will begin day 1 of the month and year in which the service is live and made available for City of Madison Heights use and extend through to the term of service herein in accordance with the timeline set forth therein.

Base Managed Services (Transition Fee Included)

Timeframe	Monthly Cost	Annual Rate
Year 1	\$25,738.00	\$308,856.00
Year 2	\$26,472.00	\$317,664.00
Year 3	\$27,227.00	\$326,724.00

Team experienced with maintaining CJIS compliant environments, 100 percent client retention among municipal clients, deeply experienced solutions architect team with multinational experience down to local government experience

Volume Changes

The above pricing reflects the baseline volumes below. Since changes in the environment may cause the resource units to fluctuate, Dewpoint will handle changes as follows:

The City of Madison Heights will be charged for the baseline resource units if the actual units fall within the banded high and low range.

If the volume exceeds or falls below the 90-day average percentage, Dewpoint and the City of Madison Heights will agree on the rate change based on volume adjustments.

Baseline Volumes

Banding for Base Services

Description	Baseline	90 Day Min Band	90 Day Max Band
Users	256	247	265
Desktops/Laptops	147	152	142
Managed Switches	19	17	19
Access Points	26		
Firewalls	2	2	2
Servers Physical	4	4	4
Servers Virtual	16	16	16
HP Micro Server	1	1	1

Monthly Charges Over Base Services

Description	Quantity	Price	Monthly Total
Active Directory - Azure Microsoft Intune (GCC) Annual Paid Monthly	233	\$6.56	\$1,528.48
Two Factor Authentication - Duo (monthly)	256	\$3.00	\$768.00
Security Awareness Training - KnowBe4 (monthly)	207	\$4.00	\$820.00
Office 365 G1 (GCC) Annual Paid Monthly	130	\$9.93	\$1,290.90
Office 365 G3 (GCC) Annual Paid Monthly	103	\$22.83	\$2,351.49
Cloud Backup Storage *	11	\$6.99	\$76.89

Description	Quantity	Price	Monthly Total
Antivirus CrowdStrike	169	\$5.62	\$1,011.60
Blackpoint CompassOne Standard License	165	\$9.60	\$1,584.00

*Cloud Backup Storage sizes to be validated during transition. Current description is unavailable.

Hours of Support

- Monday to Friday 8:00am to 4:30pm

After-Hour Support (Evenings, Weekends, Holidays)

- \$250.00 per call-out, which includes up to the first two (2) hours.
- Additional time beyond the initial two hours is billed at \$115.00 per hour, in quarter-hour increments.

ASSUMPTIONS

The Dewpoint price is based on the following assumptions:

- If the contract is terminated by Madison Heights prior to the end of the term, a transition fee of \$3,200 per remaining contract year will be assessed. For purposes of calculating this fee, any remaining partial contract year will be rounded to the nearest whole year, with six (6) months or more rounded up and less than six (6) months rounded down.
- City of Madison Heights designates a primary point of contact to act as an on-site resource at each location.
- The contract will not start until a signed SOW is received by Dewpoint.
- Service is provided as a Managed Service leveraging a shared resource team (not dedicated or named individuals).
- City of Madison Heights will maintain currency in licensing and maintenance contracts for operating systems, hardware, and application software.
- Dewpoint utility collectors and support tools may be deployed on premises in City of Madison Heights's IT environment.
- For hardware not under maintenance that is no longer functioning, Dewpoint will put in a request with City of Madison Heights to have new hardware procured.
- Change network contracts and/or maintain a letter of agency with carriers for Dewpoint to perform as City of Madison Heights agent.
- Backup solution will be evaluated during transition to determine if changes are required.
- City of Madison Heights is responsible for purchasing all PCs and hardware.
- End user security training will be a separate project.
- Vulnerability management is not in the current scope.

- Vulnerability remediation will be treated as a project post scan, if required.
- This SOW will be governed by the terms and conditions of the Master Service Agreement (MSA) to be signed between Dewpoint and the City of Madison Heights.

SIGNATURES

City of Madison Heights

Dewpoint LLC

Signature

Signature

Printed Name

Printed Name

Title

Title

Date

Date

Signature

Printed Name

Title

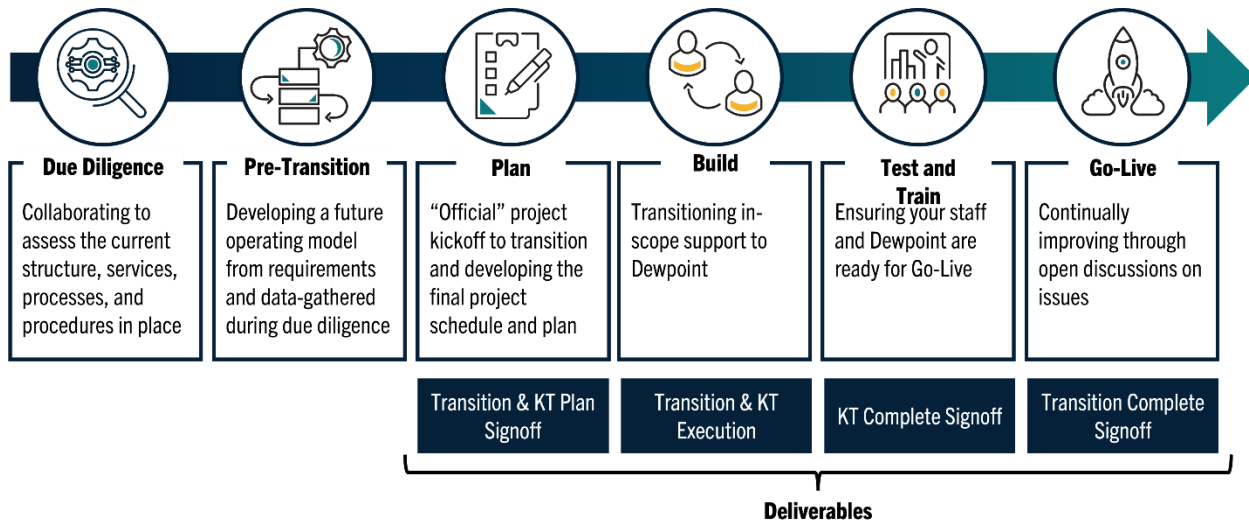
Date

APPENDIX A – DETAILED DESCRIPTION OF SERVICES

Transition

We know a seamless transition is important; thus, Dewpoint uses a tested, repeatable six-step methodology to ensure the smooth transitioning of services. We built this approach from experience transitioning customers as well as project management best practices. At the core of our methodology is understanding your current processes (through knowledge transfer) and making sure your team is comfortable with any changes as a result of the transition. Our phased methodology is illustrated in Figure 03 below. A critical element is maintaining clear and open communication with you throughout the process.

Figure 03 - Proven Transition Methodology to Ensure Success



Dewpoint's philosophy during all phases of the transition is to ensure success with as little disruption as possible by:

- Respecting City of Madison Heights business cycles.
- Help manage your third-party contracts.
- Establish a single point of contact (SPOC) to coordinate resources, plans, and handovers of business operations.
- Support business operations during implementation.

Dewpoint assigns a project manager to oversee the transition and knowledge transfer to completion. Our experienced project managers use applicable Project Management guidelines to deliver projects on time, within budget, and meeting project goals and objectives. The project manager will strive to build relationships with your team. The table below shows high-level tasks and approximate transition and knowledge transfer timelines.

High-Level Transition and Knowledge Transfer Tasks

1 to 14 Calendar Days	15 to 55 Calendar Days	56 to 60 Calendar Days
<ul style="list-style-type: none"> • Perform due diligence validation on the environment (list to be provided) • Onboarding & tool development • Access transfer & record analysis/documentation • Initiate City of Madison Heights Halo Portal • Confirm licensing & maintenance agreements. • Conduct knowledge transfer from the current provider 	<ul style="list-style-type: none"> • Deploy server, network, and end-user management tools. • Hold process integration workshops on workflows for requests and incidents. • Inventory current hardware and endpoints and identify any immediate needs. • Update knowledge base with the server, storage, backup, switches, firewall, and mail-filtering documents 	<ul style="list-style-type: none"> • Perform testing & training. • Go Live
<p><<< Ongoing Communication & Feedback >>></p>		

Managed Services Support

Service Desk Support

Our Service Desk will be your SPOC for services. Your users can access our Service Desk via online portal, phone, or email. City of Madison Heights staff can utilize the portal to initiate, track, or cancel a ticket.

Hours of Support

Dewpoint will support City of Madison Heights Monday through Friday, 8:00 a.m. to 4:30 p.m. Severity 1 incidents receive 24x7 support.

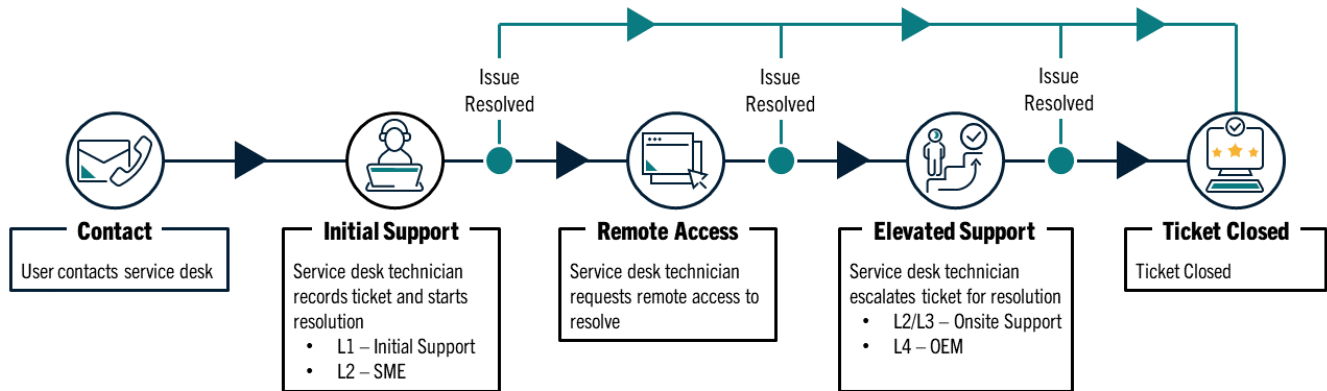
Monday through Friday support hours excluding City of Madison Heights-defined holidays.

Support Process

Upon receiving a ticket, our staff will contact your user and validate the ticket information. Our technician will create an event log containing a time-stamped record of activities leading to the ticket's resolution.

Our goal is to resolve user issues on the first call. Issues that cannot be resolved on the first call are escalated as required. Illustrated in Figure 04 below, ticket resolution can take place at any level of support, while complex resolution efforts may progress through all support levels.

Figure 04 - End User Support Model



Support level definitions include:

- **Level 1 Support** - The initial support level responsible for basic end-user issues.
- **Level 2/3 Support** - More in-depth technical support utilizing experienced subject matter experts knowledgeable on a product or service. The ticket will be escalated for incidents or requests unable to be resolved remotely.
- **Level 4 Support** - Original Equipment Manufacturer (OEM) or vendor support.

To ensure your satisfaction with our service desk, we provide a Customer Satisfaction Survey at the end of every support call or visit, allowing your end users to rate the experience. Our management team reviews any less-than-satisfactory rating in conjunction with the technician to determine what we could do better. We work to improve our service based on your feedback continuously.

The standard capabilities within Service Desk Support include:

Service Desk Support	High-Level Task
Phone, Email, and Portal Access	Dewpoint's Service Desk support includes phone, email, and portal access. Dewpoint will provide a number for City of Madison Heights to call the Service Desk and a web portal through which to submit a service ticket.
Remote Takeover Tool	For software-related issues or requests, Dewpoint will leverage our remote capabilities to resolve the issue prior to dispatching a technician to the end user's desk. To provide this service, Dewpoint requires all devices to be accessible through the network to enable remote management, and Dewpoint will have administrative rights to the devices.
IT Service Management	Dewpoint's ITSM process incorporates the Information Technology Infrastructure Library (ITIL) based service management functions, including a Service Catalog, Incident

Service Desk Support	High-Level Task
	Management, Problem Management, Change Management, and Knowledge Base.
File Management and Access	Dewpoint will manage and maintain the health, replication, and availability of primary and secondary Active Directory domain controllers in the City of Madison Heights environment and integration with their Microsoft cloud identity environment. The service desk will also support all access to file shares, OneDrive, SharePoint, Teams, printers, and other group membership-controlled services.
Microsoft Application Support	Dewpoint's service desk will support incidents through remote access or by telephone for Microsoft productivity software and currently supported operating systems.

Onsite Support

Dewpoint will provide one (1) onsite resource Monday through Friday from 8:00 a.m. to 4:30 p.m. This individual will be an experienced professional with the technical expertise and interpersonal skills necessary to effectively support Madison Heights staff.

To ensure continuity of service and redundancy in institutional knowledge, this onsite role will be supported by three rotating Dewpoint team members. This approach ensures consistent coverage while allowing multiple team members to maintain familiarity with Madison Heights systems, processes, and staff.

PC Support

The in-scope pc support tasks are described below.

Category	High-Level Task
PC Refresh	PC Refresh, which entails existing user data and settings transfer to a new computer, is solutioned as requested. Charges are outlined in the pricing section.
Break-Fix Support	<p>Dewpoint will provide technical diagnosis and repair of defective equipment for in-scope devices. Problems can be identified either through system tools or by the end user. A City of Madison Heights user experiencing an equipment problem contacts the Dewpoint service desk or creates an incident in the portal. The service agent works to identify the hardware problems by asking troubleshooting questions of the user.</p> <p>The hardware repair services include diagnostics for in-scope devices to resolve hardware-related failures, issues, and coordination with any third parties or OEMs for warranty repairs. Dewpoint will utilize City of Madison Heights's current personal</p>

Category	High-Level Task
	computer (PC) warranties and hardware support. City of Madison Heights will own and supply all spares to support the service.
Warranty Service	Dewpoint will work with City of Madison Heights to identify third parties to perform warranty service on in-scope devices. OEM warranty service offerings differ by the manufacturer but generally include parts free of charge if warranty service is performed within the terms set forth by the manufacturer. After City of Madison Heights provides warranty status information about the in-scope equipment, Dewpoint will take full responsibility for OEM warranty management for all eligible units and notify City of Madison Heights when warranties are expiring.
Software Support	Dewpoint's software problem resolution covers incidents through remote access or by telephone for Commercial Off-The-Shelf (COTS) software, licensed operating systems and specific City of Madison Heights core applications.
Image Management	Image management is the methodology for the deployment of desktops using a combination of processes including COTS programs and automation utilities. This service provides desktop operating system (OS), software packages, patches, and upgrades automatically with little or no user intervention.
Patch Management	Dewpoint will deploy patch management software to City of Madison Heights's workstations to facilitate system discovery, identification of the required updates, and the deployment of relevant patches, hotfixes, and security updates on Windows Operating Systems.

Microsoft 365 Services

Microsoft 365 Service	High-Level Task
Onboarding/Offboarding Users	Dewpoint will onboard and offboard users via a request submitted by approved City of Madison Heights staff members. Dewpoint will perform process integration workshops to understand City of Madison Heights's current onboarding/offboarding process and identify which users can submit these requests during the transition. Once the process integration workshop is complete, Dewpoint will build a workflow (service catalog) for onboarding and offboarding users in Halo to streamline the process, including user/account creation/deletion and PC configuration and deployment.
Subscription Administration	Subscription administration includes planning and coordinating service installation, modification or removal,

	identity and access management, daily operations, troubleshooting, and maintaining City of Madison Heights's Microsoft 365 subscription.
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Network Services

Dewpoint's Managed Services will proactively monitor and manage the distributed computing environment. The standard capabilities within Network Support include:

Network Service	High-Level Task
Operations and Engineering Support	Perform management support for in-scope network devices and coordinate with 3rd party providers (as needed).
Configuration Backup and Restore	Manage backup and recovery of in-scope network device configurations, including retaining detailed device configurations for rapid retrieval when a failure occurs. This will be performed using City of Madison Heights's current solution.
Network Administration	Includes processing connectivity requests, end-user moves, adds, changes, or deletes (MACDs), and identifying, testing, and applying recommended security updates and hotfixes.
Domain Name System (DNS) Management	Covers domain hosting, DNS management, and administration services. (It does not cover domain or IP address registration.)
IP Address Management	Includes general IP address management services focusing on the methodologies and processes governing IP address allocation and management.
IP Traffic Management	Covers efficient routing and traffic flow optimization across the network infrastructure.
Wireless Network Management	Administers your environment's wireless local area network (WLAN) products, including troubleshooting and break-fix support for all in-scope devices and processing system MACDs.
Network Device Monitoring	Basic up/down monitoring and managing your organization's switches, wireless APs, and firewalls.

Device firmware is maintained on a periodic basis, excluding end-of-life devices, and will be updated in response to any disclosed vulnerabilities. Firmware updates due to zero-day vulnerabilities are limited to two events per year. Additional updates will be billed on a time and materials basis.

Server Support Services

Dewpoint's Server Support Service encompasses server support for public, private, and hybrid cloud as well as on-premises physical and virtual workloads and operates in conjunction with the Service Desk. The resources integrate the local and remote delivery models (typically administration, configuration, or incident-related issues where additional expertise is needed) to support City of Madison Heights's servers. Our use of automated server monitoring tools reduces downtime and increases the efficiency of monitored in-scope systems and Dewpoint's leveraged technicians. Server hardware and operating systems must be at a level that is supported by the vendor. In the event that a server is end-of-life, a project to upgrade or migrate to a supported state will be required before transitioning the server to standard managed services.

The standard capabilities within Server Support Services include:

Server Support Service	High-Level Task
Server Operating System Administration	Plan and coordinate the monitoring, maintenance, troubleshooting, testing, and daily operations of the City of Madison Heights Server hardware and operating system.
Server Patch Management	Identify, test, package, and deploy required security updates, patches, and other updates associated with the supported server operating system using Dewpoint's patch management tool suite.
Server Antivirus Services	Perform essential security functions for in-scope server operating system based on City of Madison Heights's standards and respond to security incidents and alerts using Dewpoint's Endpoint Detection and Response (EDR) tool suite.
Server Network Configuration	Validate that systems are configured for appropriate network connectivity. This includes minor adjustments and reconfigurations as required by the enabling infrastructure and the ongoing maintenance of network configurations.
Server Capacity Management	Ensure capacity for all server resources exists and matches the business's current and future agreed needs.
Storage Support	Perform the day-to-day management of City of Madison Heights's storage environment. This includes storage administration, patch management, storage security maintenance, storage network configuration, problem resolution, and troubleshooting.
Active Directory Support	Manage and maintain the health, replication, and availability of the Active Directory domain controllers in City of Madison Heights's environment. All-access to file shares, printers, and other group membership-controlled services are in scope and will be service desk ticket-based.
Backup Support	Maintain City of Madison Heights's current backup and replication solution for on-premises and Azure servers, as applicable. Support includes monitoring and re-initiation of failed backups, simple file-

Server Support Service	High-Level Task
	<p>level restores, troubleshooting of failed backups, backup configuration for new systems, monitoring backup status, and troubleshooting backup errors.</p> <p>During the transition, the backup architecture will be validated.</p>

Security Services

Dewpoint's Security Services administers external and internal facing firewalls, Application/URL filtering, Intrusion Prevention System (IPS)/Intrusion Detection System (IDS), Next-Generation Antivirus (NGAV), and M365 Exchange Online Protection (EOP). The standard capabilities for Security Services include:

Firewall Management

Dewpoint will provide the following firewall management functions according to the capability of the firewall device:

Firewall Service	High-Level Task
<p>Configuration Backup and Restore</p>	<p>Dewpoint stores regular backups of configurations and policies/rule base. If a recovery is needed, Dewpoint remotely rebuilds the firewall based on the last configuration backup.</p>
<p>Rule Administration</p>	<p>Change requests for adding/modifying/deleting firewall rule bases are handled under this service section.</p>
<p>Application/URL Filtering Management</p>	<p>Adding/modifying/deleting application services that are protected by the Application/URL filter. This capability also covers policy changes on the Application/URL filtering platform.</p>
<p>IPS/IDS Management</p>	<p>Adding/modifying/deleting IPS/IDS services that are configured on the firewall. This capability also covers IPS/IDS policy changes.</p>

Security Operations

Our Security Operations (SecOps) team performs day-to-day operational security functions, including the following:

Security Operations Service	High-Level Task
<p>Threat Management</p>	<p>The SecOps team monitors recent or updated threat information related to devices/technologies for the in-scope environment. Should a new threat be identified, the team analyzes the potential impact and risk to the organization and issues guidance to the relevant parties on appropriate measures to remove or reduce this risk.</p>

Security Operations Service	High-Level Task
<p>Centrally Managed Malware Protection/Antivirus Support</p>	<p>All workstations and servers within scope are centrally managed in the CrowdStrike Falcon portal. The SecOps team maintains that environment and responds to any triggered alerts.</p>
<p>M365 and Email Protection EOP</p>	<p>Dewpoint utilizes the Microsoft 365 environment for many business functions. Dewpoint uses the inherent security capability offered by M365, including e-mail protection capabilities like spam filters, quarantining of suspicious e-mails, and advanced setup features such as setting up and maintaining DKIM and SPF records.</p>
<p>Incident Investigation</p>	<p>The SecOps team engages in technical incident investigations for those services Dewpoint delivers to City of Madison Heights as part of the contract.</p> <ul style="list-style-type: none"> • Single events resulting from actions performed by City of Madison Heights, such as clicking on a phishing e-mail, entering credentials into a malicious site, or investigating a potential malware incident, will be investigated and triaged by the Dewpoint SecOps team. • If a cybersecurity issue occurs, Dewpoint will work to investigate the situation, help contain the threat, and support recovery efforts for affected systems. • When engaged in such investigations, the team follows a defined process to ensure that all relevant details are documented and available for post-incident reviews. • Incident Response services are provided on a reasonable efforts basis and are subject to the labor allocations, service levels, and scope defined in this Agreement. Dewpoint shall allocate commercially reasonable resources to respond to incidents; however, such services are not unlimited and must be balanced with Dewpoint's other service obligations. <p>In the event of a significant or complex security incident that, in Dewpoint's reasonable judgment, requires effort materially exceeding the standard labor allocation or scope of Services, Dewpoint will notify the City. Additional Incident Response services may be provided on a time-and-materials basis or under a separately executed Statement of Work (SOW), subject to City approval.</p>

Security Operations Service	High-Level Task
	<ul style="list-style-type: none"> Security events that impact multiple City of Madison Heights users, devices, or services will be handled as special projects.

Services requiring specialized forensics, legal support, regulatory reporting, breach notification, or engagement of third-party experts are not included unless expressly stated. Dewpoint may assist in coordinating such services at the City’s expense. The Dewpoint SecOps team does NOT provide specialist Forensic Analysis services. Dewpoint strongly recommends that City of Madison Heights ensure that they have adequate Cyber Liability insurance coverage to help protect their business.

The City is expected to maintain reasonable security practices and to cooperate with Dewpoint during any incident response activities. Timely approval of any additional services will help ensure an effective and efficient response.

We understand operational security is vital to City of Madison Heights’s systems. If City of Madison Heights performs penetration testing or vulnerability assessment activities and remediation is required, Dewpoint will work with City of Madison Heights to determine if the remediation is included in the scope of services or requires a separate project scope of work.

Managed XDR/SOC/SIEM Services

The CompassOne Standard license provides core managed detection and response capabilities, including 24x7 security operations center (SOC) monitoring, managed detection and response (MDR) powered by Blackpoint with an endpoint detection and response (EDR) agent, and integrated remote monitoring and management (RMM). The license includes asset inventory, tenant-level administrative access, vulnerability management with dark web monitoring, cloud and application security posture capabilities, and Microsoft Defender and Windows Security integration. Standard licensing also enables security integrations across endpoints, vulnerabilities, and networks, along with SIEM functionality that includes up to 365 days of log storage.

Business Reviews

Dewpoint will conduct four (4) business reviews during the fiscal year, including two (2) that will be presented to the Information Technology Advisory Committee.

As part of this, Dewpoint will provide consulting services to support the City’s AI policy and governance roadmap, with consideration to the City’s acceptable use, data protection, and transparency policies. Additional meetings can be requested, as needed.

Supplemental Service Requests

Supplemental Service Requests (SSR) are defined as services not included in this SOW, which will require a separate SOW. The SSR process is utilized to define scope, requirements,

and effort. Upon receiving an SSR, Dewpoint will create an approach, timeline, and budget to present to City of Madison Heights for review and approval.

Hours Of Support

The table below lists Dewpoint’s standard hours of support:

Service	Hours of Support
Service Desk	8:00 am to 4:30 pm EST Monday through Friday*

*The support excludes City of Madison Heights’s defined holidays.

Business hours above exclude the following holidays:

- New Year’s Eve
- New Year’s Day
- Martin Luther King Jr. Day
- Presidents Day
- Good Friday
- Memorial Day
- Independence Day
- Labor Day
- Thanksgiving Day
- Day After Thanksgiving
- Christmas Eve
- Christmas Day

Tools

The following tools support the above scope of services.

ITIL Category	Tools
Service Operations	
<ul style="list-style-type: none"> • Service Desk • Incident Management • Device Management • Remote Operations Mgt. • Performance Monitoring • Antivirus 	<ul style="list-style-type: none"> • Halo ITSM • Endpoint Central • LogicMonitor • CrowdStrike

ITIL Category	Tools
Service Design	
<ul style="list-style-type: none"> • Self Service Portal • Service Level Management 	<ul style="list-style-type: none"> • Halo ITSM
Continuous Service	
<ul style="list-style-type: none"> • Performance Reporting 	<ul style="list-style-type: none"> • Halo ITSM • Endpoint Central

*Note: Dewpoint retains the option to change tools during the life of the contract.

Reporting

Standard monthly reports (listed below) will be reviewed and provided to City of Madison Heights.

Domain	Report Name	Description	Frequency
Service Desk	Incident management report	Incidents resolved in the previous month. Average response time of resolved incidents	Monthly
	Total tickets opened	Number of incidents and service requests received in the previous month	Monthly
	Total ticket count by type	Number of incidents and service requests received in the previous month by submission method	Monthly
	Priority 1 Incident report	Detailed breakdown of Priority 1 incidents	Monthly

Baseline Metrics

Incident Urgency Rating

"Incident Urgency Rating" means the rapidity of the resolution required based on City of Madison Heights's business needs. The table below describes the urgency standard, definition, and some supporting examples specifically applicable to City of Madison Heights.

Urgency Standard	Definition	Examples (non-exhaustive)
1 – Critical Urgency	An incident which must be responded to within one (1) hour.	<ul style="list-style-type: none"> City of Madison Heights is unable to support a service or application the business has deemed as critical services. Key systems - application is unavailable, loss of connectivity to M365.
2 – High Urgency	An incident which must be responded to within two (2) hours.	<ul style="list-style-type: none"> A significant impairment to a broad base City of Madison Heights business. System or application is unavailable, idling several people or groups of people.

Urgency Standard	Definition	Examples (non-exhaustive)
		<ul style="list-style-type: none"> For example – loss of local network connectivity for a group of users.
3 – Medium Urgency	An incident which must be responded to within four (4) hours.	<ul style="list-style-type: none"> An impairment to a small part of City of Madison Heights’s business, such as a COTS application or system with a small user base; a request for a new service offering.
4 – Low Urgency	An incident which must be addressed within 16 business hours.	<ul style="list-style-type: none"> An impairment of little significance. An incident affecting a single authorized user with a workaround available. Example - end user IMAC.

Severity Level

"Severity Level" means the intersection of the Incident Urgency Rating and the Incident Impact Rating for the applicable incident in the table below. The intersection determines the placement of the incident into a group that the Service Provider addresses incidents in a sequenced, prioritized fashion.

From time to time, City of Madison Heights should review incident severity levels with the business departments to determine if an incident should be modified (either higher or level) due to a change in urgency or impact of the incident. If a change is required that affects a vendor’s SLA response time, the vendor must also agree with the change in level.

Impact	1. Critical Impact (External)	Severity Level 3 – Medium Priority	Severity Level 2 – High or Major Priority	Severity Level 1 – Critical Priority	Severity Level 1 – Critical Priority
	2. High or Major Impact (Internal)	Severity Level 3 – Medium Priority	Severity Level 2 – High or Major Priority	Severity Level 2 – High or Major Priority	Severity Level 1 – Critical Priority
	3. Medium Impact (Several Users)	Severity Level 3 – Medium Priority	Severity Level 3 – Medium Priority	Severity Level 2 – High Priority	Severity Level 2 – High Priority
	4. Low Impact (1 User)	Severity Level 4 – Low Priority	Severity Level 4 – Low Priority	Severity Level 3 – Medium Priority	Severity Level 3 – Medium Priority
		4. Low Urgency (Minor)	3. Medium Urgency (Normal)	2. High Urgency (Significant)	1. Critical Urgency (Outage)
	Urgency				

Dewpoint will commit to the following Service Levels to support City of Madison Heights.

Priority	Response Time Target	Resolution Time Targets	Example
1 – Severe Service Loss	1 hour 24x7x365	≤ 4 hours	<ul style="list-style-type: none"> • Mission-critical production system(s) / service(s) are completely down. • No workaround exists. • Unable to support a critical service or application affecting external users
2 – Major Service Loss	2 business hours 8:00 am to 5:00 pm	≤ 8 business hours	<ul style="list-style-type: none"> • Significant impairment to business or a group of users • Loss of local network connectivity or business services for a group of users • A workaround is required but readily available
3 – Partial Service Loss	4 business hours 8:00 am to 5:00 pm	≤ 3 business days	<ul style="list-style-type: none"> • Impairment to a small part of business • Impairment to an application or system with a small user base • Request for new service offering
4 – General Usage	8 business hours 8:00 am to 5:00 pm	≤ 5 business days	<ul style="list-style-type: none"> • Incident affecting a single user with an available workaround with no work stoppage. • Request for something new, but nothing is broken. • Distribution list / AD Group add / removal, etc.

Response Time = acknowledgment and start of active investigation.

Resolution Time = service restored and incident closed.

Performance Measurement

- Minimum Required Performance: 80%
- Target Performance: 90%
- Measured monthly, by priority level and/or in aggregate

Low Volume Safeguard

If fewer than 10 incidents occur within a priority level in a month, results are informational only and not eligible for service credits.

Service Credits

- If SLA minimums (Response or Resolution) are missed for two consecutive months, the City receives a 5% credit of the monthly managed services fee for the affected month.
- Credits are applied to the next invoice.
- Credits are non cumulative and capped at 5% per month.

Exclusions

SLA calculations exclude delays caused by:

- City requested deferrals or approvals
- City dependencies, including provision of information, system access, approvals, or required decisions
- Third party systems or vendors outside Dewpoint control
- City managed systems not under Dewpoint responsibility

Continuous Improvement

Repeated SLA failures trigger a root cause analysis and corrective action plan to be reviewed with the City.

Note: Dewpoint will use commercially reasonable efforts to support hardware infrastructure, software, and configurations that are not covered under maintenance agreements. If the root cause analysis establishes that the failure was due to hardware infrastructure and Software products that are not covered under maintenance agreements, such support shall not be subject to the Service Levels. Furthermore, City of Madison Heights will have a sufficient amount of spare hardware available to maintain SLAs.

Locations

City of Madison Heights – Municipal Locations

Facility Name	Department / Function	Street Address
City Hall	Administration, City Clerk, Finance, IT, Purchasing	300 W 13 Mile Rd Madison Heights, MI 48071
Police Department	Police Services, Records, Dispatch	280 W 13 Mile Rd Madison Heights, MI 48071
Fire Department	Fire & Emergency Services	31313 Brush St Madison Heights, MI 48071

Facility Name	Department / Function	Street Address
Fire Department 2	Fire & Emergency Services	26339 John R. Madison Heights, MI 48071
Department of Public Services (DPS)	Public Works, Water, Streets, Facilities	801 Ajax Dr Madison Heights, MI 48071
43rd District Court	Judicial Services	200 W 13 Mile Rd Madison Heights, MI 48071
Public Library	Library Services	27736 John R Rd Madison Heights, MI 48071
Active Adult Center (50+)	Senior & Recreation Programs	300 W 13 Mile Rd Madison Heights, MI 48071

Dewpoint will have network and physical access to the current location to conduct ongoing support for the environment.

APPENDIX B – RATE CARD

Time and Material Rates

For services outside this SOW, the time and material (not to exceed) rates will be used. These rates will be adjusted yearly by 3% to account for increases in labor rates and inflation. If after-hours support (defined as work performed after hours of coverage listed below), the after-hours rate may be charged. The rates below do not include travel expenses (if required).

Role	Rate
Agile Consultant - Career	\$145.50
Application Administrator - Career	\$92.00
Application Administrator - Intermediate	\$73.50
Application Administrator - Senior	\$111.50
Application Architect - Senior	\$167.00
Application Developer - Career	\$119.00
Application Developer - Intermediate	\$109.50
Application Developer - Senior	\$142.50
Application Solution Architect - Career	\$139.50
Application Solution Architect - Senior	\$150.00
Business Analyst - Career	\$115.50
Business Analyst - Senior	\$121.00
Computer Systems Architect - Intermediate	\$152.00
Database Administrator - Career	\$125.50
Database Architect - Career	\$148.50
Delivery Executive	\$183.00
Delivery Manager - Entry	\$107.50
Delivery Manager - Intermediate	\$140.00
Desktop Administrator - Advanced	\$78.00
Desktop Administrator - Career	\$74.00
Desktop Administrator - Intermediate	\$66.50
Organizational Change Management - Career	\$129.50
Program Manager - Career	\$148.00

Role	Rate
Program Manager - Intermediate	\$116.50
Program Manager - Senior	\$156.50
Project Manager - Career	\$119.50
Project Manager - Intermediate	\$116.00
Project Manager - Senior	\$136.50
Security Analyst - Career	\$128.50
Security Analyst - Intermediate	\$82.00
Security Architect - Senior	\$153.50
Security Architect - Senior	\$153.50
Solutions Architect - Career	\$159.00
Solutions Architect - Senior	\$176.00
System Engineer - Career	\$118.50
System Engineer - Intermediate	\$96.00
System Engineer - Senior	\$145.50
Technical Architect - Senior	\$154.00
Technical Delivery Lead - Career	\$143.50
Technical Delivery Lead - Senior	\$157.50
Video Coordinator - Career	\$74.50
Video Coordinator - Intermediate	\$63.50
Work Force Coordinator - Intermediate	\$78.00
Work Force Coordinator Team Lead - Career	\$121.00



AGENDA ITEM SUMMARY FORM

MEETING DATE: 4/27/26

PREPARED BY: Matt Lonnerstater, AICP

AGENDA ITEM CONTENT: Ingress/Egress Easement - Bubbas 33 - 611 W. 12 Mile Road

AGENDA ITEM SECTION: Reports

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

The Community & Economic Development Department has received a request from the property owner of 611 W. 12 Mile Road (611 Madison Property, LLC) to dedicate and record a non-exclusive ingress/egress easement over an existing public alley intended to serve a proposed restaurant/bar development. The existing alley is seventeen feet (17') wide and currently provides for vehicular access between Dartmouth Street and the property at 611 W. 12 Mile Road. An additional five foot (5') wide private ingress/egress easement is proposed immediately to the north of the alley creating a de-facto twenty-two (22') foot wide drive aisle. The proposed easement agreement includes provisions for reconstructing and maintaining the public alley and other stipulations regarding repairs, snow removal, monetary donations and site improvements.

RECOMMENDATION:

Staff advises that City Council approve the Non-Exclusive Ingress/Egress Easement over the 17-foot-wide public alley located between 611 W. 12 Mile Road and Dartmouth Street subject to the provisions of the Easement agreement.



MEMORANDUM

Date: April 23rd, 2026
 To: City of Madison City Council [April 27th, 2026 Meeting]
 From: Matt Lonnerstater, AICP – City Planner
 Subject: Ingres/Egress Easement – Bubbas 33 – 611 W. 12 Mile Road

Introduction and History

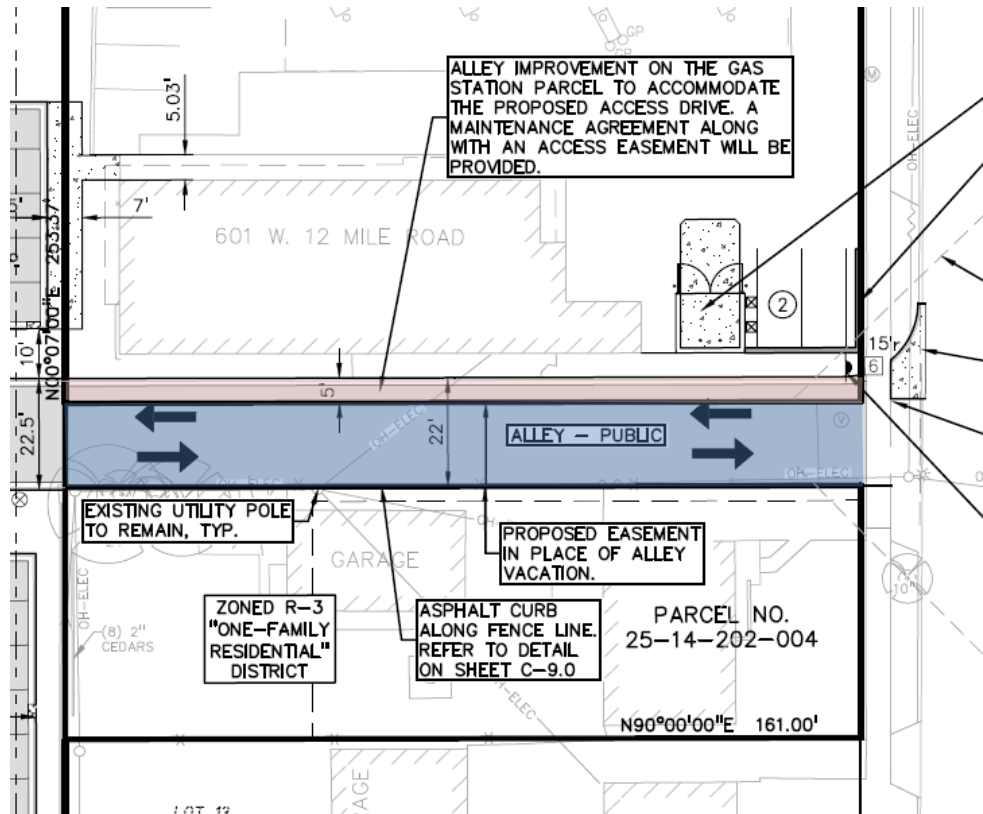
The Community & Economic Development Department has received a request from the property owner of 611 W. 12 Mile Road (611 Madison Property, LLC) to dedicate and record a non-exclusive ingress/egress easement over the existing public city alley denoted in the image below. The existing public alley is seventeen feet (17') wide and currently provides for vehicular access between Dartmouth Street and the property at 611 W. 12 Mile Road.

The property owner intends to redevelop the property at 611 W. 12 Mile Road with a family-friendly sports restaurant called “Bubba’s 33”. **This restaurant/bar use is permitted by right within the underlying B-2, Community Business zoning district.** Primary access to the site is provided off 12 Mile Road, but the recently-completed diverging diamond interchange at 12/I-75 limits access to and egress from the subject property. The intent of this easement is to allow for a secondary vehicular access point for two-way ingress/egress between Bubba’s 33 and Dartmouth Street. **While the property owner of 611 W. 12 Mile has the right to use the existing public alley for ingress/egress, the current width of 17 feet does not allow for adequate or safe two-way access.** To remedy this, the applicant proposes an additional five-foot (5') wide private ingress/egress easement over a portion of the gas station property directly to the north of the alley; this 5 foot portion would act as a de facto widening of the alley to a total width of twenty-two feet (22') to permit adequate and safe two-way ingress/egress, but would remain under private ownership. The gas station property owner has agreed to dedicate this 5-foot-wide easement.

Existing 17-foot-wide Public Alley (dashed line)



Proposed Easements (taken from Bubba's 33 Site Plan)



- Public Ingress/Egress Easement over Existing Alley (17 ft.)
- Private Ingress/Egress Easement (5 ft.)

Easement Provisions

The proposed easement agreement includes provisions for reconstructing and maintaining the public alley and other stipulations regarding repairs, snow removal, monetary donations and site improvements. The 17-foot wide portion of the alley would remain under City ownership, but the City would not be liable for reconstruction, maintenance, or repair. Staff highlights the following provisions of the easement; the property owner (611 Madison LLC) will be required to:

- Resurface the entire alley, including the 5’ private portion, with new concrete pavement and concrete curbs; repair any damage or potholes that develop after resurfacing; clean and maintain stormwater improvements within the alley; and maintain the easement area including snow removal.
- Construct a 30-inch (30”) tall decorative masonry knee wall along the north side of the easement area adjacent to the gas station site.
- Replace the chain link fence on the south side of the public alley with a decorative wood fence.
- Reorient the parking spaces on the gas station parcel to bring the site into better compliance with Zoning Ordinance standards.
- Pay the city a one-time payment of twenty-thousand dollars (\$20,000) which may be used by the City for any purposes including, but not limited to, the cost of future vehicular, pedestrian, and non-motorized safety and efficiency improvements within City neighborhoods.

The Easement language contains: additional provisions for remedying the property owner’s failure to maintain or repair the alley; assurances that the alley will remain open for public infrastructure and safety uses such as Police, Fire, EMS, and DPS; and processes for amending or vacating the easement.

Recommendation and Next Step

Because the proposed restaurant/bar use at 611 W. 12 Mile Road is permitted by right, and the property owner currently has the right to utilize the 17-foot wide public alley for ingress/egress, staff is supportive of the easement and the provisions of the easement agreement in that it provides for safer vehicular circulation and will result in physical improvements to the alley and adjacent sites.

Therefore, staff advises that City Council approve the Non-Exclusive Ingress/Egress Easement over the 17-foot-wide public alley located between 611 W. 12 Mile Road and Dartmouth Street subject to the provisions of the Easement agreement.

Attachments

- Easement document
- Easement exhibits

EASEMENT

THIS EASEMENT (the “**Easement**”) is made and entered into this _____ day of _____ 2026, by and among the **CITY OF MADISON HEIGHTS**, a Michigan municipal corporation, whose address is 300 West Thirteen Mile Road, Madison Heights, Michigan 48071 (“**City**”), **MAD FUEL HOLDINGS, LLC**, a Michigan limited liability company, whose address is 600 North Old Woodward, Suite 100, Birmingham, Michigan 48009 (“**Mad Fuel**”), and **611 MADISON PROPERTY, LLC**, a Michigan limited liability company, whose address is 600 North Old Woodward, Suite 100, Birmingham, Michigan 48009 (“**611 Madison**”).

RECITALS:

WHEREAS, the City is a Michigan municipal corporation, duly and legally organized under and existing as a Home-Rule City, pursuant to the provisions of 1909 Public Act 279, being specifically Michigan Compiled Laws (MCL) 117.1 et seq., with its principal offices located at 300 West Thirteen Mile Road, Madison Heights, Michigan 48071; and

WHEREAS, Mad Fuel is a Michigan limited liability company, duly and legally organized under and existing by virtue of the laws of the State of Michigan, with its principal offices located at 600 North Old Woodward, Suite 100, Birmingham, Michigan 48009; and

WHEREAS, 611 Madison is a Michigan limited liability company, duly and legally organized under and existing by virtue of the laws of the State of Michigan, with its principal offices located at 600 North Old Woodward, Suite 100, Birmingham, Michigan 48009; and

WHEREAS, the City is the owner of an alleyway, running east and west, from Dartmouth Street, in the City of Madison Heights, to the property commonly known as 611 West Twelve Mile Road, Madison Heights, Michigan 48071, which is approximately seventeen (17’) feet wide, and is legally described on the attached Exhibit 1 (collectively, the “**City Alley**”); and

WHEREAS, Mad Fuel is the land contract vendee of the improved parcel of real property located at 601 West Twelve Mile Road, Madison, Heights, Michigan 48071, which is legally described on the attached Exhibit 2 (“**Gas Station Parcel**”), and is located adjacent to the northern boundary of the City Alley, and Mad Fuel has the right to grant this easement under its land contract; and

WHEREAS, 611 Madison is the owner of the real property located at 611 West Twelve Mile Road, Madison Heights, Michigan 48071 (Parcel Numbers: 44-25-14-202-030 and 44-25-14-202-031, hereinafter “Parcel 30” and Parcel “31”), which is legally described on the attached Exhibit 3 (“**611 Madison Property**”), and is located adjacent to the west boundary of the City Alley and the Gas Station Parcel; and

WHEREAS, the Modernize I-75 Project, a major, multi-year reconstruction effort in Oakland County, restricted ingress and egress to the 611 Madison Property, by prohibiting westbound Twelve Mile Road traffic from turning left from Twelve Mile Road into the 611 Madison Property or turning left out of the 611 Madison Property onto Twelve Mile Road; and

WHEREAS, 611 Madison is desirous of developing the 611 Madison Property and leasing a soon to be constructed building and parking lot to Bubba's Holdings, LLC, a Kentucky limited liability company, doing business under the name of Bubba's 33, a subsidiary chain owned by Texas Roundhouse, Inc., with over fifty (50) locations currently in operation in the United States, as a family-friendly sports restaurant, serving comfort food such as fried chicken, mashed potatoes, green beans, yeast rolls, black-eyed peas, burgers, pizza, and other nurturing favorites; and

WHEREAS, it is in the City's interest to promote economic growth and job creation, increase tax revenue for public services, enhance the quality of life for its residents, and attract people and businesses from neighboring cities, among other reasons; and

WHEREAS, the proposed project and these goals can be best facilitated with greater ingress and egress to and from the 611 Madison Property.

NOW WHEREFORE, based upon the foregoing statements, which the parties accept and acknowledge as true and accurate, and in consideration of the additional promises and mutual covenants herein received and contained, the parties agree as follows:

1. The City hereby grants to 611 Madison for the benefit of the present and future owners of the 611 Madison Property and their respective successors, assigns, mortgagees, lessees, employees, agents, licenses, vendors and invitees, a non-exclusive easement for vehicular passage in, on, over and across the entirety of the City Alley, for ingress and egress to and from the 611 Madison Property to and from Dartmouth Street subject to the terms and conditions stated herein ("**City Alley Easement**").
2. Mad Fuel hereby grants to 611 Madison, for the benefit of the present and future owners of the 611 Madison Property and their respective successors, assigns, mortgagees, lessees, employees, agents, licenses, vendors and invitees, a non-exclusive easement for vehicular passage in, on, over and across the southerly five (5') feet of the Gas Station Parcel directly adjacent to the City Alley, as legally described on the attached Exhibit 4 ("**Gas Station Parcel Easement Area**") for ingress and egress to and from the 611 Madison Property and from Dartmouth Street subject to the terms and conditions stated herein, and for the construction and installation of the improvements as provided herein ("**Gas Station Parcel Easement**"). The City Alley Easement and the Gas Station Parcel Easement shall be collectively referred to herein as the "**Access Easement.**" The City Alley and the Gas Station Parcel Easement Area shall be collectively referred to herein as the "**Access Easement Area.**"
3. The parties agree and acknowledge that as a result of the City granting to 611 Madison the City Alley Easement and Mad Fuel granting to 611 Madison the Gas Station Parcel Easement, that the combined width of the Access Easement Area is twenty-two (22') feet, which permits two-way vehicular traffic for ingress and egress to and from the 611 Madison Property to and from Dartmouth and to and from Dartmouth to the 611 Madison Property.
4. The parties agree and acknowledge that, with the exception of the Gas Station Parcel Easement, vehicular access and/or passage shall not be permitted between the Gas Station Parcel and the Access Easement Area

5. In addition to the foregoing, 611 Madison shall:
- a. Submit and file a “Request to Combine Parcels,” with the City to combine Parcel 30 and Parcel 31 comprising the 611 Madison Property; and,
 - b. Reconstruct the Access Easement Area with eight (8”) inch concrete pavement and a six (6”) inch 21AA aggregate base; patch and fill any potholes that develop after resurfacing; seal any and all cracks in the concrete; regularly clean and maintain any storm drainage improvements that may be installed as part of the final design; and otherwise maintain the Access Easement Area, including removing the snow therefrom, on a timely and proper basis, all at 611 Madison’s sole cost and expense; and,
 - c. Construct six (6”) inch concrete curbs at the north and south edges of the Access Easement Area; provide regular maintenance of the concrete curbs, including repairing any and all curb failures and sealing any and all cracks within the curbs; and,
 - d. Separate the Access Easement Area from the Gas Station Parcel by constructing and/or installing a thirty (30”) inch-tall decorative masonry knee wall along the north side of the Gas Station Parcel Easement Area, from the eastern edge of the convenience store building on the Gas Station Parcel to the Dartmouth Street right-of-way (“**Screen Wall**”), provided, however, the new dumpster enclosure may serve as a portion of the Screen Wall); the Screen Wall shall extend around the southeast corner of the Gas Station Parcel and continue north adjacent to Dartmouth along the adjacent parking space, which shall serve as a screen wall to such parking spaces on the Gas Station Parcel; and repair any and all portions of the Screen Wall that become damaged or in disrepair; and submit all required permits and construction details for said Screen Wall to the City for review and approval; and,
 - e. Replace the chain link fence on the south side of the City Alley, in its entirety, with a decorative six (6’) foot high decorative wood fence from the 611 Madison Property to the front side of the house immediately south of the City Alley, and install shrubs and/or other landscaping reasonably acceptable to the City within the twenty (20’) feet wide area from the front (east side) of such house to the Dartmouth Street right-of-way, which shall provide clear vision for all motorists; and submit all required permits and construction details for said fence and landscaping to the City for review and approval; and,
 - f. Within thirty (30) days after final City Council approval and the recording of this Easement, 611 Madison shall pay the City for non-exclusive use of the City Alley Easement as described herein a one-time payment in the amount of Twenty Thousand and 00/100 Dollars (\$20,000.00), which may be used by the City for any purposes allowed by law, including but not limited to the cost of future vehicular, pedestrian, and non-motorized safety and efficiency improvements within the neighborhood, as needed, or in other nearby City neighborhoods, as needed. In any event, these funds become the property of the City of Madison Heights.
 - g. Reorient the parking spaces at the southeast corner of the Gas Station Parcel, due to the Access Easement Improvements including the above Screen Wall requirement, with the goal of minimizing the loss of parking spaces at the Gas Station Parcel and bringing the parking lot into better compliance with the City’s zoning ordinance. This parking space reorientation and the installation of the Screen Wall will bring this portion of the Gas Station Parcel into better compliance with the City’s landscaping screening requirements; and submit all required permits and construction details for said Gas Station Parcel improvements to the City for review and approval; and,

h. Provide the City with a copy of the recorded memorandum of lease between 611 Madison and Bubba's 33, when recorded and,

i. If the City determines that 611 Madison has not complied with its obligations to maintain those improvements as required in this Section 5, the City may serve written notice upon 611 Madison, setting forth the manner in which 611 Madison has failed to maintain such improvements. Written notice required in this Easement may be provided by first class mail to the addresses set forth in the introductory paragraph of this Easement ("**Repair Notice**"). The Repair Notice shall specify the maintenance deficiencies and include a demand that such maintenance deficiencies be cured within thirty (30) days. If such repairs cannot reasonably be completed within such thirty (30) day period, 611 Madison shall commence such repairs as soon as reasonably possible and diligently proceed to completion, not to exceed ninety (90) days ("**Cure Period**"). If the deficiencies are not cured within the Cure Period, the City and/or its contractors may enter upon the Easement Area to perform such maintenance and assess the cost of such maintenance to 611 Madison. In the event the City enters upon the Access Easement Area to perform such maintenance work in accordance with this Section, the City may add to the actual cost of maintenance a sum equal to ten (10%) percent of the costs incurred by the City in completing the same to cover the costs of servicing this Easement. The costs incurred by the City hereunder shall be due and payable within thirty (30) days after receipt by 611 Madison of a written invoice for the same from the City with appropriate supporting documentation. Any such amount not paid within thirty (30) days following the receipt of the invoice may be placed on the delinquent tax roll of the City for the 611 Madison Property and shall be collected as, and shall be deemed delinquent real property taxes, according to the laws made and provided for the collection of delinquent real property taxes. At the discretion of the City, such costs and expenses may also be collected by suit initiated against 611 Madison, nothing herein being intended to limit the City's remedies in law and/or equity. At the discretion of the City, such costs and expenses may also be collected by suit initiated against 611 Madison, nothing herein being intended to limit the City's remedies in law and/or equity, including the right to seek a court order vacating the easement in accordance with paragraph 10 below.

6. All the foregoing improvements shall be constructed in accordance with the Plans and Specifications, prepared by PEA Group, Job No. 25-0636 and approved by the City, under Engineering Plan Review permit PENG#____, which shall be attached hereto at Exhibit 5 (hereinafter collectively the "**Plans**") prior to the recording of this Easement, with all Plans and construction being at the sole cost and expense of 611 Madison. In the event of conflict between this Easement and the Plans, the Plans shall control as to the improvements required herein, but this Easement shall control for all non-construction issues. 611 Madison will submit construction drawings and all necessary construction and right-of-way permits to the City which shall be prepared substantially in accordance with the Plans; and all foregoing improvements and their associated permit applications shall be submitted to the City and reviewed and approved administratively under the pertinent permitting processes.

7. 611 Madison accepts the Access Easement granted herein for the purposes described herein and the requirements herein to effectuate the Access Easement, which acceptance is evidenced by execution of this Easement by each party and its recording at the Oakland County Register of Deeds. Since the use of the Access Easement will be primarily by 611 Madison's customers, employees, lessees, agents, licensees, vendors, invitees, successors and assigns ("**Easement Users**"), 611 Madison shall maintain, repair and restore the Access Easement Area if damaged or disturbed by reason of the exercise of any of the foregoing rights or powers in a good and workmanlike manner, at its sole cost and expense. The maintenance obligation includes snow removal and salting of the Access Easement Area. Further, 611 Madison releases, defends, indemnifies and hold the City and Mad Fuel harmless,

including the members, managers, directors, officers, City council, officers, administrators, employees, attorneys, departments, boards and commissions, consultants, contractors, affiliates, insurers, agents, servants, successors, and assigns of the foregoing, or anyone claiming by or through them (collectively, the “**Indemnitees**”), to the extent of any loss or damages incurred as a result of any and all actions, causes of action, and claims of any nature whatsoever, which arise out of the use of the Access Easement Area by 611 Madison and/or the Easement Users, and 611 Madison’s maintenance and repair of the same, except to the extent of any willful misconduct or negligence by the Indemnitees.

8. The Owner shall have non-exclusive use of the Access Easement for the purposes stated herein; provided, however, since the City Alley must remain open to Police, Fire, EMS and Utility companies, 611 Madison may not block or barricade the Access Easement Area in any way, and the utilities (on, in, under or above the Access Easement Area) may not be impaired or hindered in any way. This easement shall in no way impede the City’s or Utility Companies’ ability to access, maintain, repair underground utilities or overhead utilities within the Access Easement Area.

9. The Easement, and all foregoing provisions, obligations and considerations, shall be binding upon the parties hereto, their respective heirs, executors, administrators, and assigns and shall run with the land. Any amendment or modification of this Easement must be in writing, executed by all of the then current owners of the 611 Madison Property, Gas Station Property, and the City, approved by the City and recorded with the Oakland County Register of Deeds.

10. This Easement for Ingress and Egress, and the required maintenance thereof as described herein, shall continue in full force and effect unless (a) the terms and conditions of this agreement are not being complied with by all of the parties, and/or; (b) the need for ingress and egress no longer exists, and/or (c) all parties agree to vacate the easement, and/or (d) the easement is abandoned or not being used as intended, and/or (e) the easement is openly and continuously blocked to all vehicular traffic for more than 180 days through no fault of the City for legal or utility purposes, and/or (f) for any other reason under the law, all of the foregoing being subject to a decision by a court of competent jurisdiction, unless the parties mutually agree to vacate the Easement, in which case the parties agree to execute a document, in recordable form, titled, “Vacation of Easement.”

11. This Agreement shall be considered null and void if Bubba’s 33 does not waive its lease contingencies and/or fails to complete the proposed project with 611 Madison. Any future use of the benefitted property shall be subject to all City ordinances and regulations.

12. The signatories below represent and warrant that they, by execution of this Easement, have authority to act on behalf of the respective party on behalf of which they execute this Easement. Further, this Easement may be signed in one or more counterparts, all of which, when taken together, shall be deemed to be one full and complete document. Copies of signatures to this Easement shall be deemed to be originals and may be relied on to the same extent as the originals.

(signatures on following pages)

EXHIBIT 1

LEGAL DESCRIPTION OF CITY ALLEY

**THE NORTHERLY 17 FEET OF A PUBLIC ALLEY, AS DEFINED IN
“ASSESSOR’S PLAT NO. 2” AS RECORDED IN LIBER 118, PAGE 13,
OAKLAND COUNTY RECORDS, BETWEEN THE WEST BOUNDARY LINE
OF ASSESSOR’S PLAT NO. 2 AND THE WEST RIGHT-OF-WY LINE OF
DARTMOUTH ST. ADJACENT TO LOTS 5 THRU 12.**

EXHIBIT 2

LEGAL DESCRIPTION OF GAS STATION PARCEL

PARCEL ID: 25-14-202-003

**TIN, R11E, SEC 14 ASSESSORS PLAT NO. 2, LOTS 5 THRU 11 INCL.
EXCEPT NORTH 7 FT FOR HWY.**

EXHIBIT 3**LEGAL DESCRIPTION OF 611 MADISON PROPERTY****PARCEL LOT 30****PARCEL ID: 25-14-202-030**

T1N, R11E, SEC 14, PART OF NE 1/4, BEG AT NW COR OF LOT 11 OF 'ASSESSORS PLAT NO 2,' TH W 61.47 FT, TH S 00-42-20 E 22.11 FT, TH S 54-55-50 W 268.85 FT, TH S 25-29-00 W 85.06 FT, TH E 317.32 FT, TH N 00-07-00 E 253.37 FT TO BEG 1.06 A 8/22/89 FR 002.

PARCEL LOT 31**PARCEL ID: 25-14-202-031**

T1N, R11E, SEC 14, PART OF NE 1/4, BEG AT PT DIST S 00-07-00 W 253.37 FT FROM NW COR OF LOT 11 OF 'ASSESSORS PLAT NO 2,' TH W 317.32 FT, TH S 25-29-00 W 132.42 FT, TH E 374.05 FT, TH N 00-07-00 E 119.53 FT TO BEG 0.95 A 8/22/89 FR 002.

EXHIBIT 4**LEGAL DESCRIPTION OF GAS STATION PARCEL EASEMENT AREA**

AN EASEMENT FOR ALLEY EXTENSION OVER THE SOUTH 5 FEET OF LOTS 15-11 INCLUSIVE, OF "ASSESSOR'S PLAT NO. 2" AS RECORDED IN LIBER 118, PAGE 13, OAKLAND COUNTY RECORDS DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 11 ON THE WEST LINE OF SAID "ASSESSOR'S PLAT NO. 2," THENCE ALONG SAID WEST LINE N00°07'00"E 5.00 FEET; THENCE EAST 161.00 FEET ALONG A LINE, FIVE FEET NORTH AND PARALLEL TO THE SOUTH LINE OF LOTS 5-11, TO THE WEST LINE OF DARTMOUTH STREET (50 FEET WIDE); THENCE ALONG SAID WEST LINE S00°07'00"W 5.00 FEET TO THE SOUTH LINE OF LOT 5; THENCE ALONG THE SOUTH LINE OF SAID LOTS 5-11, WEST 161.00 FEET TO THE POINT OF BEGINNING.

EXHIBIT 5
PLANS AND SPECIFICATIONS



AGENDA ITEM SUMMARY FORM

MEETING DATE: 4/27/26

PREPARED BY: Matt Lonnerstater, AICP

AGENDA ITEM CONTENT: Street Right-of-Way Vacation Request PEE # 26-01 - GWK/WRC - Unimproved Rights-of-Way

AGENDA ITEM SECTION: Items for Future Public Hearings

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

The Community & Economic Development Department has received a request to vacate a number of unimproved street rights of way located within the Red Oaks Golf Course on the east side of John R Road, north of Dartmouth Street. Red Oaks Golf Course is operated and maintained by Oakland County Parks, but the underlying property is owned by George W. Kuhn District/Oakland County Water Resources Commissioner (WRC).

Portions of the following unimproved rights-of-way are proposed to be vacated: Red Run Boulevard, Girard Avenue, Osmun Avenue, Delton Avenue, Woodside Avenue, and Parkdale Avenue.

RECOMMENDATION:

Staff advises that City Council establish a public hearing date for the May 26th, 2026 City Council meeting, after which final action on the vacation request may take place.



MEMORANDUM

Date: April 21st, 2026
 To: City of Madison City Council [April 27th, 2026 Meeting]
 From: Matt Lonnerstater, AICP – City Planner
 Subject: Right-of-Way Vacation Request # PEE 26-01– Unimproved Street ROW Vacations

Please be advised of the following action of the Planning Commission at their April 20th, 2026 meeting:

Motion by Mayor Haines, seconded by Commissioner Olson to recommend that City Council approve street vacation request # PEE 26-01 to vacate the following unimproved rights-of-way located within the platted Northeastern Highway Subdivision No. 1 and North Acres Subdivision, and as reflected within the attachments to the staff report:

*Red Run Boulevard (ROW width 120 ft.)
 Girard Avenue (86 ft.)
 Osmun Avenue (50 ft.)
 Delton Avenue (50 ft.)
 Woodside Avenue (50 ft.)
 Parkdale Avenue (60 ft.)*

These streets shall be vacated with the following conditions:

- 1) Public utility easements shall be dedicated and recorded over the vacated rights-of-way, where necessary, benefitting the City of Madison Heights, Oakland County WRC, utility companies, and/or any other party for underground facilities such as water, sanitary sewer, and natural gas lines, drainage structures, and overhead facilities such as power lines and communication infrastructure.*
- 2) Prior to formal approval of the right-of-way vacations, the applicant shall coordinate with all remaining utility companies with facilities in the existing unimproved streets regarding necessary easements or facility relocation. Correspondence from such companies shall be provided to the City Planner prior to final City Council action.*

Introduction and History

The Community & Economic Development Department has received a request to vacate a number of unimproved streets located within the Red Oaks Golf Course on the east side of John R Road, north of Dartmouth Street. Red Oaks Golf Course is operated and maintained by Oakland County Parks, but the underlying property is owned by the George W Kuhn Drainage District/Oakland County Water Resources Commissioner (WRC).

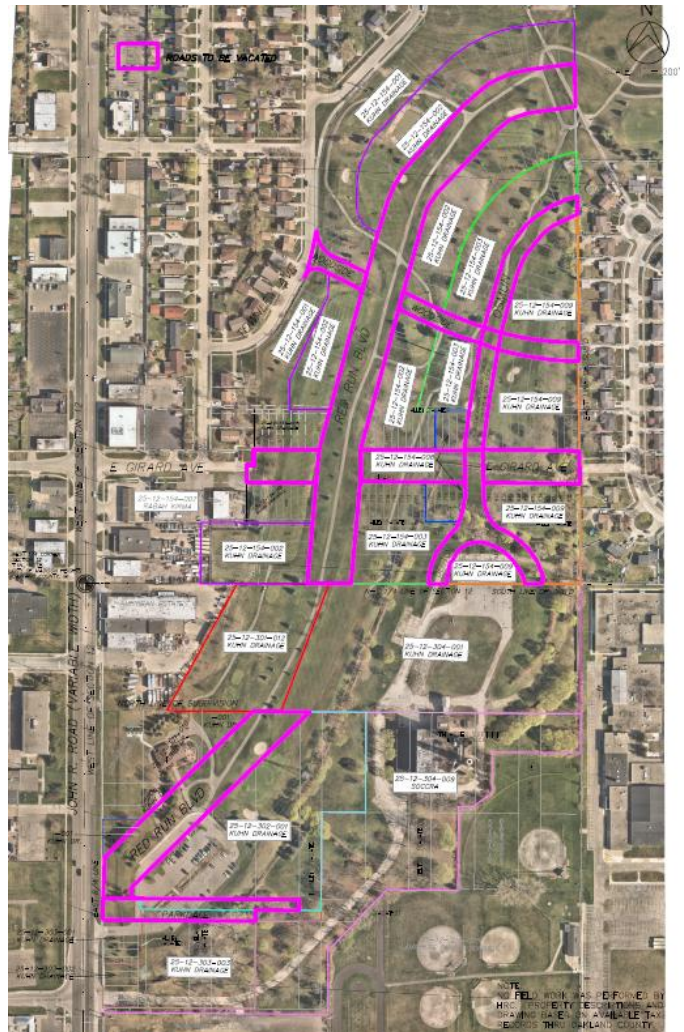
Portions of the following unimproved rights-of-way are proposed to be vacated:

- Red Run Boulevard (ROW width 120 ft.)
- Girard Avenue (86 ft.)
- Osmun Avenue (50 ft.)
- Delton Avenue (50 ft.)
- Woodside Avenue (50 ft.)
- Parkdale Avenue (60 ft.)

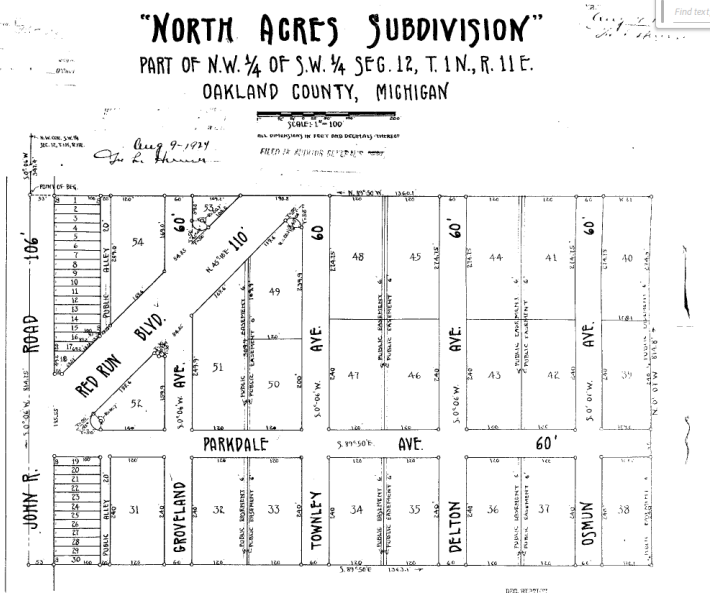
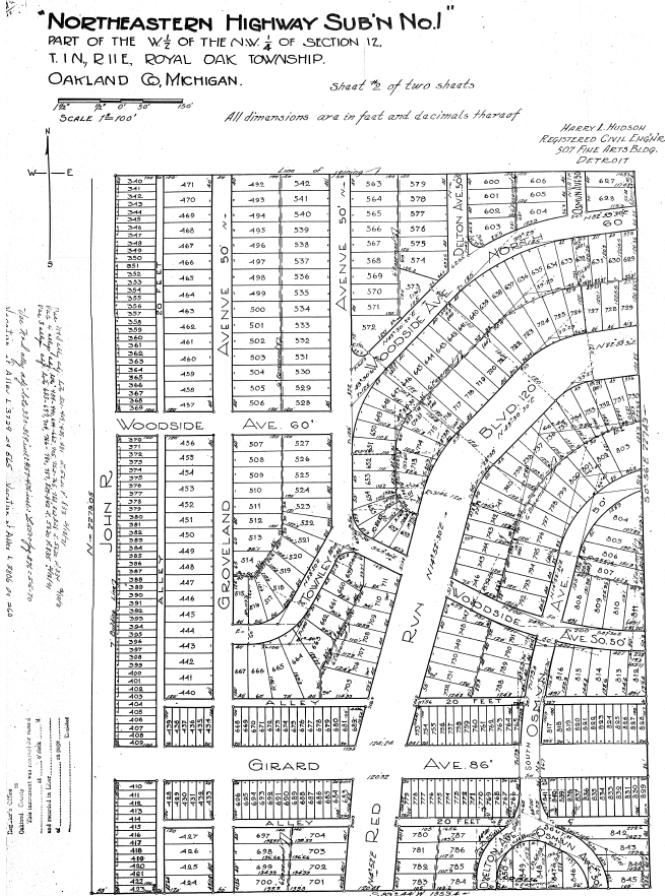
These rights-of-way are depicted in purple on the aerial map shown to the right.

These rights-of-way were originally platted for future streets in the 1920s as part of the North Acres Subdivision (platted in 1924) and the Northeastern Highway No. 1 Subdivision (1925). These residential subdivisions were never developed. However, a majority of the platted street network remains in place, at least on paper. Over time, several alleys and small portions of the platted street network have been vacated. Oakland County WRC requests that these remaining unimproved streets now be formally vacated.

Unimproved Streets to be Vacated



Plat Maps of Northeastern Highway Subdivision No. 1 and North Acres Subdivision



Process for Street Vacations

Per Section 23-109 (*Vacation of Streets, Alleys, Etc.*) of Chapter 23 of the Code of Ordinances (*Streets and Sidewalks and Other Public Places*), City Council may consider petitions to vacate a street, alley, or right-of-way. When 100% of adjacent property owners sign the petition, City Council may consider the initial request and appoint a time not less than four weeks thereafter to establish a public hearing. If desired, City Council may, but is not required to, refer the matter to the Planning Commission for study and report back to Council.

City staff referred the street vacation request to the Planning Commission for study and a recommendation prior to City Council consideration. The Planning Commission recommended approval of the vacations, with conditions, at their April 20th, 2026 meeting.

Project Area and Utilities

The platted street network abuts a number of separate parcels, all owned by Oakland County WRC and most of which are operated as Red Oaks Golf Course. Refer to the table on the following page.

Abutting Parcels and Use

Parcel #	Use
25-12-154-001	Golf Course
25-12-154-002	Golf Course
25-12-154-003	Golf Course
25-12-154-006	Golf Course
25-12-154-008	Golf Course
25-12-154-009	Golf Course
25-12-302-001	Golf Course, Parking Lot
25-12-301-010	Clubhouse
25-12-301-008	Maintenance Building
25-12-303-001	Green Space
25-12-303-003	Service Drive, Green Space

Red Run/GWK drain, which is buried, runs through the golf course property. Further, Madison Heights maintains several stormwater drains which cross under the platted streets. The Department of Public Services (DPS) has reviewed the vacation proposal and requests the dedication of easements in areas where underground utilities are present. Therefore, if vacated, the City should retain public utility easements in the necessary areas.

The street vacation request has been sent to DTE Energy, Consumers Energy, AT&T, Comcast and other utility providers for their input and approval. To date, the City has not received responses from these companies. All responses shall be received prior to final City Council action.

Zoning

Per Section 3.03 of the Zoning Ordinance, whenever any street, alley or other public way within the City of Madison Heights shall be vacated, such street, alley or other public way or portion thereof shall automatically be classified in the same zoning district as the property to which it attaches. If vacated, the former rights-of-way would be attached to the adjoining parcels and obtain their N-P, Natural Preservation, zoning designation.

Next Step

Based on the Planning Commission’s recommendation and the Department of Public Services’ comments, planning staff does not object to the requested street right-of-way vacations. However, public utility easements will need to be recorded over the vacated rights-of-way where necessary for public utility installation, maintenance, and operation purposes including, but not limited to, Red Run/GWK drain, water mains, sewers, conduits, storm drains, electric lines, poles, etc.

Therefore, staff advises that City Council establish a public hearing date for the May 26th, 2026 City Council meeting, after which final action on the vacation request may take place.

Attachments

- Petition for Vacating a Public Street and associated maps [PEE 26-01]
- Tentative Parcel Layout post-vacation [produced by staff]
- Historic Platted Subdivision Plat Maps
- Letter from Oakland County [2009] regarding right-of-way vacation
- MH Code of Ordinance – Chapter 23, Article IV – Vacation of Streets, Alleys, Etc.

PETITION FOR VACATING A PUBLIC STREET, ALLEY AND/OR EASEMENT

To the Honorable,
The Mayor and City Council
Madison Heights, Michigan

We, the undersigned petitioners, residing at the place set opposite our respective names hereto, being the abutting owners and mortgages of real estate located:

1. On the East and West side(s) of Red Run Boulevard located in “Northeastern Highway Subdivision No. 1”, and being entirely in the City of Madison Heights and being 100 percent of the property owners above said area.
2. On the North and South side(s) of East Girard Avenue located in “Northeastern Highway Subdivision No. 1”, and being entirely in the City of Madison Heights and being 100 percent of the property owners above said area.
3. On the East and West side(s) of Osmun located in “Northeastern Highway Subdivision No. 1”, and being entirely in the City of Madison Heights and being 100 percent of the property owners above said area.
4. On the East and West side(s) of Delton located in “Northeastern Highway Subdivision No. 1”, and being entirely in the City of Madison Heights and being 100 percent of the property owners above said area.
5. On the North and South side(s) of Woodside Avenue located in “Northeastern Highway Subdivision No. 1”, and being entirely in the City of Madison Heights and being 100 percent of the property owners above said area.
6. On the North and South side(s) of Parkdale Avenue located in “North Acres Subdivision”, and being entirely in the City of Madison Heights and being 100 percent of the property owners above said area.

7. On the East and West side(s) of Red Run Boulevard located in “North Acres subdivision”, and being entirely in the City of Madison Heights and being 100 percent of the property owners above said area,

hereby respectfully pray and petition that you vacate the public (Street, alley and/or Easement) lying adjacent to the Lot(s) Acreage Parcel(s):

Red Run Boulevard: Lots 658, 682, 683, 701 thru 753 inclusive and 779 thru 783 inclusive of “Northeastern Highway Subdivision No. 1” (if any);

Girard Avenue: Lots 753 thru 779 inclusive, 817 thru 841 inclusive, 674 to 691 inclusive of “Northeastern Highway Subdivision No. 1” (if any);

Osmun Avenue: Lots 765, 788 thru 808 inclusive, 816, 817, 766, 841 thru 849 inclusive of “Northeastern Highway Subdivision No. 1” (if any);

Delton Avenue: Lots 784 thru 787 inclusive and adjacent to Lots 848 thru 850 inclusive, of “Northeastern Highway Subdivision No. 1” (if any);

Woodside Avenue: Lots 746, 747, 791, 792, 808 thru 816 inclusive, 655 thru 609 inclusive and lot 711 of “Northeastern Highway Subdivision No. 1” (if any);

Parkdale Avenue: Lots 19, 31, 32, 50, 51 and 52 of “North Acres Subdivision” (if any);

Red Run Boulevard: Lots 16 thru 18 inclusive, 49, 51, 52, 53 and 54 of “North Acres Subdivision” (if any);

and that said parcel become part of the adjoining property, according to law. Provided, however, that if said (street or alley) is now used or may be used for the general public convenience and welfare for sewers, water and gas mains, electrical lines and telephone lines and because said usages are for the benefit of the general public beyond the above described area and because this vacation is primarily for the private benefit of the undersigned petitioners, the City of Madison Heights, as a condition without existence of which this vacation shall be of no effect, reserves to itself for the benefit and welfare of the general public and easement co-extensive with the vacated (street, alley) for the purposes of general public convenience and necessities such as sewers, water and gas mains, and electrical and telephone lines together with the general right of entry for maintenance purposes in regard to such public conveniences and necessities, and we the undersigned, consent to the easement aforesaid on behalf of ourselves, our heirs, administrators and assigns.



April 14, 2026

The following roads are requested to be vacated:

NORTHEASTERN HIGHWAY SUBDIVISION No. 1 Liber 35, Page 21, O.C.R.

Red Run Boulevard: All of Red Run Boulevard located in the entire plat of “Northeastern Highway Subdivision No. 1”; Adjacent to lots 658, 682, 683, 701 thru 753 inclusive and 779 thru 783 inclusive.

Girard Avenue: From Red Run Boulevard to the East line of “Northeastern Highway Subdivision No. 1”; adjacent to lots 753 thru 779 inclusive and 817 thru 841 inclusive; also from Red Run Boulevard Westerly, adjacent to lots 674 to 691, inclusive.

Osmun Avenue: Adjacent to lots 765, 788 thru 808 inclusive, 816 and 817,; Also that part of said Osmun Avenue South of Girard Avenue to the South line of “Northeastern Highway Subdivision No. 1”; adjacent to lots 766, 841 thru 849 inclusive.

Delton Avenue: Delton Avenue from Girard Avenue South to the South line of “Northeastern Highway Subdivision No. 1”; adjacent to Lots 784 thru 787 inclusive and adjacent to lots 848 thru 850 inclusive.

Woodside Avenue: From Red Run Boulevard to the East line of “Northeastern Highway Subdivision No. 1”; Adjacent to lots 746, 747, 791, 792 and 808 thru 816 inclusive; also from Red Run Boulevard Westerly to Townley Avenue; Adjacent to lots 655 thru 659 inclusive and to lot 711.

NORTH ACRES SUBDIVISION Liber 33, Page 22, O.C.R.

Parkdale Avenue: From the Easterly Right of Way line of John R Road, Easterly to the East lines of Lots 32 and 51; Also the North half of Parkdale adjacent to Lot 50.

Red Run Boulevard: All of Red Run Boulevard located in the entire plat of “North Acres Subdivision”; Adjacent to lots 16 thru 18 inclusive, 49, 51, 52, 53, 54 and extending to the easterly right of way line of John R Road and also to the North line of “North Acres Subdivision”.

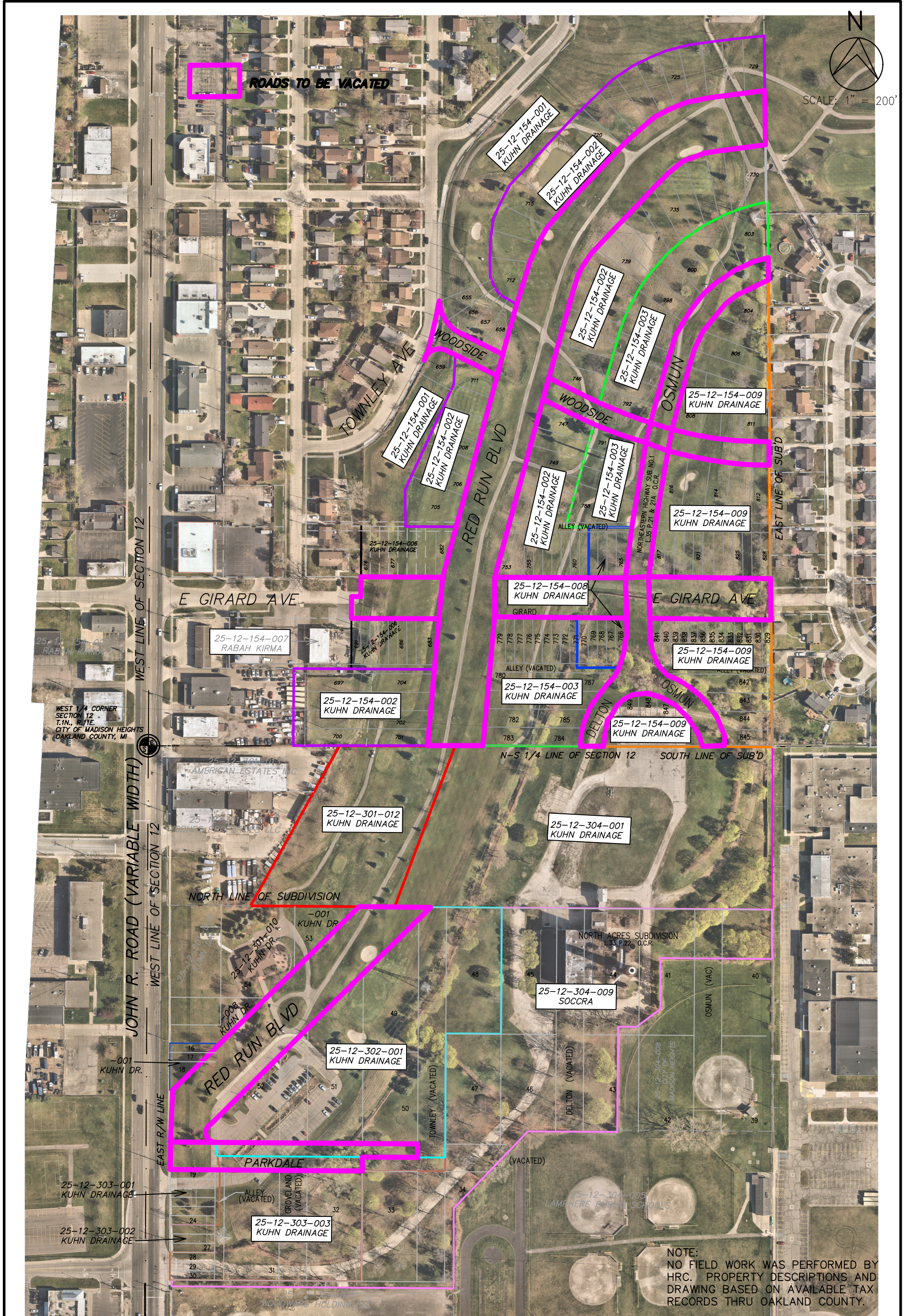


FIGURE NO.	JOB NO.
	20250515
	DATE
	04/05/26

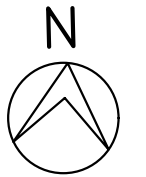
EXISTING PARCEL CONFIGURATION

HRC
HUBBELL, ROTH & CLARK, INC
 CONSULTING ENGINEERS SINCE 1915

555 HULET DRIVE
 BLOOMFIELD HILLS, MICH.

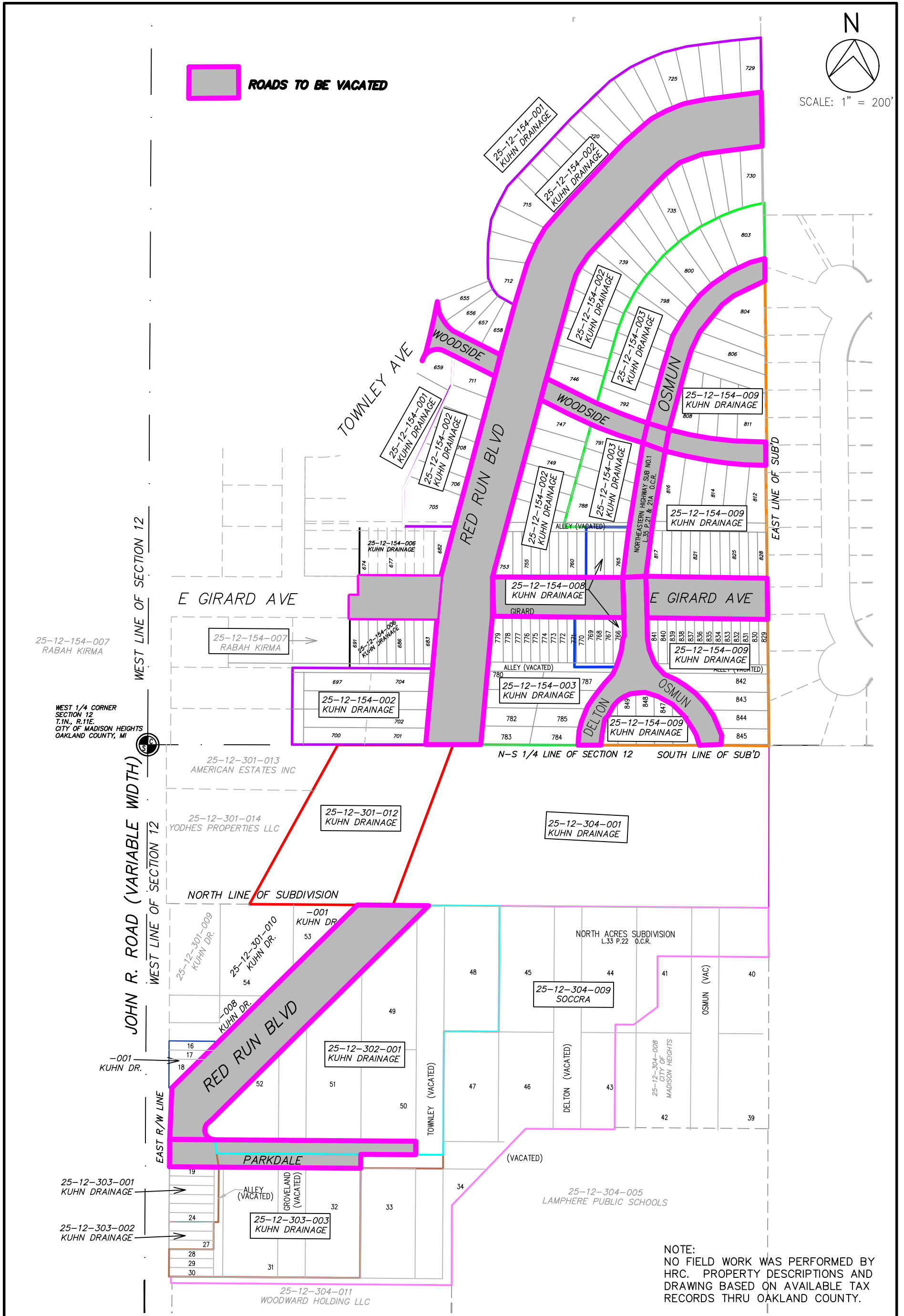
P.O. BOX 824
 48303-0824

PARCELS SHOWN ON THIS SHEET REPRESENT WHAT IS CURRENTLY SHOWN ON OAKLAND COUNTY TAX MAPS/TAX RECORDS.



SCALE: 1" = 200'

ROADS TO BE VACATED



WEST 1/4 CORNER SECTION 12 T.1N., R.11E. CITY OF MADISON HEIGHTS OAKLAND COUNTY, MI

NOTE: NO FIELD WORK WAS PERFORMED BY HRC. PROPERTY DESCRIPTIONS AND DRAWING BASED ON AVAILABLE TAX RECORDS THRU OAKLAND COUNTY.

FIGURE NO.	JOB NO.
	20250515
DATE	
04/05/26	

EXISTING PARCEL CONFIGURATION

HRC
HUBBELL, ROTH & CLARK, INC
 CONSULTING ENGINEERS SINCE 1915

555 HULET DRIVE BLOOMFIELD HILLS, MICH.
 P.O. BOX 824 48303-0824

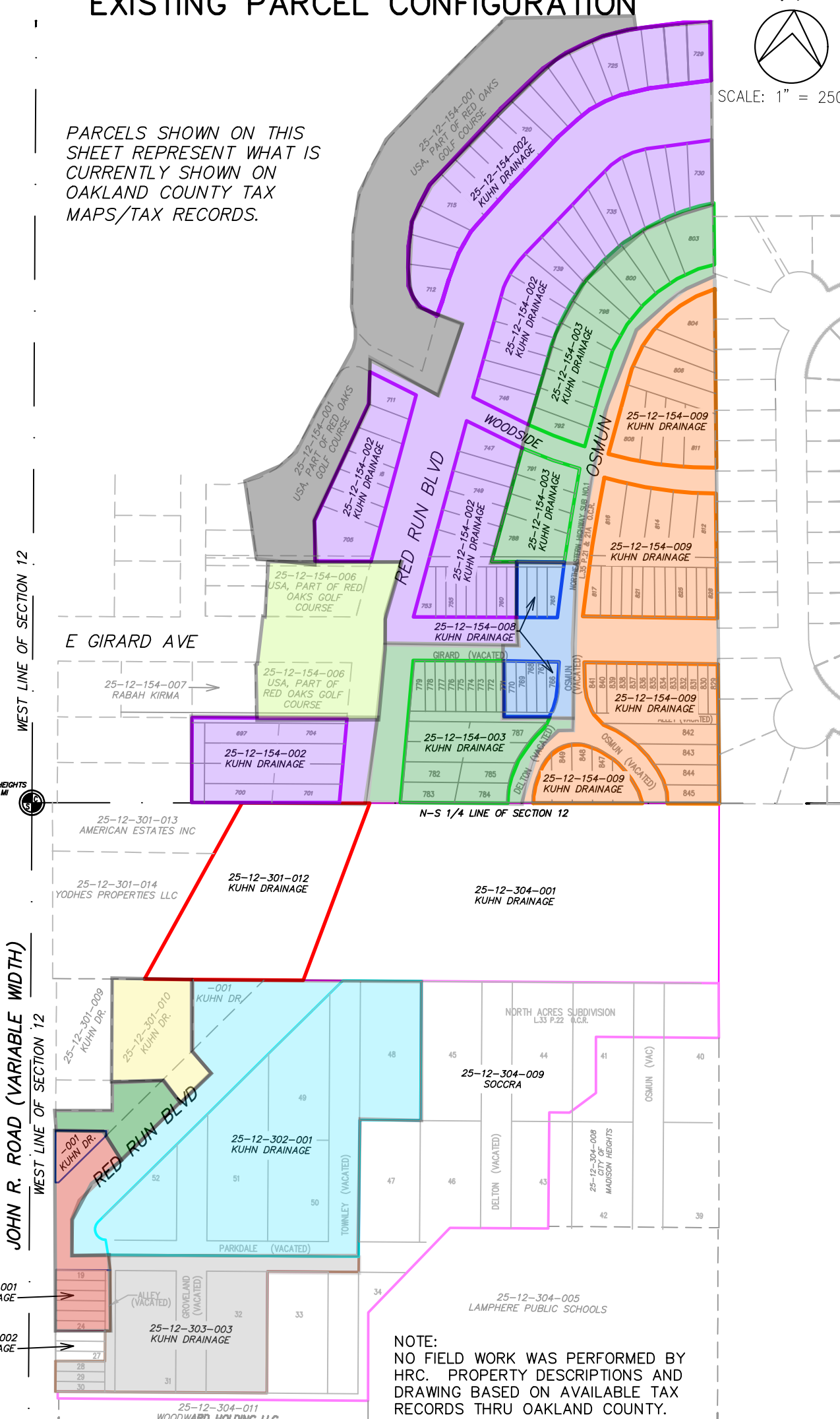
PARCELS SHOWN ON THIS SHEET REPRESENT WHAT IS CURRENTLY SHOWN ON OAKLAND COUNTY TAX MAPS/TAX RECORDS.

EXISTING PARCEL CONFIGURATION



SCALE: 1" = 250'

PARCELS SHOWN ON THIS SHEET REPRESENT WHAT IS CURRENTLY SHOWN ON OAKLAND COUNTY TAX MAPS/TAX RECORDS.



NOTE:
NO FIELD WORK WAS PERFORMED BY HRC. PROPERTY DESCRIPTIONS AND DRAWING BASED ON AVAILABLE TAX RECORDS THRU OAKLAND COUNTY.

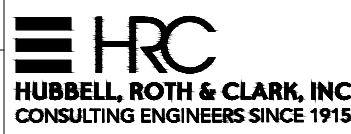
11/12/2025 1:08 PM

V:\202505\20250515\F\Property\F20250515_LotSplitDrawings.dwg

Piggott, Robert

DRAWN:	B.PIGGOTT
CHECKED:	S.JACOBI
APPROVED:	A.MICKALICH

JOB NO.	20250515
DATE	11/05/2025



555 HULET DRIVE P.O. BOX 824
BLOOMFIELD HILLS, MICH. 48303 - 0824
PHONE: (248) 454-6300
FAX (1st Floor): (248) 454-6312
WEB SITE: www.hrcengr.com

SHEET NO.	1
OF	8

NORTHEASTERN HIGHWAY SUB'N NO. 1

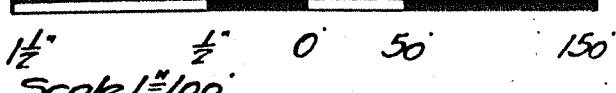
PART OF THE W 1/2 OF THE N.W 1/4 OF SECTION 12
T. 1 N., R. 11 E., ROYAL OAK TOWNSHIP

OAKLAND CO. MICHIGAN

Feb 18-1925
J. P. Hannon

SHEET #1 OF TWO SHEETS

Item 12.
Clerk of Court
1925



Scale 1"=100'
All dimensions are in feet and decimals thereof.

HARRY L. HUDSON
REGISTERED CIVIL ENGINEER
507 FINE ARTS BLDG.
DETROIT

DEDICATION
KNOW ALL MEN BY THESE PRESENTS. That we, Robert M. Geddis as proprietor, and Christine Geddis, his wife, have caused the land embraced in the annexed plat to be surveyed, laid out, and platted, to be known as "Northeastern Highway Sub. No. 1" of part of the W 1/2 of the N.W 1/4 of Sec. 12, T. 1 N. R. 11 E. Royal Oak Twp., Oakland Co. Mich., and that the streets and alleys as shown on said plat are hereby dedicated to the use of the public.

Signed and sealed in the presence of
Sydney Sarason
Verna Zink

Robert M. Geddis (P.S.)
Christina Geddis (L.S.)

STATE OF MICHIGAN
County of Wayne

On this 17th day of February, 1925, before me a Notary Public in and for said county, personally came the above named Robert Geddis and Christina Geddis, his wife, known to me to be the persons who executed the above dedication, and acknowledged the same to be their free act and deed.

Verna Zink
Notary Public Wayne County, Michigan
My Commission expires Dec 18th, 1928

Surveyor's Certificate
I hereby certify that the plat hereon delineated is a correct one, and that permanent monuments, consisting of iron bars 1/2" x 1 1/2" have been planted at points marked thus "O" as thereon shown at all angles in the boundaries of the land platted, and at all intersections of streets or streets and alleys.

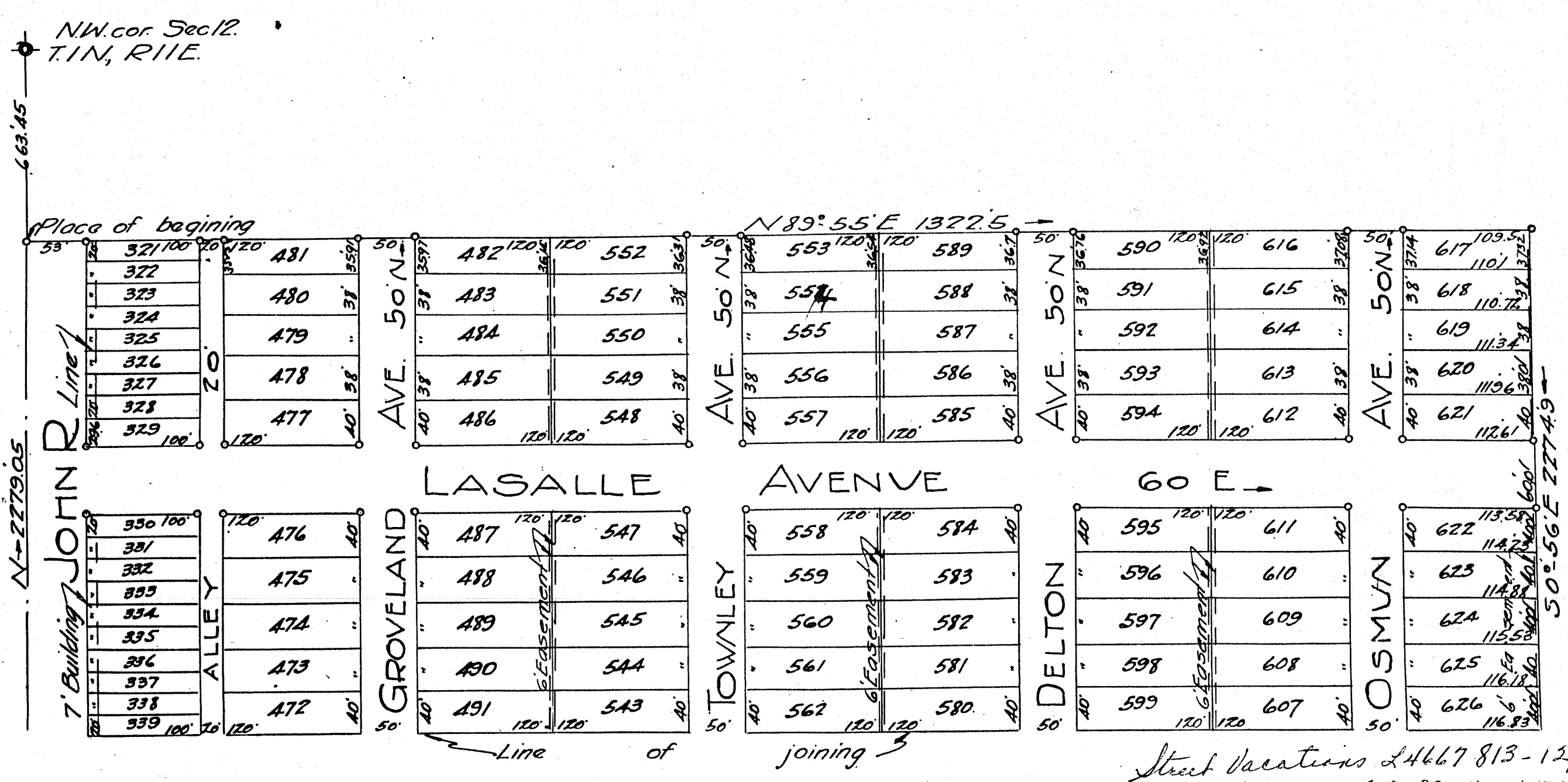
Harry L. Hudson
Registered Civil Engineer

DESCRIPTION
The land embraced in the annex plat of "Northeastern Highway, Sub. No. 1" of part of the W 1/2 of the N.W 1/4 of Sec. 12, T. 1 N. R. 11 E., Royal Oak Twp., Oakland Co., Mich., is described as follows:
Beginning at a point on west line of said section 12, 665.14' south of the Northwest corner of Section 12, T. 1 N. R. 11 E., Royal Oak Twp., Oakland Co., Michigan, thence N. 89° 55' E. 1322.5'; thence S 0° 56' E. 217.45'; thence S 2° 44' W. 1359.14'; thence N. 22° 56' W. 109.55', to the place of beginning.

TOWNSHIP APPROVAL
This plat was approved by the Township Board of the Township of Royal Oak at a meeting held January 15, 1924
Roy Root
Twp. Clerk

This plat was approved on the 17th day of February, 1925, by
Edmund P. Rousseau Auditor
Fred Humberger Auditor

Feb 17, 1925 11 35
Kate Avery 21
Lucile Avery



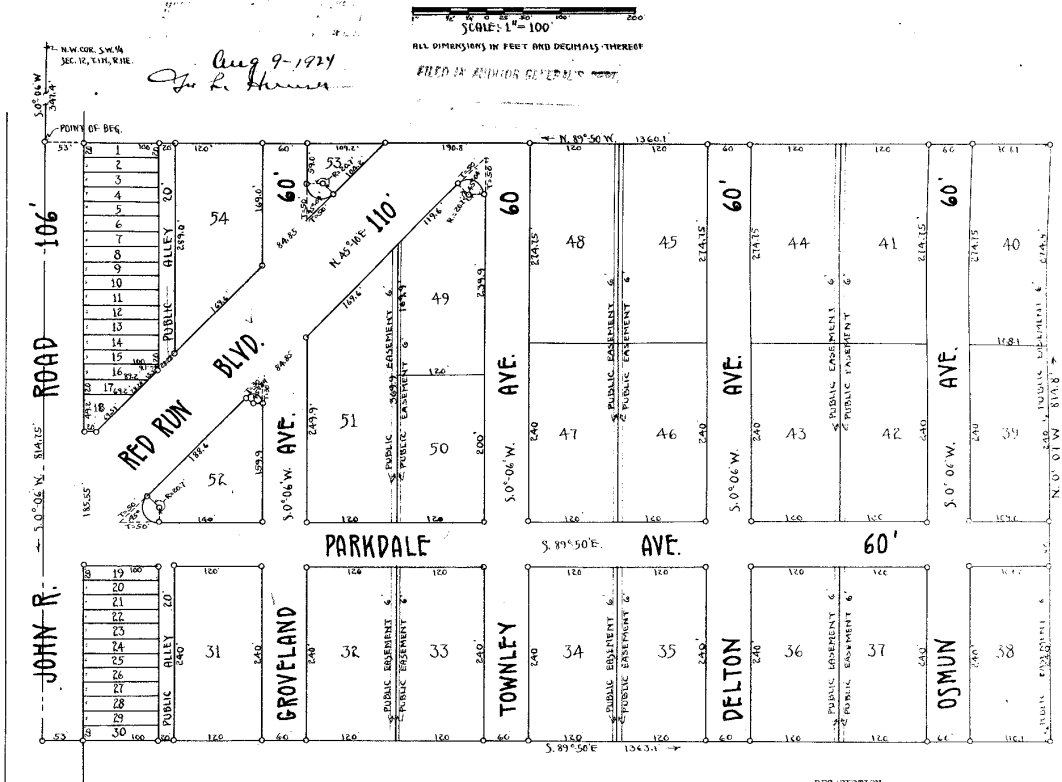
Vacate Alley S. of Street from Groveland to pt approx
224 ft E of Osmon adj. lots 683-697, 704, 746-780, 787
829-842 L. 5620 P. 835 2/18/21

Street Vacations 24667 813-12/18/24
Vacate N.W. ally adj. lots 321-409 + 439-481
5620 P. 833 2/18/21
Vacate Alley loc. 779 Street from E of John R.R.
To pt approx 244 ft E of Osmon - adj. lots 434-440, 644-682
605, 752-765, 788, 812-828 L. 5620 P. 834 2/18/21
Re-attached 5626-834 L. 5755-301=10-27-21

"NORTH ACRES SUBDIVISION"

PART OF N.W. 1/4 OF S.W. 1/4 SEC. 12, T. 1 N., R. 11 E.
OAKLAND COUNTY, MICHIGAN

Aug 11 1924
J. K. Hume



Aug 9-1924
J. K. Hume

SCALE: 1"=100'
ALL DIMENSIONS IN FEET AND DECIMALS THEREOF
FILED IN REGISTER GENERAL'S OFFICE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we the Northern Construction Co., a Michigan corporation by C. K. Beridge, President and Linda Bossek, Secretary, and the Royal Oak Savings Bank, a Michigan corporation, by G. A. Lehman, President and E. D. Skinner, Cashier, as mortgagees have caused the land embraced in the annexed plat to be surveyed, laid out and platted to be known as "North Acres Subdivision", Part of N. W. 1/4 of S. W. 1/4 Sec. 12, T. 1 N., R. 11 E., Oakland County, Michigan and that the streets and alleys as shown on said plat are hereby dedicated to the use of the public.

Signed and sealed in Presence of:
The Northern Construction Co.
C. K. Beridge, President
Linda Bossek, Secretary
The Royal Oak Savings Bank
G. A. Lehman, President
E. D. Skinner, Cashier

STATE OF MICHIGAN
County of Oakland

On this 29th day of July, 1924 before me a Notary Public in and for said county appeared C. K. Beridge and Linda Bossek to me personally known who being each by me duly sworn did say that they are the President and Secretary respectively of the Northern Construction Co., a Michigan corporation, and that the seal affixed to said instrument is the corporate seal of said corporation and that the said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and the said G. A. Lehman and E. D. Skinner acknowledged said instrument to be the free act and deed of said corporation.

My commission expires 15th 1928
Notary Public, Oakland County, Michigan

STATE OF MICHIGAN
County of Oakland

On this 29th day of July, 1924 before me a Notary Public in and for said county appeared G. A. Lehman and E. D. Skinner to me personally known who being each by me duly sworn did say that they are the President and Cashier respectively of the Royal Oak Savings Bank, a Michigan corporation, and that the seal affixed to said instrument is the corporate seal of said corporation and that the said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and the said G. A. Lehman and E. D. Skinner acknowledged said instrument to be the free act and deed of said corporation.

My commission expires 15th 1928
Notary Public, Oakland County, Michigan

Register's Office
Oakland County
This instrument was received for record
AUG 13 1924 at 3:50 o'clock P.M.
and recorded in Liber 33
of Plate 6099 on page 22
J. K. Hume, Register

DESCRIPTION

The land embraced in the annexed plat of "North Acres Subdivision" is that part of the N. W. 1/4 of S. W. 1/4 Sec. 12, T. 1 N., R. 11 E., Oakland County, Michigan, as follows: beginning at a point on the west line of Sec. 12, T. 1 N., R. 11 E., Oakland County, Michigan said point being 366.4 feet from the southwest corner of the S. W. 1/4 of said Sec. 12, thence S. 74° 45' 45" W. 136.1 feet to a point 136.1 feet from the southwest corner of the S. W. 1/4 of said Sec. 12, thence S. 74° 45' 45" W. 136.1 feet to the point of beginning.

SURVEYOR'S CERTIFICATE

I hereby certify that the plat hereon delineated is a correct and true and permanent monument consisting of iron pipes, 7/8" diameter, set in concrete and marked four (4) as shown shown at all angles in the boundaries of the land shown and at all intersections of streets or streets and alleys.

J. K. Hume
Registered Civil Engineer

TOWNSHIP APPROVAL

This plat was approved by the Township Board of Royal Oak Township, Oakland County, Michigan at a meeting held July 31, 1924

Raymond
Township Clerk

Official County Treasurer's Receipt
I hereby certify that there are no Tax Liens or Claims against the property included against and that the same are in the hands of the proper authorities.
88085
The amount has been paid FIVE DOLLARS
per the date thereof, according to the records of this office, except as stated.
J. K. Hume
County Treasurer

This plat was approved on the 31st day of July 1924
J. K. Hume
Auditor
Edward A. Hume
Auditor
J. K. Hume
Auditor

33-22



OAKLAND
COUNTY MICHIGAN
DEPARTMENT OF MANAGEMENT AND BUDGET

L. BROOKS PATTERSON, OAKLAND COUNTY EXECUTIVE

EQUALIZATION DIVISION

March 3, 2009

Mr. Joseph W. Colaianne
Office of the Oakland County Water
Resources Commissioner
One Public Works Drive
Waterford, MI 48328-1907

Dear Mr. Colaianne:

It has been brought to my attention that a few of our tax descriptions in the City of Madison Heights within the George W. Kuhn drainage area are in error. I have been working closely with Jeff Parrott and Paul Dove to correct this problem. We are attempting to consolidate approximately 21 current tax descriptions into 3 new descriptions. These new tax descriptions would then reflect accurate descriptions and ownership information for the area of the drain lying east of John R road and South of 13 mile road. In order to achieve this task there are roads within the area that need to be vacated through the City of Madison Heights. I was informed by Jeff and Paul that you would be the person to request this action.

The roads that need vacating are as follows:

NORTH ACRES SUBDIVISION

- Parkdale Avenue adjacent to lots 19, 31, 32, 50, 51 & 52 and extending to the easterly right-of-way line of John R road.
- Red Run Boulevard adjacent to lots 18, 49, 51, 52 & 53 and extending to the easterly right-of-way line of John R road.

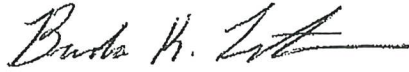
NORTHEASTERN HIGHWAY SUBDIVISION NO. 1

- Red Run Boulevard adjacent to lots 658, 682, 683, 701 thru 753 inclusive and 779 thru 783 inclusive.
- Girard Avenue adjacent to lots 674 thru 691 inclusive, 753 thru 779 inclusive and 817 thru 841 inclusive.
- Osmun Avenue adjacent to lots 765, 788 thru 808 inclusive, 816 and 817.
- Woodside Avenue South adjacent to lots 655 thru 659 inclusive, 711, 746, 747, 791, 792 and 808 thru 816 inclusive.

March 3, 2009

If you have and question or require any further information from me please do not hesitate to call me at 248-975-9501. Thank you very much for your attention to this matter.

Sincerely,



Brenda K. Firestine

Supervisor-Land Descriptions and mapping

ARTICLE IV. VACATION OF STREETS, ALLEYS, ETC.¹

Sec. 23-109. Streets and alleys—Procedure upon petition of one hundred percent of adjoining property owners.

Whenever the owners of property adjoining a street or alley within the city shall file a petition with the city council asking the council to vacate said street or alley and when said petition is signed by 100 percent of the adjoining owners, the city council may refer the petition to the plan commission for study and report to the council. When said plan commission has filed its report with the council concerning the vacation of said street or alley, the council may by resolution confirm or reject the recommendation contained in such report. In the event the council deems it advisable to vacate said street or alley, it shall adopt a resolution and shall appoint a time not less than four weeks thereafter when the council will meet to hear objections thereto. Notice of such meeting shall be given by publication in such newspaper circulating within the city as the council may direct from time to time. If on the date of such hearing no objections are filed, the street or alley or any part thereof may be vacated and the resolution vacating such street, alley or any part thereof adopted.

(Code 1958, § 7-131; Ord. No. 110, § 1, 10-15-58; Ord. No. 233, § 1, 10-14-63)

Sec. 23-110. Same—Procedure upon petition by less than one hundred percent of adjoining property owners or upon council action.

When the petition to vacate is signed by less than 100 percent of the adjoining owners or when the council shall deem it advisable to vacate, discontinue or abolish any street, alley or any part thereof, the council shall by resolution so declare and by said resolution shall refer the proceedings to the plan commission for study and report. The plan commission shall order a public hearing thereon and upon a favorable report to the council advising said vacation the said council shall by resolution appoint a time not less than four weeks thereafter when it will meet and hear objections thereto. Notice of such meeting shall be given by publication in such newspaper circulating within the city as the council may direct from time to time. In the event objections to such proposed action shall be filed with the clerk in writing the said street, alley or any part thereof shall not be vacated or discontinued, except by a vote of two-thirds of the members of the council elect.

(Code 1958, § 7-132; Ord. No. 110, § 1, 10-15-58)

Sec. 23-111. Same—Easement may be reserved.

Whenever the city council shall by resolution vacate any street, alley or any part thereof, it may, in the same resolution, reserve an easement therein for public utility purposes with the right-of-way of any such street or alley so vacated.

(Code 1958, § 7-135; Ord. No. 110, § 1, 10-15-58)

¹Charter reference(s)—Specific authority to vacate streets, Ch. 2, § 2.2(d).

Sec. 23-112. Easements; procedure.

Whenever the owners of a majority of frontage of property adjoining and abutting a public easement within the city shall file a petition with the city council asking that said easement be vacated, or in the event it is deemed advisable by the council to vacate any public easement, the city council shall refer the question of the vacating of such easement to the plan commission for study, and hold a public hearing and send a report to the council. Notice of such public hearing shall be sent to all public utilities servicing the city, and to the engineering and public works departments of the city. In the event no objections to the vacation of easement are made by said public utilities, and the vacation is approved by the engineering and public works departments of the city, the plan commission may recommend its approval to the council. The council may thereafter declare by resolution that it is deemed advisable to vacate said public easement and in said resolution shall appoint a time not less than four weeks thereafter when the council will meet and hear objections thereto. Notice of such meeting shall be given by publication in such newspaper circulating within the city as the council may direct from time to time. Upon such hearing, if no objections are received, the public easement may be vacated and a resolution vacating such easement may be adopted.

(Code 1958, § 7-133; Ord. No. 162, § 1, 8-8-60)

Sec. 23-113. Recordation with register of deeds effects council resolution.

Upon the resolution of vacation of a street, alley, easement or any part thereof becoming effective the city clerk shall within 30 days, forward to the state treasurer and record with the register of deeds a certified copy of said resolution, together with his certificate giving the name or names of any plat, subdivision or addition affected by such resolution and such resolution shall have no force or effect until so recorded.

(Code 1958, § 7-130; Ord. No. 162, § 2, 8-8-60)

State law reference(s)—Similar provisions as to platted areas, MSA 26.430(256), (257).

Sec. 23-114. Recordation with city clerk; prima facie evidence.

Every resolution discontinuing or vacating any street, alley or any part thereof shall be recorded in a book of street records to be maintained by the city clerk and the records therein shall be prima facie evidence of all matters therein set forth.

(Code 1958, § 7-134; Ord. No. 110, § 1, 10-15-58)



AGENDA ITEM SUMMARY FORM

MEETING DATE: 4/27/26

PREPARED BY: Giles Tucker - CED

AGENDA ITEM CONTENT: 28220 John R Rd Brownfield TIF Plan

AGENDA ITEM SECTION: Items for Future Public Hearings

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

Establish a Public Hearing for consideration of a Brownfield Plan for 28220 John R LLC, located at 28220 John R Rd.

RECOMMENDATION:

Staff recommends that City Council hold a Public Hearing for the consideration of the Brownfield Plan submitted by 28220 John R LLC located at 28220 John R Rd at the Regular City Council Meeting of May 11, 2026.

Brownfield Redevelopment Authority of City of Madison Heights

Memorandum

Date: April 21, 2026

To: Melissa Marsh, City Manager

From: Giles Tucker, Director of Community & Economic Development

Subject: 28820 John R Rd Brownfield TIF Plan

Owner of Miller Family Dentistry in Warren Dr. Jonathan Miller has purchased the former McDonald's Restaurant site located at 28820 John R Rd to develop a new 9,500 square foot professional offices building. Half of this building will be home to his dental practice, along with up to 15 FTE employees and the other half will be available for another medical or professional office tenant. This project is estimated to be a total capital investment of \$3.7 million including property acquisition. The project has received preliminary site plan approval and is currently undergoing full engineering plan review. Construction is expected to begin in 2026 and is estimated to be substantially completed within 12 months.

Basis for Brownfield Eligibility

This site was the location of a former McDonald's that has been vacant for over five years, after its ownership was moved to a new location at the corner of 12 Mile Rd and John R Rd in Madison Heights. The property has a restrictive covenant that does not allow for a new restaurant development and is significant disrepair. The property is considered "Eligible Property" as defined by Act 381, Section 2 because the property is determined to be "Functionally Obsolete" as defined by Act 381, or adjacent and contiguous to Eligible Property.

Summary of Eligible Activities & Total Reimbursement

Tax Increment Financing revenues will be used to reimburse costs of eligible activities as permitted by Act 381. It is important to note that cost estimates may increase or decrease depending on unknown conditions as the project is under development. The total "not to exceed" cost discussed later is the maximum amount of reimbursement allowed for this plan unless the Plan is amended by the MHBRA & City Council. The following are estimates for each of these eligible activity areas:

- | | |
|---|-----------|
| 1. Pre-Approved Activities | |
| a. Workplan exempt activities | \$10,791 |
| b. Asbestos Assessment and Removal | \$2,450 |
| c. Demolition | \$121,088 |
| 2. Site Preparation | \$403,554 |
| 3. Infrastructure Improvements | \$294,681 |
| 4. Preparation and Implementation Costs | \$30,000 |
| 5. Contingency 15% | \$124,885 |

The total estimated cost of Eligible Activities subject to reimbursement to the owner from tax increment revenues is \$832,565 with a potential \$124,885 contingency, resulting in a total, not to exceed cost of \$987,450 unless the Plan is amended and approved by the

MHBRA and City Council. At the time of Plan Submission, it is estimated that \$987,450 of the total eligible activities will be reimbursed over 28 years.

Implications for the Madison Heights Brownfield Redevelopment Authority (MHBRA)

Public Act 381 allows the MHBRA to capture administrative fees to cover the costs of administering the plan over the course of its duration. The plan includes the capture of \$2500 for admin fees for the duration of the plan for a total of \$75,000. The MHBRA is also able to capture millages for 5 years following developer reimbursement to be used in accordance with the requirements of Act 381. However, Act 381 limits the duration of a Brownfield TIF plan to 35 years from the date of the adoption of the plan, and no more than 30 years of actual tax capture. While the included tables estimate these activities will be reimbursed within 28 years, it is not certain if the MHDDA will capture any millages for the BRA revolving fund at the end of this plan.

Public Act 381 requires that a proposed Brownfield Plan must be approved by the Governing Body of the municipality. It has been the practice of Madison Heights to include a recommendation from the MHBRA within the agenda item for council consideration.

MHBRA Action

On April 16th, 2026 the MHBRA reviewed the 28220 John r Rd Brownfield plan and recommended that City Council approve the plan as presented.

Staff Recommendation

Staff recommends that City Council adopt a resolution to the Brownfield Plan for 28820 John R Rd as presented and to authorize the Mayor and City Clerk to sign the Reimbursement Agreement and to authorize the City Attorney to make minor modifications for effectuation.

**CITY OF MADISON HEIGHTS
BROWNFIELD REDEVELOPMENT AUTHORITY**

ACT 381 BROWNFIELD PLAN

**28220 John R Road
City of Madison Heights, Oakland County, Michigan
City of Madison Heights Brownfield Redevelopment Authority**

April 10, 2026

Prepared on Behalf of
28220 John R LLC
2425 E. 12 Mile Rd, Suite B,
Warren, MI 48092
Contact Person: Jonathan Miller
Telephone: (248) 909-7386
Email: miller.jcm@gmail.com

Prepared by
Richard A. Barr
Corey J. Levin
Honigman LLP
660 Woodward Avenue, Ste. 2290
Detroit, MI 48226
Telephone: (313) 465-7308
Email: RBarr@honigman.com
Email: CLevin@honigman.com

Approved by the Brownfield Redevelopment Authority on _____, 2026
Approved by the City of Madison Heights City Council on _____, 2026

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ACT 381 BROWNFIELD PLAN

1.0 INTRODUCTION

In order to promote the revitalization of environmentally distressed, historic, functionally obsolete and blighted areas within the boundaries of the City of Madison Heights, Michigan (“the City”), the City established the City of Madison Heights Brownfield Redevelopment Authority (“BRA” or the “Authority”) pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, as amended, MCL 125.2651 et seq. (“Act 381”).

The purpose of this Brownfield Plan (the “Plan”) is to promote the redevelopment of and investment in the eligible brownfield property within the City and to facilitate financing of eligible activities at the brownfield property. Inclusion of Brownfield Property within any Plan in the City will facilitate financing of eligible activities at eligible properties and will provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as “Brownfields.” By facilitating redevelopment of the brownfield property, this Plan is intended to promote economic growth for the benefit of the residents of the City and taxing units located within the City and benefited by the Authority.

This Plan is intended to apply to the eligible property identified in this Plan and to identify and authorize the eligible activities to be reimbursed utilizing tax increment revenues. Any change in the proposed developer or the determination of the ultimate use of the eligible property shall not necessitate an amendment to this Plan, affect the application of this Plan to the eligible property, or impair the rights available to the Authority under this Plan.

This Plan contains information required by Section 13(2) of Act 381, MCL 125.2663, as amended.

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

28220 John R, LLC (“Developer”) proposes to redevelop the former restaurant building at 28220 John R Road, Madison Heights, Michigan (the “Property”) by demolishing the existing vacant restaurant structure and site improvements for the new construction of an approximately 9,500 square foot commercial building to be occupied by dental offices, medical offices, and/or other office tenants (the “Project”). The developer has an initial dental practice tenant for the building, which proposes to occupy approximately one-half of the building and anticipates bringing up to 15 new full-time equivalent employees and additional part-time employees to Madison Heights. Additional employment will be created by one or more intended additional building tenant(s), with the number of additional new jobs to be based upon the nature of the additional tenant(s). The redevelopment of the Property is expected to bring new workers and services to the City, support nearby businesses and assist in catalyzing continued investment along the John R corridor.

Total capital investment is estimated to be approximately \$3.7 million. Site assessment activities commenced in 2025. Construction is expected to begin in mid-2026 and is estimated to be substantially completed within approximately 9 to 12 months.

Preliminary site plans are included in Figure 1.

1.2 Eligible Property Information

The Property is considered “Eligible Property” as defined by Act 381, Section 2 because the Property is determined to be “Functionally Obsolete” as defined by Act 381, or adjacent and contiguous to Eligible Property.

The Eligible Property consists of one (1) parcel totaling approximately 1.07 acres at 28220 John R Road, City of Madison Heights, Oakland County, Michigan. The land was last used as a restaurant and adjacent surface parking lot. The parcel and all tangible personal property located thereon will comprise the eligible property and are referred to herein as the “subject property.”

The Eligible Property is located on the John R corridor, bounded by John R Road to the west, Groveland Street to the east, and commercial properties to the north and south. Detailed parcel information is outlined below.

Property Address	Parcel ID ¹	Acres	Eligibility
28220 John R Road	44-25-13-106-013	1.07	Functionally obsolete

The Eligible Property is currently zoned “Community Business District” (“B-2”). The Property was previously used as a McDonald’s restaurant and is currently vacant.

The Eligible Property’s legal description is included in Figure 1. The Eligible Property location map is included in Figure 1.

The determination of “Functional Obsolete” status is due to inadequacies in design and deteriorated condition resulting from the lengthy building vacancy. Functionally obsolete improvements that currently remain on the property will be demolished and removed during the construction process. See the affidavit concerning functional obsolescence signed by the City of Madison Heights Assessor and attached as Attachment B.

2.0 Information Required by Section 13(2) of the Statute

2.1 Description of Costs to Be Paid for With Tax Increment Revenues

Tax Increment Financing revenues will be used to reimburse the costs of “Eligible Activities” (as defined and permitted under Act 381) that include but are not limited to pre-approved activities, asbestos assessment and abatement, building demolition, site demolition, site preparation, infrastructure improvements and the preparation and implementation of the Brownfield Plan and possible Act 381 Work Plan. An estimated itemization of these activities and associated expenses is included in Table 1.

Developer requests the capture of tax increment revenues (“TIR”) from available local tax

¹ The Eligible Property was formerly identified as parcel numbers 44-25-13-106-010 and 44-25-13-106-011.

millages, school operating tax millages, and state education tax millages for Eligible Activities at the Property, including demolition. All included activities are intended to be “Eligible Activities” under Act 381. Costs of Eligible Activities may be reimbursed whether they are incurred before or after adoption of this Brownfield Plan. Reimbursements to the Developer for the Eligible Activities costs incurred or to be incurred under the Plan shall not exceed \$987,450 unless the Plan is amended and approved by the City of Madison Heights City Council.

2.2 Summary of Eligible Activities

The following eligible activities and budgeted costs are intended as part of the development of the Property and are to be financed solely by the Developer. All activities are intended to be “Eligible Activities” under Act 381. The Authority is not responsible for any cost of eligible activities and will incur no debt other than pursuant to the reimbursement agreement to be executed consistent with this Plan.

1. Pre-Approved Activities. Work Plan Approval Exempt Activities include a Phase I environmental site assessment (ESA), a Phase II environmental investigation, baseline environmental assessment, and the initial \$250,000 incurred for asbestos, mold, and lead abatement and demolition (see below). Additional environmental response activities and potential due care investigations may be incurred under this Plan if warranted based upon any additional information obtained in the future. Pre-Approved Activities are estimated to be \$134,329, including costs related to ESAs, asbestos assessments and demolition costs.
2. Asbestos Assessment and Removal. A pre-demolition hazardous materials assessment of the former McDonald’s building may identify the presence of hazardous materials including asbestos in the building that will be properly removed and disposed of prior to the demolition of the building. The plan includes the removal and disposal of all asbestos containing material prior to commencement or during building demolition. Eligible costs are estimated to be \$2,450 and are included in the total referenced in Section 2.2.1 above.
3. Demolition. Demolition of the building and all site improvements on the parcels will be removed, properly disposed of, and backfilled. Materials will be recycled to the extent reasonably practical. Eligible costs include project engineering, staking, permits, general conditions payroll, construction management fee and general contractor insurance related to building and site demolition activities for a total estimated amount of 121,088. The estimated costs are included in the total referenced in Section 2.2.1 above.
4. Site Preparation. Site preparation activities are required to prepare the site for development including the excavation unsuitable soils and materials, mass grading of the Project site, geotechnical engineering, temporary erosion control, and temporary site control during construction at a total estimated cost of \$403,554.
5. Infrastructure Improvements. Infrastructure improvements necessary in the public right-of-way including connections to City water mains and storm water systems, installation or repair of sidewalk improvements, curbs and gutters, alley ways, and/or driveways. An urban storm water management system is also

required at the Property to capture and divert water discharge to the City sewer system. Costs included in this Plan related to the urban storm water system are only included to the extent that the costs exceed costs that would be incurred to construct a storm water retention system on a similarly-scaled greenfield site. Infrastructure costs are estimated to be \$294,681.

6. Preparation and implementation of the Brownfield Plan and associated activities. Preparation and implementation of the Brownfield Plan and associated activities at a cost of approximately \$30,000 will be supported by the BRA.
7. Contingency. A 15% contingency of \$124,885 for both Local-Only activities and Pre-Approved Activities is provided to address unanticipated environmental, demolition and/or other costs or conditions that may be encountered prior to completion of eligible activities. The contingency amount is not based on the cost of preparation and implementation of the Brownfield Plan.

The total estimated cost of Eligible Activities subject to reimbursement to the owner from tax increment revenues is \$832,565 with a potential \$124,885 contingency, resulting in a total, not to exceed cost of \$987,450 unless the Plan is amended and approved by the MHBRA and City Council. At the time of Plan Submission, it is estimated that \$987,450 of the total eligible activities will be reimbursed over 28 years.

2.3 Estimate of Captured Taxable Value and Tax Increment Revenues

Incremental taxes on the Eligible Property included in the project will be captured under this Plan commencing in the 2027 tax year to reimburse Eligible Activity costs (provided that taxes captured for school operating purposes will be captured and used to reimburse only the costs described in section 13b(8) of Act 381, MCL 125.2663b(8)). The combined base taxable value of the Property shall be determined based on the taxable value of the Property as of December 31, 2025 (tax year 2026), which is \$281,550. The estimated taxable value of the land and completed improvements on the Property is \$905,341 (as of December 31, 2027) with interim increases of taxable value during development and construction. An estimated annual increase in taxable value of 3% has been used to estimate future taxable value and tax increment revenue. Table 2 includes estimates of captured tax increment revenues for each year of the Plan from the Eligible Property and reimbursements. The Plan will also capture all eligible incremental personal property taxes, but Table 2 does not include an estimate of those incremental personal property taxes due to the uncertainty at this time of the amount of taxable personal property expected to be generated.

Payment of BRA administrative fees will occur prior to reimbursement of eligible activity costs to Developer.

The BRA has established a Local Brownfield Revolving Fund (LBRF). The LBRF will consist of all tax increment revenues authorized to be captured and deposited in the LBRF, as specified in Section 13(5) of Act 381, under this Plan and any other plan of the BRA. It may also include funds appropriated or otherwise. The estimated total capture for the LBRF included in this plan following Developer reimbursement is estimated to be \$120,508. Any funds deposited into the LBRF as part of this Plan will be used in accordance with the requirements of Act

381. LBRF capture will occur after all payments have been made to Developer, estimated in Table 2.

2.4 Method of Financing and Description of Advances Made by the Municipality

Eligible activities will be paid and financed by Developer. Developer will be reimbursed for eligible costs as described in Section 2.2 and outlined in Table 1. Costs for Eligible Activities funded by Developer will be reimbursed under Act 381 with incremental taxes generated by the Property. The estimated amount of tax increment revenue capture from the Property to Developer, BRA, the LBRF and the State Brownfield Redevelopment Fund is \$1,205,508. Actual capture is expected to vary from this estimated based upon the nature, taxable value and time of development of the Property.

No advances will be made by the BRA for this project. All reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement.

2.5 Maximum Amount of Note or Bonded Indebtedness

No note or bonded indebtedness will be incurred by any local unit of government for this project.

2.6 Duration of Brownfield Plan

In no event shall the duration of the Plan exceed 35 years following the date of the resolution approving the Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (4) and (5) of Section 13 of Act 381 or 30 years. The Property will become part of this Plan on the date this Plan is approved by the City of Madison Heights City Council.

2.7 Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions

Taxes on the Eligible Property will continue to be disbursed throughout the duration of this Plan to taxing jurisdictions based upon the initial (base) taxable value.

The following is a summary of the impact to taxing jurisdictions from revenues generated from the assumed redevelopment for the life of the Plan, including the amount captured for Developer eligible activity reimbursement, administrative fees, the state brownfield redevelopment fund, and the local brownfield revolving fund:

	Reimbursement of Costs and Interest (if applicable)	BRA Admin. Costs	State Redev. Fund	Local Brownfield Revolving Fund	Surplus distributions to taxing units	Total
School Taxes						
School Operating	\$ 129,204	\$ -	\$ -	\$ -	\$ 7,856	\$ 137,060
State Education Tax	\$ 20,306	\$ -	\$ 22,935	\$ -	\$ 2,629	\$ 45,870
Total	\$ 149,510	\$ -	\$ 22,935	\$ -	\$ 10,485	\$ 182,931
Non-school Taxes						
City Operating	\$ 361,063	\$ 32,317	\$ -	\$ 51,926	\$ -	\$ 445,306
Solid Waste	\$ 64,748	\$ 5,795	\$ -	\$ 9,312	\$ -	\$ 79,855
Lampere Sinking	\$ 76,328	\$ 6,832	\$ -	\$ 10,977	\$ -	\$ 94,137
Road Improvement	\$ 48,948	\$ 4,381	\$ -	\$ 7,039	\$ -	\$ 60,369
Senior Citizens	\$ 11,623	\$ 1,040	\$ -	\$ 1,672	\$ -	\$ 14,335
County Gen Fund	\$ 104,697	\$ 9,371	\$ -	\$ 15,057	\$ -	\$ 129,125
Oakland Comm College	\$ 39,286	\$ 3,516	\$ -	\$ 5,650	\$ -	\$ 48,452
OISD Allocated	\$ 4,960	\$ 444	\$ -	\$ 713	\$ -	\$ 6,118
OISD Voted	\$ 78,553	\$ 7,031	\$ -	\$ 11,297	\$ -	\$ 96,881
Oakland Transit	\$ 25,060	\$ 2,243	\$ -	\$ 3,604	\$ -	\$ 30,907
H-C Metroparks	\$ 5,461	\$ 489	\$ -	\$ 785	\$ -	\$ 6,735
County Park & Rec	\$ 17,212	\$ 1,541	\$ -	\$ 2,475	\$ -	\$ 21,228
Total Incremental Local Taxes Paid	\$ 837,939	\$ 75,000	\$ -	\$ 120,508	\$ -	\$ 1,033,447
Total School and Non-School Capturable	\$ 987,449	\$ 75,000	\$ 22,935	\$ 120,508	\$ 10,485	\$ 1,216,378

Non-capturable millages, including debt millages and the zoo authority and art institute levies, are estimated to generate an additional \$245,939 during the life of the Plan as presented below:

<u>Non-Capturable Taxes</u>	
Zoo Authority	3,072
Art Institute	6,325
P&F Pension	229,988
Chapt 20 Drain	6,555
Total Non-Capturable Millages	\$ 245,939

See Table 2 for a complete breakdown of estimated available tax increment revenue and estimated annual reimbursements. Capture from personal property taxes is not included in the estimates due to the uncertainty as to the amount of taxable personal property that will be present.

2.8 Legal Description, Property Map, Statement of Qualifying Characteristics and Personal Property

The legal description of the Property included in this Plan is attached in Figure 1. A property location map is included in Figure 1. Documentation describing characteristics that qualify the Property as eligible property are provided in Appendix B. Personal property is included as part of the eligible property to the extent that it is taxable personal property.

2.9 Estimates of Residents and Displacement of Individuals/Families

No displacement of residents or families is expected as part of this project.

2.10 Plan for Relocation of Displaced Persons

No displacement of residents or families is expected as part of this project.

2.11 Provisions for Relocation Costs

No displacement of residents or families is expected as part of this project.

2.12 Strategy for Compliance with Michigan’s Relocation Assistance Law

No displacement of residents or families is expected as part of this project.

2.13 Other Material that the Authority or Governing Body Considers Pertinent

The City of Madison Heights City Council, in accordance with the Act, may amend this Plan in order to fund additional eligible activities associated with the project described herein.

Figure 1

Legal Description, Map of the Eligible Property, and Preliminary Site Plan

Legal Description

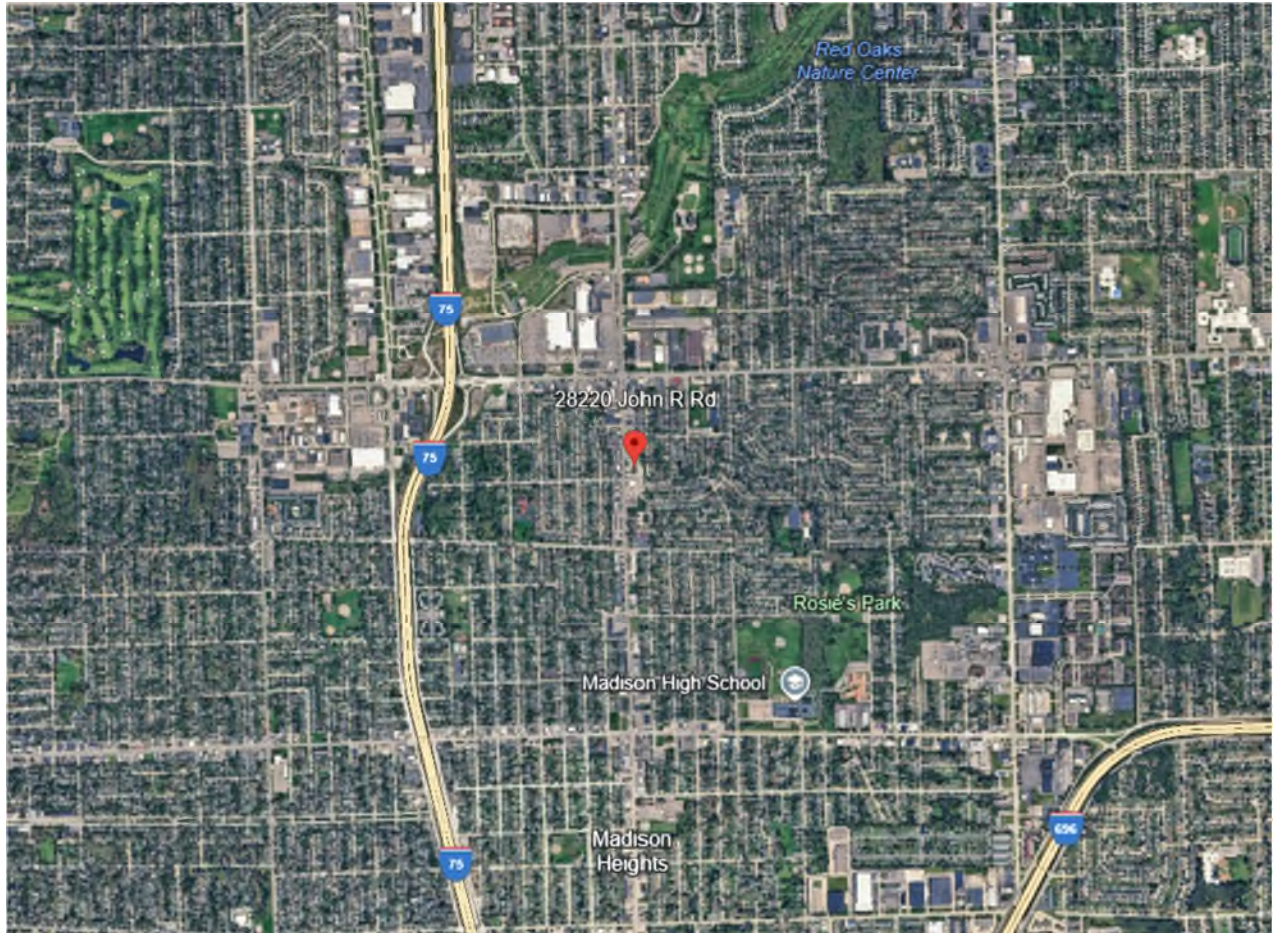
T1N R11E. SEC 13 WILLSON LAWN SUB PART OF LOT 1 ALSO OF 'FOREST MANOR SUB' ALL OF LOTS 1 2 & 3 ALSO VAC ALLEY ADJ TO SAME. ALSO OF 'SUPERVISOR'S REPLAT OF LOTS 47 48. 65 & OUTLOTS A & B OF FOREST MANOR SUB' (PER COURT ORDER L 3248 P 461) PART OF OUTLOT A ALL DESC AS BEG AT NE COR OF SD LOT 1 OF 'FOREST MANOR SUB' TH S 00-54-35 W 200.17 FT TH N 89-45-38 W 228.01 FT. TH N 00-54-35 E 205. 77 FT TH N 88-21-17 W 7 FT, TH N 00-54-35 E 4.14 FT. TH S 88-55-59 E 66.84 FT TH S 88-19-35 E 33.17 FT TH S 00-54-35 W 4.80 FT. TH S 88-21-17 E 135.01 FT TO BEG 3-24-26 FR 010 & 011

Commonly Known As: 28220 John R. Road

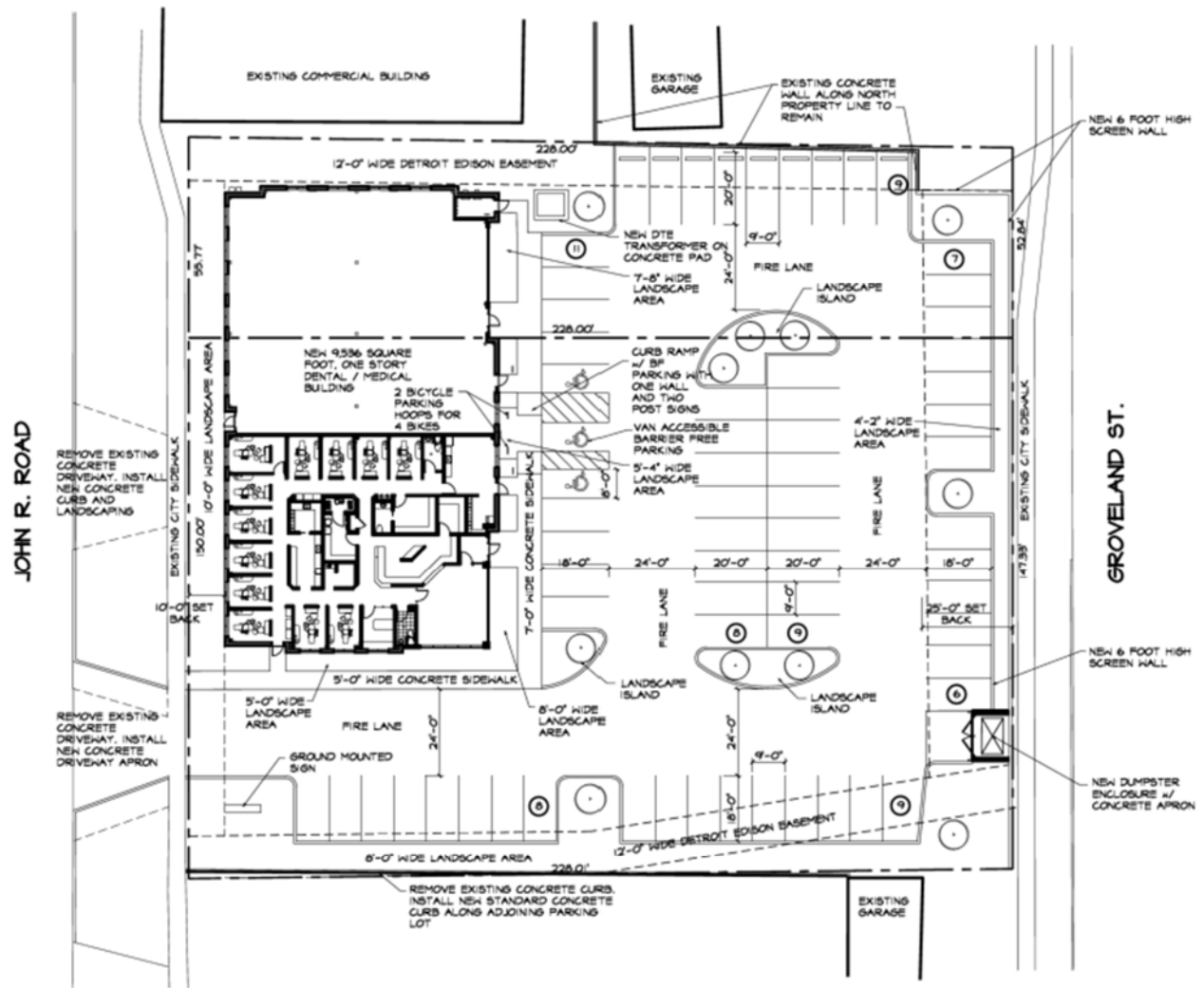
Tax Parcel ID*: 44-25-13-106-013

*The Eligible Property was formerly identified as parcel numbers 44-25-13-106-010 and 44-25-13-106-011 prior to a parcel combination.

Map of Eligible Property



Preliminary Site Plan



PROPOSED SITE PLAN



SITE INFORMATION

ZONING: B-2 COMMUNITY BUSINESS DISTRICT

PARKING REQUIREMENTS

PARKING REQUIRED:
 DENTAL / MEDICAL OFFICES:
 = SPACE PER 300 USABLE SQ FT
 = 9,536 X 75%
 = 7,152 / 300
 = 23.84
 = 24 PARKING SPACES

Table 1

Estimated Costs of Eligible Activities

Local-Only Eligible Activities	Cost	Cost
Site Preparation		\$403,554
<i>Land balancing, excavation of unstable materials, mass grading, and geotechnical engineering</i>	\$296,297	
<i>Soil erosion control measures</i>	\$9,751	
<i>Temporary site control during construction, including temporary fencing</i>	\$20,329	
<i>Project engineering, staking, permits, general conditions payroll, construction management fee and general contractor insurance allocated pro rata to site preparation activities</i>	\$77,177	
Infrastructure Improvements		\$294,681
<i>Installation and/or replacement of public sidewalks, curbs and gutters, alley ways, and driveways</i>	\$31,825	
<i>Storm water management system installation and related costs for storm water infrastructure*</i>	\$175,000	
<i>Installation of City water and sewer/sanitary connection valves and leads at Property rights-of-way</i>	\$31,500	
<i>Project engineering, staking, permits, general conditions payroll, construction management fee and general contractor insurance allocated pro rata to infrastructure improvement activities</i>	\$56,356	
Local-Only Eligible Activities Sub-Total		\$698,235
Contingency (15%)		\$104,735
Local-Only Eligible Activities Total		\$802,971
Additional Eligible Activities for School Tax and Local Taxes Reimbursement	Cost	Cost
Phase I and Phase II		\$10,792
Due Care Planning		\$0
Lead, Asbestos, Mold Abatement		\$2,450
<i>Pre-demolition asbestos assessment for structure</i>	\$2,450	
Abestos, Mold, Lead and Building Haz. Materials Abatement and Demolition (up to \$250,000)		\$121,088
<i>Building and site demolition activities</i>	\$97,931	
<i>Project engineering, staking, permits, general conditions payroll, construction management fee and general contractor insurance allocated pro rata to demolition activities</i>	\$23,157	
Additional Eligible Activities Sub-Total		\$134,329
Contingency (15%)		\$20,149
Brownfield Plan and/or Work Plan Preparation and Implementation		\$30,000
Additional Eligible Activities Total		\$184,479
Overall Eligible Activities Total		\$987,450

*Storm water management costs included are incremental to those costs that would be incurred to construct a storm water retention system on a similar scaled greenfield site.

Table 2

TIF Table (Tax Capture/Reimbursement Schedule)

	A	B	C	D	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC
1	28220 John R Brownfield Plan																											
2	Capture Table																											
3	Rev. 04.10.26																											
4						2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
7			Assumed annual increase in TV:	3.0%																								
9			Base/Initial Taxable Value																									
10			Building			102,324	102,324	102,324	102,324	102,324	102,324	102,324	102,324	102,324	102,324	102,324	102,324	102,324	102,324	102,324	102,324	102,324	102,324	102,324	102,324	102,324	102,324	102,324
11			Land			179,226	179,226	179,226	179,226	179,226	179,226	179,226	179,226	179,226	179,226	179,226	179,226	179,226	179,226	179,226	179,226	179,226	179,226	179,226	179,226	179,226	179,226	179,226
12			Total			281,550	281,550	281,550	281,550	281,550	281,550	281,550	281,550	281,550	281,550	281,550	281,550	281,550	281,550	281,550	281,550	281,550	281,550	281,550	281,550	281,550	281,550	281,550
14			New/Incremental value																									
15			Building			178,800	715,200	736,656	758,756	781,518	804,964	829,113	853,986	879,606	905,994	933,174	961,169	990,004	1,019,704	1,050,295	1,081,804	1,114,258	1,147,686	1,182,117	1,217,580	1,254,108	1,291,731	
16			Land			5,377	10,915	16,619	22,495	28,546	34,779	41,199	47,812	54,623	61,639	68,865	76,308	83,974	91,870	100,003	108,379	117,008	125,895	135,048	144,476	154,188		
17			Total Real Property Taxable Value			\$363,403	\$905,341	\$932,502	\$960,477	\$989,291	\$1,018,970	\$1,049,539	\$1,081,025	\$1,113,456	\$1,146,859	\$1,181,265	\$1,216,703	\$1,253,204	\$1,290,800	\$1,329,524	\$1,369,410	\$1,410,492	\$1,452,807	\$1,496,391	\$1,541,283	\$1,587,522	\$1,635,147	
18			Captured Taxable Value: Real Estate			\$81,853	\$623,791	\$650,952	\$678,927	\$707,741	\$737,420	\$767,989	\$799,475	\$831,906	\$865,309	\$899,715	\$935,153	\$971,654	\$1,009,250	\$1,047,974	\$1,087,860	\$1,128,942	\$1,171,257	\$1,214,841	\$1,259,733	\$1,305,972	\$1,353,597	
98																												
99																												
100			School Taxes																									
101			School Operating	Full Millages	17.9279	Until limit of capture of school taxes	1,467	11,183	11,670	12,172	12,688	13,220	13,768	14,333	14,914	15,513	16,130	-	-	-	-	-	-	-	-	-	-	-
102			State Education Tax	6.0000	Until limit of capture of school taxes	491	3,743	3,906	4,074	4,246	4,425	4,608	4,797	4,991	5,192	5,398	-	-	-	-	-	-	-	-	-	-	-	-
103			Total	23.9279		\$ 1,959	\$ 14,926	\$ 15,576	\$ 16,245	\$ 16,935	\$ 17,645	\$ 18,376	\$ 19,130	\$ 19,906	\$ 20,705	\$ 21,528	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
104			Non-school Taxes																									
105			City Operating	13.5535		1,109	8,455	8,823	9,202	9,592	9,995	10,409	10,836	11,275	11,728	12,194	12,675	13,169	13,679	14,204	14,744	15,301	15,875	16,465	17,074	17,700	18,346	
106			Solid Waste	2.4305		199	1,516	1,582	1,650	1,720	1,792	1,867	1,943	2,022	2,103	2,187	2,273	2,362	2,453	2,547	2,644	2,744	2,847	2,953	3,062	3,174	3,290	
107			Lampere Sinking	2.8652		235	1,787	1,865	1,945	2,028	2,113	2,200	2,291	2,384	2,479	2,578	2,679	2,784	2,892	3,003	3,117	3,235	3,356	3,481	3,609	3,742	3,878	
108			Road Improvement	1.8374		150	1,146	1,196	1,247	1,300	1,355	1,411	1,469	1,529	1,590	1,653	1,718	1,785	1,854	1,926	1,999	2,074	2,152	2,232	2,315	2,400	2,487	
109			Senior Citizens	0.4363		36	272	284	296	309	322	335	349	363	378	393	408	424	440	457	475	493	511	530	550	570	591	
110			County Gen Fund	3.9301		322	2,452	2,558	2,668	2,781	2,898	3,018	3,142	3,269	3,401	3,536	3,675	3,819	3,966	4,119	4,276	4,437	4,603	4,774	4,951	5,133	5,320	
111			Oakland Comm College	1.4747		121	920	960	1,001	1,044	1,087	1,133	1,179	1,227	1,276	1,327	1,379	1,433	1,488	1,545	1,604	1,665	1,727	1,792	1,858	1,926	1,996	
112			OISD Allocated	0.1862		15	116	121	126	132	137	143	149	155	161	168	174	181	188	195	203	210	218	226	235	243	252	
113			OISD Voted	2.9487		241	1,839	1,919	2,002	2,087	2,174	2,265	2,357	2,453	2,552	2,653	2,757	2,865	2,976	3,090	3,208	3,329	3,454	3,582	3,715	3,851	3,991	
114			Oakland Transit	0.9407		77	587	612	639	666	694	722	752	783	814	846	880	914	949	986	1,023	1,062	1,102	1,143	1,185	1,229	1,273	
115			H-C Metroparks	0.2050		17	128	133	139	145	151	157	164	171	177	184	192	199	207	215	223	231	240	249	258	268	277	
116			County Park & Rec	0.0401		53	403	421	439	457	476	496	517	537	559	581	604	628	652	677	703	729	757	785	814	844	875	
117			Total Incremental Local Taxes Paid	31.4544		\$ 2,575	\$ 19,621	\$ 20,475	\$ 21,355	\$ 22,262	\$ 23,195	\$ 24,157	\$ 25,147	\$ 26,167	\$ 27,218	\$ 28,300	\$ 29,415	\$ 30,563	\$ 31,745	\$ 32,963	\$ 34,218	\$ 35,510	\$ 36,841	\$ 38,212	\$ 39,624	\$ 41,079	\$ 42,577	
118			Total School and Non-School Capturable	55.3823		\$ 4,533	\$ 34,547	\$ 36,051	\$ 37,601	\$ 39,196	\$ 40,840	\$ 42,533	\$ 44,277	\$ 46,073	\$ 47,923	\$ 49,828	\$ 51,791	\$ 53,813	\$ 55,894	\$ 58,036	\$ 60,240	\$ 62,507	\$ 64,838	\$ 67,234	\$ 69,696	\$ 72,217	\$ 74,801	
119			Non-Capturable Taxes																									
120			Zoo Authority	0.0935		8	58	61	63	66	69	72	75	78	81	84	87	91	94	98	102	106	110	114	118	122	127	
121			Art Institute	0.1925		16	120	125	131	136	142	148	154	160	167	173	180	187	194	202	209	217	225	234	242	251	261	
122			P&F Pension	7.0000		573	4,367	4,557	4,752	4,954	5,162	5,376	5,596	5,823	6,057	6,298	6,546	6,802	7,065	7,336	7,615	7,903	8,199	8,504	8,818	9,142	9,475	
123			Chapt 20 Drain	0.1995		16	124	130	135	141	147	153	159	166	173	179	187	194	201	209	217	225	234	242	251	261	270	
124			Total Non-Capturable Millages	7.4855		\$ 613	\$ 4,669	\$ 4,873	\$ 5,082	\$ 5,298	\$ 5,520	\$ 5,749	\$ 5,984	\$ 6,227	\$ 6,477	\$ 6,735	\$ 7,000	\$ 7,273	\$ 7,555	\$ 7,845	\$ 8,143	\$ 8,451	\$ 8,767	\$ 9,094	\$ 9,430	\$ 9,776	\$ 10,132	
125			Total Mills	62.8678		\$ 5,146	\$ 39,216	\$ 40,924	\$ 42,683	\$ 44,494	\$ 46,360	\$ 48,282	\$ 50,261	\$ 52,300	\$ 54,400	\$ 56,563	\$ 58,741	\$ 61,038	\$ 63,453	\$ 65,988	\$ 68,643	\$ 71,418	\$ 74,313	\$ 77,328	\$ 80,464	\$ 83,722	\$ 87,095	
126			Total Tax Increment Revenue (TIR) Available	55.3823		\$ 4,533	\$ 34,547	\$ 36,051	\$ 37,601	\$ 39,196	\$ 40,840	\$ 42,533	\$ 44,277	\$ 46,073	\$ 47,923	\$ 49,828	\$ 51,791	\$ 53,813	\$ 55,894	\$ 58,036	\$ 60,240	\$ 62,507	\$ 64,838	\$ 67,234	\$ 69,696	\$ 72,217	\$ 74,801	
127			TOTAL CAPTURE																									
128																												
129																												
130																												
131																												
132			BRA Administrative Fee			2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	
133			50% SET to State Brownfield Redevelopment Fund			246	1,871	1,953	2,037	2,123	2,212	2,304	2,398	2,496	2,596	2,699	-	-	-	-								

	B	C	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM
1	John R Brownfield Plan											
2	Table											
3	D.26											
4			2049	2050	2051	2052	2053	2054	2055	2056	Totals	
7	Assumed annual increase in TV											
9	Base/Initial Taxable Value											
10	Building		102,324	102,324	102,324	102,324	102,324	102,324	102,324	102,324	102,324	
11	Land		179,226	179,226	179,226	179,226	179,226	179,226	179,226	179,226	179,226	
12	Total		281,550	281,550	281,550	281,550	281,550	281,550	281,550	281,550	281,550	
14	New/Incremental value											
15	Building		1,330,483	1,370,397	1,411,509	1,453,854	1,497,470	1,542,394	1,588,666	1,636,326		
16	Land		164,190	174,492	185,104	196,034	207,292	218,887	230,831	243,132		
17	Total Real Property Taxable Value		<u>\$1,684,202</u>	<u>\$1,734,728</u>	<u>\$1,786,770</u>	<u>\$1,840,373</u>	<u>\$1,895,584</u>	<u>\$1,952,451</u>	<u>\$2,011,025</u>	<u>\$2,071,356</u>		
18	Captured Taxable Value: Real Estate		<u>\$1,402,652</u>	<u>\$1,453,178</u>	<u>\$1,505,220</u>	<u>\$1,558,823</u>	<u>\$1,614,034</u>	<u>\$1,670,901</u>	<u>\$1,729,475</u>	<u>\$1,789,806</u>		
98												
99												
100	School Taxes											
101	School Operating		-	-	-	-	-	-	-	-	-	137,060
102	State Education Tax		-	-	-	-	-	-	-	-	-	45,870
103	Total		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 182,931
104	Non-school Taxes											
105	City Operating		19,011	19,696	20,401	21,128	21,876	22,647	23,440	24,258	445,306	
106	Solid Waste		3,409	3,532	3,658	3,789	3,923	4,061	4,203	4,350	79,855	
107	Lampere Sinking		4,019	4,164	4,313	4,466	4,625	4,787	4,955	5,128	94,137	
108	Road Improvement		2,577	2,670	2,766	2,864	2,966	3,070	3,178	3,289	60,369	
110	Senior Citizens		612	634	657	680	704	729	755	781	14,335	
111	County Gen Fund		5,513	5,711	5,916	6,126	6,343	6,567	6,797	7,034	129,125	
112	Oakland Comm College		2,068	2,143	2,220	2,299	2,380	2,464	2,550	2,639	48,452	
113	OISD Allocated		261	271	280	290	301	311	322	333	6,118	
114	OISD Voted		4,136	4,285	4,438	4,597	4,759	4,927	5,100	5,278	96,881	
115	Oakland Transit		1,319	1,367	1,416	1,466	1,518	1,572	1,627	1,684	30,907	
116	H-C Metroparks		288	298	309	320	331	343	355	367	6,735	
117	County Park & Rec		906	939	973	1,007	1,043	1,080	1,117	1,156	21,228	
118	Total Incremental Local Taxes Paid		\$ 44,120	\$ 45,709	\$ 47,346	\$ 49,032	\$ 50,768	\$ 52,557	\$ 54,400	\$ 56,297	\$ 1,033,447	
119	Total School and Non-School Capturable		\$ 44,120	\$ 45,709	\$ 47,346	\$ 49,032	\$ 50,768	\$ 52,557	\$ 54,400	\$ 56,297	\$ 1,216,378	
120												
121	Non-Capturable Taxes											
122	Zoo Authority		131	136	141	146	151	156	162	167	3,072	
123	Art Institute		270	280	290	300	311	322	333	345	6,325	
124	P&F Pension		9,819	10,172	10,537	10,912	11,298	11,696	12,106	12,529	229,988	
125	Chapt 20 Drain		280	290	300	311	322	333	345	357	6,555	
126	Total Non-Capturable Millages		\$ 10,500	\$ 10,878	\$ 11,267	\$ 11,669	\$ 12,082	\$ 12,508	\$ 12,946	\$ 13,398	\$ 245,939	
127	Total Mills		\$ 54,619	\$ 56,587	\$ 58,613	\$ 60,700	\$ 62,850	\$ 65,065	\$ 67,346	\$ 69,695	\$ 1,462,317	
128	Total Tax Increment Revenue (TIR) Available		\$ 44,120	\$ 45,709	\$ 47,346	\$ 49,032	\$ 50,768	\$ 52,557	\$ 54,400	\$ 56,297	\$ 1,216,378	
129	TOTAL CAPTURE											
130												
131												
132	BRA Administrative Fee		2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	75,000	
133	50% SET to State Brownfield Redevelopment Fund		-	-	-	-	-	-	-	-	22,935	
134												
135	Adjusted capture											
136	Adjusted Annual Captured Non-School Taxes		41,620	43,209	44,846	46,532	48,268	50,057	51,900	53,797	958,447	
137	Adjusted Annual Captured School Taxes (SET)		-	-	-	-	-	-	-	-	22,935	
138	Adjusted Annual Captured School Taxes (School Oper)		-	-	-	-	-	-	-	-	137,060	
139	Adjusted Annual Total Incremental Taxes		\$ 41,620	\$ 43,209	\$ 44,846	\$ 46,532	\$ 48,268	\$ 50,057	\$ 51,900	\$ 53,797	\$ 1,118,442	
140	ADJUSTED CAPTURE											

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	
1	28220 John R Brownfield Plan																			
2	Reimbursement Table																			
3	Rev. 04.10.26																			
4																				
5																				
6																				
7																				
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Reimbursement Values	Proportionality for all capture	Taxes for Dev. Pmts	Total to Developer
School Taxes	15.0%	\$ 149,511	\$ 149,511
Local/Non-School Taxes	85.0%	\$ 837,939	\$ 837,939
TOTAL		\$ 987,450	\$ 987,450
School and Local Tax Eligible	18.7%	\$ 184,479	\$ 184,479
Local-Only	81.3%	\$ 802,971	\$ 802,971
TOTAL		\$ 987,450	\$ 987,450

Estimated Total Years of Plan: 30

Estimated Capture	\$ 1,216,378
Administrative Fees	\$ 75,000
State Brownfield Redevelopment Fund	\$ 22,935
Local Brownfield Revolving Fund	\$ 120,508

		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041		
15	Total School Incremental Revenue	\$ 1,959	\$ 14,926	\$ 15,576	\$ 16,245	\$ 16,935	\$ 17,645	\$ 18,376	\$ 19,130	\$ 19,906	\$ 20,705	\$ 21,528	\$ -	\$ -	\$ -	\$ -	\$ -		
16	State Brownfield Redevelopment Fund (50% of SET); max 25 yrs	\$ 246	\$ 1,871	\$ 1,953	\$ 2,037	\$ 2,123	\$ 2,212	\$ 2,304	\$ 2,398	\$ 2,496	\$ 2,596	\$ 2,699	\$ -	\$ -	\$ -	\$ -	\$ -		
17	School TIR Available for Reimbursement	\$ 1,713	\$ 13,055	\$ 13,623	\$ 14,209	\$ 14,812	\$ 15,433	\$ 16,072	\$ 16,731	\$ 17,410	\$ 18,109	\$ 18,829	\$ -	\$ -	\$ -	\$ -	\$ -		
19	Total Local/Non-schools Incremental Revenue	\$ 2,575	\$ 19,621	\$ 20,475	\$ 21,355	\$ 22,262	\$ 23,195	\$ 24,157	\$ 25,147	\$ 26,167	\$ 27,218	\$ 28,300	\$ 29,415	\$ 30,563	\$ 31,745	\$ 32,963	\$ 34,219		
20	BRA Administrative Fee	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500		
21	Local TIR Available for Reimbursement	\$ 75	\$ 17,121	\$ 17,975	\$ 18,855	\$ 19,762	\$ 20,695	\$ 21,657	\$ 22,647	\$ 23,667	\$ 24,718	\$ 25,800	\$ 26,915	\$ 28,063	\$ 29,245	\$ 30,463	\$ 31,719		
22	Total School & Local/Non-schools TIR Available	\$ 1,788	\$ 30,176	\$ 31,598	\$ 33,064	\$ 34,573	\$ 36,128	\$ 37,729	\$ 39,378	\$ 41,077	\$ 42,827	\$ 44,629	\$ 46,484	\$ 48,398	\$ 50,370	\$ 52,405	\$ 54,504		
23	DEVELOPER																		
24	Beginning Developer Reimbursement Balance																		
27	Local-Only Eligible Activities	\$ 802,971	\$ 61	\$ 13,922	\$ 14,617	\$ 15,333	\$ 16,070	\$ 16,829	\$ 17,611	\$ 18,416	\$ 19,246	\$ 20,100	\$ 25,800	\$ 26,915	\$ 28,063	\$ 29,245	\$ 30,463		
28	School Tax Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
29	Local Tax Reimbursement		\$ 61	\$ 13,922	\$ 14,617	\$ 15,333	\$ 16,070	\$ 16,829	\$ 17,611	\$ 18,416	\$ 19,246	\$ 20,100	\$ 25,800	\$ 26,915	\$ 28,063	\$ 29,245	\$ 30,463		
30	Total Local-Only Eligible Activities Reimbursement Balance	\$ 802,971	\$ 802,910	\$ 788,988	\$ 774,371	\$ 759,038	\$ 742,968	\$ 726,140	\$ 708,529	\$ 690,113	\$ 670,867	\$ 650,767	\$ 624,967	\$ 598,053	\$ 569,990	\$ 540,745	\$ 510,281		
32	School Tax and Local Tax Eligible Costs for Pre-Approved Activities	\$ 184,479	\$ 1,727	\$ 16,253	\$ 16,981	\$ 17,731	\$ 18,503	\$ 19,299	\$ 20,118	\$ 20,962	\$ 21,832	\$ 22,727	\$ 8,345	\$ -	\$ -	\$ -	\$ -		
33	School Tax Reimbursement		\$ 1,713	\$ 13,055	\$ 13,623	\$ 14,209	\$ 14,812	\$ 15,433	\$ 16,072	\$ 16,731	\$ 17,410	\$ 18,109	\$ 8,345	\$ -	\$ -	\$ -	\$ -		
34	Local Tax Reimbursement		\$ 14	\$ 3,199	\$ 3,358	\$ 3,523	\$ 3,692	\$ 3,866	\$ 4,046	\$ 4,231	\$ 4,422	\$ 4,618	\$ -	\$ -	\$ -	\$ -	\$ -		
35	Total School Tax and Local Tax Eligible Cost Reimbursement Balance	\$ 184,479	\$ 182,752	\$ 166,499	\$ 149,517	\$ 131,786	\$ 113,283	\$ 93,984	\$ 73,865	\$ 52,903	\$ 31,072	\$ 8,345	\$ -	\$ -	\$ -	\$ -	\$ -		
38	Total Annual Developer Reimbursement	\$ 1,788	\$ 30,176	\$ 31,598	\$ 33,064	\$ 34,573	\$ 36,128	\$ 37,729	\$ 39,378	\$ 41,077	\$ 42,827	\$ 44,629	\$ 46,484	\$ 48,398	\$ 50,370	\$ 52,405	\$ 54,504		
40	LOCAL BROWNFIELD REVOLVING FUND																		
41	LBRF Deposits *																		
42	School Tax Capture	Cap=	\$ 159,995	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
43	Local/Non-Schools Tax Capture	Cap=	\$ 958,447	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
44	Total LBRF Capture	Total Cap=	\$ 1,118,442	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
45	* Limited deposits for up to five years of capture for LBRF Deposits after eligible activities are reimbursed.																		

	A	T	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI
1	28220 John R Brownfield Plan														
2	Reimbursement Table														
3	Rev. 04.10.26														
4															
5															
6															
7															
8															
9															
10		16	19	20	21	22	23	24	25	26	27	28	29	30	
14		2042	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	Totals
15	Total School Incremental Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 182,931
16	State Brownfield Redevelopment Fund (50% of SET); max 25 yrs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,935
17	School TIR Available for Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 159,995
18															\$ -
19	Total Local/Non-schools Incremental Revenue	\$ 34,218	\$ 38,212	\$ 39,624	\$ 41,079	\$ 42,577	\$ 44,120	\$ 45,709	\$ 47,346	\$ 49,032	\$ 50,768	\$ 52,557	\$ 54,400	\$ 56,297	\$ 1,033,447
20	BRA Administrative Fee	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 75,000
21	Local TIR Available for Reimbursement	\$ 31,718	\$ 35,712	\$ 37,124	\$ 38,579	\$ 40,077	\$ 41,620	\$ 43,209	\$ 44,846	\$ 46,532	\$ 48,268	\$ 50,057	\$ 51,900	\$ 53,797	\$ 958,447
22	Total School & Local/Non-schools TIR Available	\$ 31,718	\$ 35,712	\$ 37,124	\$ 38,579	\$ 40,077	\$ 41,620	\$ 43,209	\$ 44,846	\$ 46,532	\$ 48,268	\$ 50,057	\$ 51,900	\$ 53,797	\$ 1,118,442
23															\$ -
24	DEVELOPER														
25	Beginning Developer Reimbursement Balance														
26															\$ -
27	Local-Only Eligible Activities	\$ 31,718	\$ 35,712	\$ 37,124	\$ 38,579	\$ 40,077	\$ 41,620	\$ 43,209	\$ 44,846	\$ 46,532	\$ 48,268	\$ 50,057	\$ 51,900	\$ 53,797	\$ 802,971
28	School Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
29	Local Tax Reimbursement	\$ 31,718	\$ 35,712	\$ 37,124	\$ 38,579	\$ 40,077	\$ 41,620	\$ 43,209	\$ 44,846	\$ 46,532	\$ 48,268	\$ 50,057	\$ 51,900	\$ 53,797	\$ 802,971
30	Total Local-Only Eligible Activities Reimbursement Balance	\$ 478,563	\$ 375,500	\$ 338,376	\$ 299,797	\$ 259,720	\$ 218,101	\$ 174,892	\$ 130,046	\$ 83,514	\$ 35,246	\$ -	\$ -	\$ -	\$ -
31															\$ -
32	School Tax and Local Tax Eligible Costs for Pre-Approved Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 184,479
33	School Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 149,511
34	Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,968
35	Total School Tax and Local Tax Eligible Cost Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
36															\$ -
37															\$ -
38	Total Annual Developer Reimbursement	\$ 31,718	\$ 35,712	\$ 37,124	\$ 38,579	\$ 40,077	\$ 41,620	\$ 43,209	\$ 44,846	\$ 46,532	\$ 48,268	\$ 50,057	\$ 51,900	\$ 53,797	\$ 987,450
39															\$ -
40	LOCAL BROWNFIELD REVOLVING FUND														
41	LBRF Deposits *														
42	School Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
43	Local/Non-Schools Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,811	\$ 51,900	\$ 53,797	\$ 120,508
44	Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,811	\$ 51,900	\$ 53,797	\$ 120,508
45	* Limited deposits for up to five years of capture for LBRF Deposits after eligible activities are reimbursed.														

Attachment A

Brownfield Plan Resolution(s)

Attachment B

Signed Affidavit for Functional Obsolescence

AFFIDAVIT OF DEBRA KOPP

STATE OF MICHIGAN)
)ss.
COUNTY OF OAKLAND)

I, Debra Kopp, having first been duly sworn, deposes and says:

1. I make this affidavit from my own personal knowledge and I am competent to testify to the matters set forth herein.

2. I am the City Assessor, MMAO, PPE for the City of Madison Heights, County of Oakland, State of Michigan.

3. I have inspected the specific properties and related improvements at the location of 28220 John R Road (Parcel Numbers 44-25-13-106-010 and 44-25-13-106-011). The property suffers from severe physical depreciation and has been vacant for an extended period of time.

4. On the basis of my inspection or knowledge of the property, I have determined that the property is “functionally obsolete” because it is unable to be used to adequately perform the function for which it was intended due to a substantial loss in value resulting from factors such as overcapacity, changes in technology, deficiencies or superadequacies in design, or other similar factors that affect the property itself or the property’s relationship with other surrounding property.

Dated this 10th day of April, 2026.

I declare under penalty of perjury that the foregoing is true and correct.

Debra J. Kopp
Debra Kopp
City of Madison Heights Assessor

Subscribed and sworn to before me
this 10th day of April, 2026.

THOMAS CLANCY
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Jul 5, 2030
ACTING IN COUNTY OF macomb



Thomas Clancy
Thomas Clancy
Notary Public

Oakland County, Michigan
My Commission Expires: Jul 5, 2030

Madison Heights Brownfield Redevelopment Authority Project Application Form

All interested applicants are required to have pre-application meeting with city staff to discuss eligibility guidelines and obligations. Company President, senior management, or other company representatives who will be signing the Brownfield Redevelopment application are required to attend the application meeting. Contact the Community & Economic Development Department at 248-583-0831 to schedule this pre-application meeting.

This application form must be completed and signed by the applicant to initiate the project review process by the Madison Heights Brownfield Redevelopment Authority (MHBRA). The completed application forms, application fee, and any supplemental materials must be submitted to the Madison Heights Community Development Department, 300 West 13 Mile Road, Madison Heights, MI 48071-1853. There are no deadlines for the submittal of applications – applications will be accepted on an ongoing basis.

Once the appropriate City departments have reviewed the application, applicant will provide copies of the application, revised if necessary, for the MHBRA.

For assistance in completing this application form, please contact the Madison Heights Economic Development Division at (248)837-2650 (phone) or Gtucker@Madisonheightsmi.gov.

PROJECT APPLICANT INFORMATION

Project Applicant Name: 28220 John R, LLC

Mailing Address: 2425 E. 12 Mile Road, Suite B, Warren, MI 48092

Contact Person for Applicant: Richard Barr

Telephone/Fax Number: (313) 465-7308

E-mail Address: rbarr@honigman.com

Property Owner Name: 28220 John R, LLC

Mailing Address: 2425 E. 12 Mile Road, Suite B, Warren, MI 48092

Contact Person for Property Owner: Jonathan Miller

Telephone/Fax Numbers: (248) 909-7385

E-mail Address: miller.jcm@gmail.com

- ❖ *If the property owner is not the project applicant, please attach a signed and notarized letter from the property owner authorizing the applicant to submit this application form for consideration by the MHBRA.*
- ❖ *Attach copy of current title commitment and proof of ownership.*

PROJECT INFORMATION

Project Address: 28220 John R Road

Parcel ID Number(s): 44-25-13-106-011; 44-25-13-106-010

Legal Description: See Attachment B.

Proposed Project Description:

28220 John R, LLC proposes to redevelop the former restaurant building at 28220 John R Road by demolishing the existing vacant restaurant structure and site improvements for the new construction of an approximately 9,500 square foot commercial building to be occupied by dental offices, medical offices, and/or other tenants. Proposed site development plans are attached to this application as Attachment C.

- ❖ *Attach copies of proposed preliminary site development or concept plans to illustrate how the proposed redevelopment and land uses will be situated on the subject property, and documenting access to all necessary utilities and infrastructure.*

Proposed Redevelopment Use(s):

The redevelopment contemplates the new construction of an approximately 9,500 square foot commercial building to be occupied by dental offices, medical offices, and/or other tenants.

Anticipated Project Schedule/Critical Dates:

Site assessment activities commenced in 2025. Construction is expected to begin in May 2026 and is estimated to be substantially completed within 9 to 12 months.

Status of Development Permits and Applications:

Site plan approvals are in process and plans have been re-submitted to the City to finalize the approvals. Following site plan approvals, the developer intends to submit for required engineering, building and other permits.

Description of Known or Suspected Environmental Contamination Concerns:

Phase I and Phase II Environmental Site Assessments (ESA) were completed for the property. The Phase II ESA was completed to address a potential environmental concern and recognized environmental condition identified in the Phase I. Results of chemical testing under the Phase II showed no contamination concerns in the soil or groundwater samples.

- ❖ *Attach additional pages if needed and supporting documentation or reports if available.*

Summary of Needed Eligible Activities and Projected Costs (if known):

Eligible Activities needed to complete the redevelopment project include, but are not limited to, environmental site assessments (completed), building demolition, site demolition, site preparation, and public infrastructure improvements. Site preparation costs are required to prepare the site for development, including the excavation of unsuitable soils and materials, mass grading of the site, geotechnical engineering, temporary erosion control, and temporary site control during construction. Infrastructure improvements necessary in public rights-of-way include connections to City water mains and storm water systems, installation and repair of sidewalk improvements, curbs and gutters, alleyways, and/or driveways. An urban stormwater management system is also required at the property to capture and divert water discharge to the City sewer system. See Eligible Activity cost information on Attachment D.

❖ *Attach additional pages if needed and supporting documentation or reports if available.*

Projected Private Investment in Redevelopment:

Total capital investment in the project is estimated to be approximately \$3.7 million. The developer has been working with potential lenders and has a commitment to finance the project. See Attachment E for an overview of the project budget.

❖ *Attach detailed project budget illustrating all related project expenses, sources of financing, and project financing needs.*

Anticipated Job Creation or Retention Impacts:

The developer has an initial dental practice tenant for the building, which anticipates bringing up to 15 new full-time equivalent employees and additional part-time employees to Madison Heights. Additional employment will be created by one or more intended additional building tenant(s), with the number of additional new jobs to be based on the nature of the additional tenant(s).

Other Significant Project Information:

Support from the City of Madison Heights through a brownfield plan, and possibly a property tax abatement, is critical to facilitate a successful long-term project. The developer's intention is to move his dental office to Madison Heights upon the project's completion and to grow his practice within the new space. As part of the financing structure of the project, the developer will be taking on significant costs to subsidize both the development project and dental practice ventures for an undefined period of time, including as the project seeks a future tenant(s) and during initial growth years for the dental practice. A brownfield plan will provide needed support to offset significant costs contemplated as part of the project that are not typical of a "greenfield" site and to mitigate future property tax exposure. Future property tax savings will significantly reduce the risks of the project given the contemplated financing structure.

Application Fees

Non-Refundable Fee (payment to: City of Madison Heights, 300 W. 13 Mile, Madison Heights, MI 48071)
Fee Schedule for 2025-26 \$1,500.00

Payment of application fee is non-refundable and due at the time of application. Acceptance of the fee does not constitute approval of Plan.

Important Note: The application and processing fee for the City of Madison Heights Brownfield Redevelopment Authority do not include other fees required for applicable review or permits (rezoning, site plan, special use, engineering review, building permits, etc.) Additional fees may be charged by the State of Michigan, MDEQ or MEDC. Applicant is required to supply a Development and Reimbursement Agreement in order to qualify for any financial assistance or reimbursement.

that is not permitted under the Reimbursement Agreement between the Applicant and the MHBRA,

Acknowledgment and Agreement

Applicant affirms that they are not involved in any litigation of any kind against the City, including actions in the Michigan Tax Tribunal and actions initiated under section 211.154 of the General Property Tax Act against the City. Additionally, if the Applicant institutes or becomes involved with litigation of any kind against the City after the application and/or the Work Plan has been approved, the applicant shall consent to a request by the MHBRA to terminate any or all agreement, including any approval of a Work Plan executed between the applicant and the MHBRA.

Signature: John Smith Date: 3/30/26
(Company Officer, no authorized agents or consultants)

Applicant, whether a corporate entity, partnership, or other legal type of business entity or an individual, acknowledges and verifies that it is current on all tax obligations, assessments or other governmental levies and assessments and that the same have been paid when due and payable and no delinquencies exist at the time of application. Please note as part of the application process, all information will be verified and confirmed

Signature: John Smith Date: 3/30/26
(Company Officer, no authorized agents or consultants)

Applicant submits the final application along with all necessary supporting documents and appropriate fees.

Date: 3/30/26

Attachment A
Proof of Ownership

Prepared by:
 Nadia Khan, Senior Counsel
 McDonald's Corporation
 110 N. Carpenter St.
 Chicago, IL 60607-2101

After recording return to:
 Jonathan Miller
 28220 John R LLC
 13115 Elgin Avenue
 Huntington Woods, MI 48070

COVENANT DEED

McDONALD'S CORPORATION, a Delaware corporation, who took title as McDonald's Corporation d/b/a Delaware McDonald's Corporation, ("Grantor") conveys and transfers to **28220 John R LLC**, a Michigan limited liability company, ("Grantee"), whose tax mailing address is 13115 Elgin Avenue, Huntington Woods, MI 48070, for the sum of **TEN DOLLARS** and other good and valuable consideration pursuant to the Real Estate Transfer Valuation Affidavit filed herewith, the following described Premises, in Oakland County, Michigan (the "Property") to wit:

Property Address: 28220 John R Rd, Madison Heights, MI 48071
 PIN #: 25-13-106-011; 25-13-106-010; and a portion of 25-13-106-004

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO the matters generally excepted by title insurance companies in their title policies issued in the state in which the Premises are located; special taxes or special assessments, if any, for improvements not yet completed; installments not yet due as of the date of this deed of any special tax or special assessments for improvements previously completed, if any; general real estate taxes not yet due and payable, if any, for the year in which Closing occurs; covenants conditions, agreements, reservations and restrictions of record; zoning and building laws or ordinances; private and public utility and drainage easements and rights; roads and highways, access ways and driveways, whether or not of record; all matters which a current, accurate survey of the Property would disclose; and the terms, reservations and conditions of this sale.

THE PROPERTY IS SOLD TO AND ACCEPTED BY GRANTEE "AS IS" AND "WHERE IS" WITH ALL FAULTS, IF ANY, AND WITHOUT ANY WARRANTY WHATSOEVER, EXPRESS OR IMPLIED.

The Property will not be leased, used or occupied: (i) as a restaurant or for food service purposes (which includes any type of food or drink), drive-in, drive-thru or walk-up eating/drinking facility (including without limitation a kiosk, stand, booth, or area located inside another business facility); (ii)

for the sale of pornographic materials or magazines, sexually-oriented material, marijuana or other legal drugs or controlled substances and/or any products containing marijuana and/or any of its components, drug paraphernalia or any items that are illegal for a period of 20 years from the date of this deed. This restriction will be a covenant running with the land and be binding upon Grantee, its heirs, administrators, successors and assigns.

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

AND the Grantor does hereby covenant to and with the said Grantee that the said Grantor is lawfully seized of the said land in fee simple; that the Grantor has good right and lawful authority to sell and convey the said land; that Grantor hereby warrants the title to the said land and will forever defend the same against the lawful claims of all persons claiming by, through or under Grantor.

{SIGNATURE PAGE TO FOLLOW}

IN WITNESS WHEREOF, the said Grantor(s) has/have caused these presents to be duly executed, on this 5th day of March, 2025.

McDONALD'S CORPORATION

By: _____ *NK*
Name: *Brandon Carey*
Title: Senior Counsel

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

On this 5th day of March, 2025, before me, the undersigned, personally appeared Brendan Carey, Senior Counsel of McDonald's Corporation, known to me to be the person whose name is subscribed to the within instrument acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Vianey Cabrales
Notary Public

My commission expires: 12/18/2027

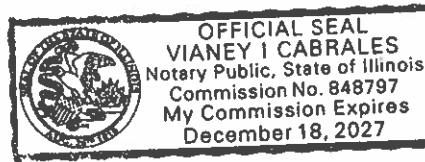


EXHIBIT A
Legal Description

Property Address: 28220 John R Rd, Madison Heights, MI 48071
PINs #: 25-13-106-011; 25-13-106-010; and a portion of 25-13-106-004

Land situated in the City of Madison Heights, County of Oakland, Michigan, more particularly described as:

Beginning at a T-Iron stake at the Northeast corner of Lot 1 of "Forest Manor Subdivision", as recorded in Liber 70 of Plats, pages 3 and 4, both inclusive, Oakland County Records; thence along the West line of Groveland Avenue, 60 feet wide, South 00 degrees 54 minutes 35 seconds West 52.84 feet (recorded as 52.86 feet) to a 3/4 inch iron pipe on the North line of the South 2.14 feet of Lot 1 of said Forest Manor Subdivision; thence along the North line of the South 2.14 feet of Lot 1 of said Forest Manor Subdivision and Westerly extension thereof North 89 degrees 05 minutes 25 seconds West 228.00 feet to a T-Iron Stake on the East line of John R. Road, said point being on the East line of the West 60 feet of the Northwest quarter of Section 13, Township 1 North, Range 11 East; thence along the East line of John R. Road North 00 degrees 54 minutes 35 seconds East 55.77 feet (recorded as 55.78 feet) to the North line of said Outlot A; thence along the South line of Lot 1 of Willson Lawn Subdivision, as recorded in Liber 32 of Plats, pages 24, Oakland County Records, North 88 degrees 21 minutes 17 seconds West 7.00 feet to a T-Iron Stake on the East line of John R. Road, said point beginning on the East line of the West 53 feet of the Northwest quarter of said section; thence along the East line of John R. Road North 00 degrees 54 minutes 35 seconds East 4.14 feet (recorded as 3.86 feet) to a T-Iron stake on the South line of a building as existing on September 2, 1970 and designated in Deed Liber 5554, page 402, Oakland County Records; thence along the South line of said building South 88 degrees 55 minutes 59 seconds East 66.84 feet to a T-Iron stake; thence continuing along the South line of said building and Easterly extension thereof South 88 degrees 19 minutes 35 seconds East 33.17 feet to a T-Iron stake on the East line of Lot 1 of said Willson Lawn Subdivision; thence along the East line of Lot 1 of said Willson Lawn Subdivision, South 00 degrees 54 minutes 35 seconds West 4.80 feet (recorded as 6.50 feet) to a T-Iron stake; thence along the North line of said Forest Manor Subdivision South 88 degrees 21 minutes 17 seconds East 135.01 feet to the point of beginning; being part of Lot 1 and all of that portion of the 20 feet wide North-South vacated alley contiguous thereto of Forest Manor Subdivision, part of Outlot A of Supervisor's Replat of Lots 47, 48, 65 and Outlots A and B of Forest Manor Subdivision, and part of Lot 1 of Willson Lawn Subdivision, all as recorded in the office of the Register of Deeds for Oakland County, Michigan.

And

Part of Lots 2, all of Lot 3, part of Outlot "A" of Supervisor's Replat of Lots 47, 48, 65 and Outlots A and B of "Forest Manor Subdivision", as recorded in Liber 3428, Page 461 and vacated alley as platted in "Forest Manor Subdivision" a subdivision of part of the Northwest 1/4 of Section 13, Town 1 North, Range 11 East, City of Madison Heights, Oakland County, Michigan as recorded in Liber 70 of Plats on Pages 3 and 4 (Oakland County Records) being more particularly described as follows: Commencing at a point on the East line of John R. Road, said Point being 197.92 feet North 0 degrees 54 minutes 35 seconds East from the intersection of the East line of John R. Road and the North line of Parker Ave. (60 feet wide), thence North 0 degrees 54 minutes 35 seconds East 152.08 feet along the Easterly line of John R. Road, thence South 88 degrees 31 minutes 54 seconds East 228.00 feet, thence South 0 degrees 54 minutes 35 seconds West 147.27 feet along the Westerly line of Groveland Ave. (60 feet wide), thence North 89 degrees 44 minutes 25 seconds West 228.01 feet to the Point of Beginning. Said property also being part of Outlot "A" of Supervisor's Replat of Lots 47, 48, 65 and Outlots A and B of "Forest Manor Subdivision", as recorded in Liber 3428, Page 461, Oakland County Records.

Attachment B
Legal Description

Legal Description

T1N R11E. SEC 13 WILLSON LAWN SUB PART OF LOT 1 ALSO OF 'FOREST MANOR SUB' ALL OF LOTS 1 2 & 3 ALSO VAC ALLEY ADJ TO SAME. ALSO OF 'SUPERVISOR'S REPLAT OF LOTS 47 48. 65 & OUTLOTS A & B OF FOREST MANOR SUB' (PER COURT ORDER L 3248 P 461) PART OF OUTLOT A ALL DESC AS BEG AT NE COR OF SD LOT 1 OF 'FOREST MANOR SUB' TH S 00-54-35 W 200.17 FT TH N 89-45-38 W 228.01 FT. TH N 00-54-35 E 205.77 FT TH N 88-21-17 W 7 FT, TH N 00-54-35 E 4.14 FT. TH S 88-55-59 E 66.84 FT TH S 88-19-35 E 33.17 FT TH S 00-54-35 W 4.80 FT. TH S 88-21-17 E 135.01 FT TO BEG 3-24-26 FR 010 & 011

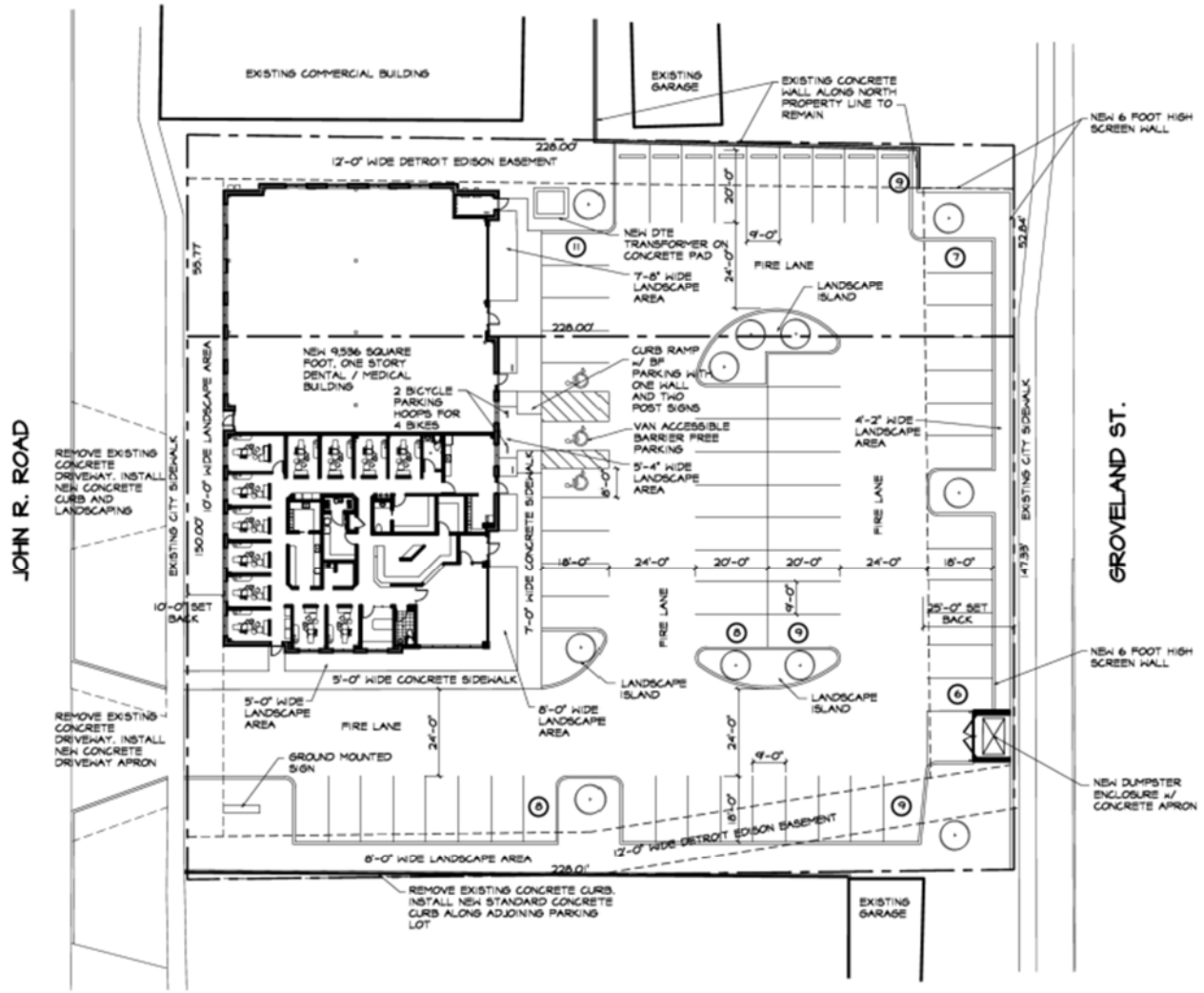
Commonly Known As: 28220 John R. Road

Tax Parcel ID*: 44-25-13-106-013

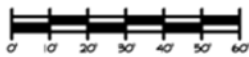
*The Eligible Property was formerly identified as parcel numbers 44-25-13-106-010 and 44-25-13-106-011 prior to a parcel combination.

Attachment C
Proposed Site Development Plans

Preliminary Site Plan



PROPOSED SITE PLAN
Scale: 1" = 20'-0"



SITE INFORMATION

ZONING: B-2 COMMUNITY BUSINESS DISTRICT

PARKING REQUIREMENTS

PARKING REQUIRED: DENTAL / MEDICAL OFFICES:
 1 SPACE PER 300 USABLE SQ FT
 = 9,536 X 75%
 = 7,152 / 300
 = 23.84
 = 24 PARKING SPACES

Proposed Project Rendering



Attachment D
Eligible Activity Cost Information

Local-Only Eligible Activities	Cost	Cost
Site Preparation		\$403,554
<i>Land balancing, excavation of unstable materials, mass grading, and geotechnical engineering</i>	\$296,297	
<i>Soil erosion control measures</i>	\$9,751	
<i>Temporary site control during construction, including temporary fencing</i>	\$20,329	
<i>Project engineering, staking, permits, general conditions payroll, construction management fee and general contractor insurance allocated pro rata to site preparation activities</i>	\$77,177	
Infrastructure Improvements		\$294,681
<i>Installation and/or replacement of public sidewalks, curbs and gutters, alley ways, and driveways</i>	\$31,825	
<i>Storm water management system installation and related costs for storm water infrastructure*</i>	\$175,000	
<i>Installation of City water and sewer/sanitary connection valves and leads at Property rights-of-way</i>	\$31,500	
<i>Project engineering, staking, permits, general conditions payroll, construction management fee and general contractor insurance allocated pro rata to infrastructure improvement activities</i>	\$56,356	
Local-Only Eligible Activities Sub-Total		\$698,235
Contingency (15%)		\$104,735
Local-Only Eligible Activities Total		\$802,971
Additional Eligible Activities for School Tax and Local Taxes Reimbursement	Cost	Cost
Phase I and Phase II		\$10,792
Due Care Planning		\$0
Lead, Asbestos, Mold Abatement		\$2,450
<i>Pre-demolition asbestos assessment for structure</i>	\$2,450	
Abestos, Mold, Lead and Building Haz. Materials Abatement and Demolition (up to \$250,000)		\$121,088
<i>Building and site demolition activities</i>	\$97,931	
<i>Project engineering, staking, permits, general conditions payroll, construction management fee and general contractor insurance allocated pro rata to demolition activities</i>	\$23,157	
Additional Eligible Activities Sub-Total		\$134,329
Contingency (15%)		\$20,149
Brownfield Plan and/or Work Plan Preparation and Implementation		\$30,000
Additional Eligible Activities Total		\$184,479
Overall Eligible Activities Total		\$987,450

*Storm water management costs included are incremental to those costs that would be incurred to construct a storm water retention system on a similar scaled greenfield site.

Attachment E
Project Budget

RONNISCH CONSTRUCTION GROUP - CONCEPTUAL ESTIMATE

Item 13.



**MILLER FAMILY DENTISTRY
MADISON HEIGHTS, MI
CONCEPTUAL ESTIMATE**

RCG #: 24-0133
ISSUED: 1/13/25

SPEC SEC	DESCRIPTION	SITE WORK	BUILDING SHELL	TENANT WORK	TOTAL COST	SF COST 9,536	REMARKS
1-2700	TEMPORARY FACILITIES	\$20,329	\$1,000	\$3,585	\$24,914	\$2.61	TEMPORARY FENCING, FINAL CLEANING, TEMPORARY ENCLOSURES
1-3100	MATERIAL TESTING	\$20,000	\$6,000	\$0	\$26,000	\$2.73	MATERIAL TESTING ALLOWANCE
1-3200	LAYOUT	\$20,000	\$0	\$0	\$20,000	\$2.10	LAYOUT ALLOWANCE
2-4119	SELECTIVE DEMOLITION	\$48,400	\$0	\$0	\$48,400	\$5.08	BUILDING DEMO, FOUNDATION REMOVAL, BACKFILL, SITE WALL & FOUNDATION REMOVE, BACKFILL
2-8300	ABATEMENT	\$2,800	\$0	\$0	\$2,800	\$0.29	ASBESTOS TESTING OF EXISTING BUILDING
31-0000	EARTHWORK	\$188,129	\$0	\$0	\$188,129	\$19.73	SOIL EROSION, SITE DEMO, EARTHWORK, BASE AGGREGATE FOR CONCRETE
32-1216	ASPHALT PAVING	\$171,000	\$0	\$0	\$171,000	\$17.93	PAVING, SIGNAGE, BASE AGGREGATE, CURB & GUTTER, STRIPING
32-1313	CONCRETE PAVING	\$44,235	\$0	\$0	\$44,235	\$4.64	DUMPSTER SLAB, APPROACH SLAB, SIDEWALK
33-0000	SITE UTILITIES	\$453,450	\$0	\$0	\$453,450	\$47.55	WATER
32-3113	FENCES & GATES	\$8,400	\$0	\$0	\$8,400	\$0.88	DUMPSTER GATE
32-9200	LANDSCAPING & IRRIGATION	\$44,978	\$0	\$0	\$44,978	\$4.72	IRRIGATION, TREES, SHRUBS, SOD, GRASSES, MULCH
3-3000	CONCRETE FOUNDATIONS	\$51,591	\$80,440	\$0	\$132,031	\$13.85	SITE WALL & FOUNDATIONS, DUMPSTER ENCLOSURE FOOTINGS, BUILDING FOOTINGS
3-3000	CONCRETE SLABS	\$0	\$46,830	\$0	\$46,830	\$4.91	SLAB ON GRADE IN DENTIST OFFICE, DOOR AND SILL CONCRETE IN RETAIL AREA.
4-2000	MASONRY	\$0	\$189,400	\$0	\$189,400	\$19.86	CMU, BRICK, DUMPSTER ENCLOSURE.
5-1200	STRUCTURAL STEEL & JOISTS	\$0	\$236,000	\$0	\$236,000	\$24.75	COLUMNS, BEAMS, ANGLES, JOIST, DECK, SOLID SURFACE C-TOPS, UPPER CABINETS, LOWER CABINETS, SHELVING, LOCKERS,
6-4400	FINISH CARPENTRY & MILLWORK	\$0	\$0	\$151,250	\$151,250	\$15.86	METAL PANELS
7-5323	ROOFING	\$0	\$125,000	\$0	\$125,000	\$13.11	MISC. CAULKING
7-6100	METAL PANELS	\$0	\$134,800	\$0	\$134,800	\$14.14	HM DOORS AND FRAMES, SLIDING DOORS, WOOD DOORS
7-9200	WATERPROOFING & SEALANTS	\$0	\$11,920	\$0	\$11,920	\$1.25	STOREFRONT & FRAMING, GLASS, SLIDING WINDOW AT RECEPTION
8-1113	HOLLOW METAL DOORS & FRAMES	\$0	\$0	\$23,800	\$23,800	\$2.50	DRYWALL & FRAMING, EXTERIOR FRAMING FOR METAL PANELS, ACT CEILINGS, DRYWALL CEILINGS, INSTALL DOORS, FRAMES & HARDWARE, FE, TOILET ACCESSORIES
8-8000	GLAZING	\$0	\$149,000	\$16,835	\$165,835	\$17.39	TILE & BASE
9-2900	DRYWALL	\$0	\$79,400	\$143,855	\$223,255	\$23.41	LVT, VINYL BASE
9-3013	TILING	\$0	\$0	\$3,600	\$3,600	\$0.38	INTERIOR PAINTING
9-6816	CARPETING & RESILIENT FLOORING	\$0	\$0	\$31,461	\$31,461	\$3.30	INTERIOR ADA SIGNAGE ONLY
9-9123	PAINTING & WALLCOVERING	\$600	\$0	\$12,352	\$12,952	\$1.36	TOILET ACCESSORIES
10-1410	SIGNAGE	\$0	\$0	\$500	\$500	\$0.05	FE
10-2113	TOILET PARTITIONS & ACCESSORIES	\$0	\$0	\$2,250	\$2,250	\$0.24	W/ MILLWORK
10-4413	FIRE EXTINGUISHERS & CABINETS	\$0	\$0	\$1,000	\$1,000	\$0.10	AWNINGS
10-5113	LOCKERS	\$0	\$0	\$0	\$0	\$0.00	(1) MICROWAVE, (1) DISHWASHER, (1) FRIDGE, (1) COMBO WASHER/DRYER
10-8000	MISC. SPECIALTIES	\$0	\$70,490	\$0	\$70,490	\$7.39	WINDOW TREATMENTS
11-3100	RESIDENTIAL APPLIANCES	\$0	\$0	\$5,100	\$5,100	\$0.53	EXCLUDED
12-2113	WINDOW TREATMENTS	\$0	\$0	\$9,902	\$9,902	\$1.04	PLUMBING FIXTURES, COMPRESSED AIR LINES, DOMESTIC HOT AND COLD.
21-0000	FIRE PROTECTION	\$0	\$0	\$0	\$0	\$0.00	RTU, DUCTWORK, EXHAUST FANS,
22-0000	PLUMBING	\$0	\$0	\$110,250	\$110,250	\$11.56	ELECTRICAL EQUIPMENT, (1) - 400 AMP MDP, (2) - 200 AMP PANELS, LIGHT FIXTURES, POWER TO MEP, SITE LIGHTING, RECEPTACLES
23-0000	HVAC	\$0	\$49,000	\$83,000	\$132,000	\$13.84	BY OWNER
26-0000	ELECTRICAL	\$0	\$125,000	\$165,000	\$290,000	\$30.41	
28-0000	LOW VOLTAGE SYSTEMS	\$0	\$0	\$0	\$0	\$0.00	
SUBTOTAL COST #1		\$1,073,912	\$1,304,280	\$763,740	\$3,141,932	\$329.48	
0.00%	DESIGN CONTINGENCY	\$0	\$0	\$0	\$0	\$0.00	
0.00%	CONSTRUCTION CONTINGENCY	\$0	\$0	\$0	\$0	\$0.00	
1.50%	PERMIT ALLOWANCE	\$16,109	\$19,564	\$11,456	\$47,129	\$4.94	ALLOWANCE
0.00%	ARCHITECT/ENGINEERS FEE	\$0	\$0	\$0	\$0	\$0.00	BY OWNER
	BUILDERS RISK	\$0	\$0	\$0	\$0	\$0.00	BY OWNER
	SUBSURFACE EXPLORATION	\$0	\$0	\$0	\$0	\$0.00	BY OWNER
	WINTER PROTECTION	\$0	\$0	\$0	\$0	\$0.00	N/A ASSUME SPRING/SUMMER 2025
SUBTOTAL COST #2		\$1,090,020	\$1,323,844	\$775,196	\$3,189,060	\$334.42	
	GENERAL CONDITIONS	\$71,757	\$86,978	\$58,710	\$217,445	\$22.80	
	GENERAL LIABILITY INSURANCE	\$11,618	\$14,108	\$8,339	\$34,065	\$3.57	
SUBTOTAL COST #3		\$1,173,395	\$1,424,931	\$842,245	\$3,440,571	\$360.80	
5.00%	OVERHEAD & PROFIT	\$58,670	\$71,247	\$42,112	\$172,029	\$18.04	
PRELIMINARY TOTAL BUDGET		\$1,232,065	\$1,496,177	\$884,358	\$3,612,600	\$378.84	

- CLARIFICATIONS:**
- 1 PRICING ABOVE IS A BUDGETARY ESTIMATE, FINAL PRICING TO BE VERIFIED WITH
 - 2 PRICING EXCLUDES MEDICAL GAS
 - 3 PRICING EXCLUDES SLAB ON GRADE IN FUTURE RETAIL
 - 4 PRICING INCLUDES \$225,000 ALLOWANCE FOR DETENTION SYSTEM
 - 5 PRICING EXCLUDES WATER FILTRATION SYSTEM EQUIPMENT, VACUUM EQUIPMENT, COMPRESSOR, TREATMENT ROOM SINKS & FAUCETS, STERILIZATION ROOM SINK AND FAUCETS, DENTAL LIGHTS
 - 6 PRICING INCLUDES \$15,000 ALLOWANCE FOR INTERIOR LIGHT FIXTURES
 - 7 PRICING INCLUDES \$20,000 ALLOWANCE FOR 1- 400 AMP MDP AND 2-200 AMP PANELS
 - 8 PRICING INCLUDES \$12,000 ALLOWANCE FOR ELECTRICAL GEAR
 - 9 PRICING INCLUDES \$23,000 ALLOWANCE FOR SITE LIGHTING
 - 10 PRICING EXCLUDES ROOM ID SIGNS, BRANDING, EXTERIOR MOUNTED & MONUMENT SIGNS