

**CHARTER TOWNSHIP OF SUPERIOR
REGULAR BOARD MEETING
3040 N. PROSPECT ROAD, SUPERIOR TOWNSHIP, MI 48198
AUGUST 17, 2026
7:00 P.M.
AGENDA**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. CITIZEN PARTICIPATION
6. SUPERVISOR COMMENTS
7. PRESENTATIONS AND PUBLIC HEARINGS
 - A. Audit Presentation, Annual Financial Report for the Year Ended December 31, 2025 – Gabridge & Company, PLC
8. CONSENT AGENDA
 - A. APPROVAL OF MINUTES
 1. July 20, 2026, Regular Meeting
 - B. REPORTS
 1. Departmental Reports: Building, Clerk, Fire, Parks & Recreation Commission Minutes, Planning and Zoning, Utilities
 2. Beautification Committee
 3. Treasurer's Reconciliation - June 2026
 - C. COMMUNICATIONS
 1. Committee to Promote Superior Township (C2PST) - August 2026
9. ITEMS REMOVED FROM THE CONSENT AGENDA
10. UNFINISHED BUSINESS
 - A. Ordinance No. 204 – Timber Creek Tax Exemption Ordinance, Second Reading
11. NEW BUSINESS
 - A. Motion to Accept and File the Annual Financial Report for the Year Ended December 31, 2025 (*Reference Annual Financial Report under 7A*)
 - B. Resolution 2026-35, Resolution to Approve Q2 Budget Amendments and Mid-Year Summary Fiscal Year Ending December 31, 2026 Compliance with Public Act 2 of 1968
 - C. Ordinance No. 205 – Ordinance to Amend the Zoning Map of Charter Township of Superior and to Approve the Area Plan Amendment for STPC 25-09, Clay Hill Farm and Market
 - D. Resolution 2026-36, Resolution of Support for the Submission of a Washtenaw County Connecting Communities Grant Application for Final Engineering of the Plymouth Road Pathway Phase II
 - E. Resolution 2026-37, Resolution Authorizing the Award of a Contract for Mold Remediation at Superior Township Fire Station #2
 - F. Resolution 2026-38, Resolution to Appoint a Member to the Charter Township of Superior Beautification Committee

- G. Resolution 2026-39, Resolution to Approve an Updated Assessment Services Contract with WCA Assessing
- H. Resolution 2026-40, Resolution to Approve Website Support and Maintenance Agreement with JCM Media Group
- I. Resolution 2026-41, Resolution to Approve the Purchase of the Birdsong Property

12. DISCUSSION

- A. DNR Recommendation: Proposed Hunting Area Control

13. BILLS FOR PAYMENT AND RECORD OF DISBURSEMENTS

14. PLEAS AND PETITIONS

15. ADJOURNMENT

Angela Robinson, Clerk,
Charter Township of Superior, 3040 N. Prospect, Superior Township, MI 48198
Telephone: 734-482-6099; Email: arobinson@superior-twp.org



CHARTER TOWNSHIP OF SUPERIOR

3040 North Prospect Road Ypsilanti, MI 48198

Telephone (734) 482-6099 Fax (734) 482-3842

Please submit one completed form for each agenda item

TO: Superior Township Board of Trustees

FROM: Angela Robinson

DATE SUBMITTED: 8/10/26

BOARD MEETING DATE: 8/17/26

ITEM TITLE: Audit Presentation – Joe Verlin, Gabridge & Company, PLC,
Annual Financial Report for the Year Ended December 31, 2025

TYPE OF AGENDA ITEM (SELECT ONE):

- ☐ Resolution ☐ Discussion ☒ Presentation ☐ Appointment
☐ First Reading ☐ Policy Amendment ☐ Ordinance Amendment
☐ Other _____

DESCRIPTION OF ITEM/RESOLUTION:

Provide a clear/concise summary of the item being presented.

Presentation of the Township's Annual Financial Report (audited financial statements) for the year ended December 31, 2025, prepared by Gabridge & Company, PLC. Joe Verlin will present the audit results and answer questions from the Board.

REQUESTED BOARD ACTION:

Specify the action you are asking the Board to take (e.g. approval, adoption, review, authorization).

None — presentation only. Related formal action is addressed separately under New Business, Item 11A (Motion to Accept and File).

BACKGROUND/JUSTIFICATION:

Provide relevant history, previous board actions, community input, or project developments.

Gabridge & Company, PLC completed the Township's annual financial statement audit for the year ended December 31, 2025.

IMPACT ON TOWNSHIP BUDGET (if applicable):

N/A

TOWNSHIP DEPARTMENTS OR OUTSIDE AGENCIES INVOLVED:

List any departments or external entities responsible for or impacted by this item.

Treasurer's Office; Supervisor's Office; Clerk's Office; Gabridge & Company, PLC
(independent auditor)

DEADLINES OR URGENCY (if applicable):

Include any timelines, deadlines or reasons for urgency.

None noted.

SUPPORTING DOCUMENTS ATTACHED:

Include number of attachments and a brief title of each file.

1 attachment — Charter Township of Superior, Michigan, Annual Financial Report,
Year Ended December 31, 2025 (Gabridge & Company, PLC)

CONTACT PERSON FOR QUESTIONS:

Name: Angela Robinson

Title: Township Clerk

Phone: 734-482-6099

Email: arobinson@superior-twp.org

Submit this form as part of one (1) combined PDF — Submission Form, Resolution, and Supporting Documents — and email it to the Clerk's Office within the applicable deadline.
Send to: arobinson@superior-twp.org, CC: sizzo@superior-twp.org, krankin@superior-twp.org, and edy@superior-twp.org



CHARTER TOWNSHIP OF SUPERIOR, MICHIGAN

ANNUAL FINANCIAL REPORT

YEAR ENDED DECEMBER 31, 2025

AUDITED FINANCIAL STATEMENTS

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INDEPENDENT AUDITOR'S REPORT

To the Board of Trustees
Charter Township of Superior
Ypsilanti, Michigan 48198

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Charter Township of Superior, Michigan (the "Township") as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the Township's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Township, as of December 31, 2025, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Emphasis of Matter

As discussed in Note 12 to the financial statements, the Township restated beginning fund balance of the law enforcement fund and total governmental funds to correct an error related to revenue recognition, and restated beginning net position of governmental activities to correct an error related to compensated absences. Our opinions are not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

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

Required Supplementary Information

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

Supplementary Information

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



Gabridge & Company, PLC
Grand Rapids, Michigan
May 27, 2026

Management's Discussion and Analysis

Charter Township of Superior Management's Discussion and Analysis December 31, 2025

As management of the Charter Township of Superior, Michigan (the "Township"), we offer readers of the Township's financial statements this narrative overview and analysis of the financial activities of the Township for the fiscal year ended December 31, 2025. We encourage readers to consider the information presented here in conjunction with the basic financial statements and the notes to the financial statements.

Financial Highlights

- The assets and deferred outflows of resources of the Township exceeded its liabilities and deferred inflows of resources at the close of the most recent fiscal year by \$38,772,149, which is reported as total net position. Of this amount, \$1,887,828 represents unrestricted net position, which may be used to meet the Township's ongoing obligations to citizens and creditors.
- The Township's total net position increased by \$345,871 during the current fiscal year, from restated net position of \$38,426,278 at December 31, 2024 to \$38,772,149 at December 31, 2025.
- At the close of the current fiscal year, the Township's governmental funds reported combined ending fund balances of \$9,696,179, an increase of \$1,326,708 from the restated beginning fund balance. Approximately 2.6% of this amount, or \$253,118, is available for spending at the Township's discretion as unassigned fund balance.
- At the end of the current fiscal year, the general fund reported total fund balance of \$1,919,587, an increase of \$409,276 from the prior year ending fund balance of \$1,510,311.
- At the end of the current fiscal year, unassigned fund balance of the general fund was \$253,118, or approximately 7.6% of total general fund expenditures and transfers out.

Overview of the Financial Statements

The discussion and analysis provided here is intended to serve as an introduction to the Township's basic financial statements. The Township's basic financial statements consist of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also includes supplementary information intended to provide additional detail and support for the basic financial statements.

Government-wide Financial Statements. The government-wide financial statements are designed to provide readers with a broad overview of the Township's finances in a manner similar to a private-sector business.

The statement of net position presents financial information on all of the Township's assets, deferred outflows of resources, liabilities, and deferred inflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Township is improving or deteriorating.

The statement of activities presents information showing how the Township's net position changed during the most recent fiscal year. All changes in net position are reported when the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported for some items that will result in cash flows in future fiscal periods or that do not result in current-period cash flows, such as depreciation of capital assets and earned but unused vacation leave.

Both government-wide financial statements distinguish functions of the Township that are principally supported by taxes and intergovernmental revenues, which are reported as governmental activities, from functions that are intended to recover all or a significant portion of their costs through user fees and charges, which are reported as business-type activities. The governmental activities of the Township include general government, public safety, public works, community and economic development, and recreation and culture. The business-type activities of the Township include water and sewer services.

Fund Financial Statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Township, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The Township's funds are divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

Governmental Funds. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as the balances of spendable resources available at the end of the fiscal year. Such information may be useful in assessing the Township's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the Township's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide reconciliations to facilitate this comparison between governmental funds and governmental activities.

The Township maintains several individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, fire operating fund, law enforcement fund, and American Rescue Plan fund. The general fund, fire operating fund, and law enforcement fund meet the major fund criteria. The American Rescue Plan fund is presented as a

major fund because management believes separate presentation remains useful to financial statement users due to the nature of the remaining grant activity and closeout matters. Data from the other governmental funds are combined into a single aggregated presentation. Individual fund data for each nonmajor governmental fund is provided in the combining and individual fund statements and schedules section of this report.

The Township adopts an annual budget for its general fund and special revenue funds. Budgetary comparison schedules have been provided for the general fund and major special revenue funds to demonstrate compliance with the adopted budgets.

Proprietary Funds. The Township maintains one proprietary fund. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The Township uses an enterprise fund to account for its water and sewer operations.

Proprietary funds provide the same type of information as the government-wide financial statements, but in more detail. The proprietary fund financial statements provide separate information for the water and sewer fund, which is considered a major enterprise fund of the Township.

Fiduciary Funds. Fiduciary funds are used to account for resources held for the benefit of parties outside the Township. Fiduciary funds are not reported in the government-wide financial statements because the resources of those funds are not available to support the Township's own programs. The accounting used for fiduciary funds is similar to that used for proprietary funds.

The Township maintains a custodial fund to report resources held by the Township in a custodial capacity for individuals, organizations, and other governments. The custodial fund accounts for current tax collections and related amounts held by the Township for other taxing jurisdictions.

Notes to the Financial Statements. The notes provide additional information that is necessary to acquire a full understanding of the data provided in the government-wide and fund financial statements.

Other Information. In addition to the basic financial statements and accompanying notes, this report presents required supplementary information concerning the Township's progress in funding its pension obligations and budgetary comparison schedules for the general fund and major special revenue funds.

Combining and individual fund statements and schedules for nonmajor governmental funds are presented immediately following the required supplementary information.

Government-wide Overall Financial Analysis

As noted earlier, net position over time may serve as a useful indicator of a government's financial position. In the case of the Township, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$38,772,149 at the close of the most recent fiscal year. The following comparative schedule shows the assets, deferred outflows of resources, liabilities, deferred inflows of resources, and net position of the Township for the past two years:

	Governmental Activities		Business-type Activities		Total Government	
	2025	2024	2025	2024	2025	2024
ASSETS						
<i>Current Assets</i>						
Cash and Investments	\$ 11,107,653	\$ 10,332,220	\$ 3,209,664	\$ 4,669,276	\$ 14,317,317	\$ 15,001,496
Taxes Receivable	6,777,821	5,784,209	-	-	6,777,821	5,784,209
Receivables, net	288,710	850,960	1,397,725	1,140,873	1,686,435	1,991,833
Intergovernmental Receivables	513,565	300,453	-	-	513,565	300,453
Prepays and Inventory	196,453	477,536	153,305	211,882	349,758	689,418
Total Current Assets	18,884,202	17,745,378	4,760,694	6,022,031	23,644,896	23,767,409
<i>Noncurrent Assets</i>						
Capital Assets, net	11,794,732	11,510,345	21,360,131	21,521,928	33,154,863	33,032,273
Total Assets	30,678,934	29,255,723	26,120,825	27,543,959	56,799,759	56,799,682
DEFERRED OUTFLOWS OF RESOURCES						
Pension Related	442,236	572,046	74,999	135,807	517,235	707,853
Total Deferred Outflows of Resources	442,236	572,046	74,999	135,807	517,235	707,853
LIABILITIES						
<i>Current Liabilities</i>						
Accounts Payable	527,870	1,374,689	271,551	216,579	799,421	1,591,268
Accrued Payroll	168,135	133,040	11,389	32,246	179,524	165,286
Unearned Revenue	-	915,181	-	-	-	915,181
Current Portion of Long-term Debt	120,000	115,000	145,000	140,000	265,000	255,000
Accrued Interest	12,167	12,550	13,162	13,862	25,329	26,412
Current Portion of Compensated Absences	263,907	766,647	54,726	147,332	318,633	913,979
Refundable Deposits	839,133	-	-	-	839,133	-
Internal Balances	(43,241)	61,737	43,241	(61,737)	-	-
Total Current Liabilities	1,887,971	3,378,844	539,069	488,282	2,427,040	3,867,126
<i>Noncurrent Liabilities</i>						
Compensated Absences	490,113	-	101,633	-	591,746	-
Long-term Debt	1,764,810	1,890,256	2,487,353	2,632,353	4,252,163	4,522,609
Net Pension Liability	2,863,368	3,185,241	485,600	756,195	3,348,968	3,941,436
Total Liabilities	7,006,262	8,454,341	3,613,655	3,876,830	10,619,917	12,331,171
DEFERRED INFLOWS OF RESOURCES						
Pension Related	420,464	-	71,307	-	491,771	-
Taxes Levied for Subsequent Period	6,758,604	6,750,086	-	-	6,758,604	6,750,086
Deferred Lease Revenues	674,553	-	-	-	674,553	-
Total Deferred Inflows of Resources	7,853,621	6,750,086	71,307	-	7,924,928	6,750,086
NET POSITION						
Investment in Capital Assets	9,909,922	9,685,345	18,727,778	18,749,575	28,637,700	28,434,920
Restricted	8,246,621	6,207,131	-	-	8,246,621	6,207,131
Unrestricted	(1,895,256)	(1,269,134)	3,783,084	5,053,361	1,887,828	3,784,227
Total Net Position	\$ 16,261,287	\$ 14,623,342	\$ 22,510,862	\$ 23,802,936	\$ 38,772,149	\$ 38,426,278

The largest portion of the Township's net position, \$28,637,700, or 73.9%, reflects its net investment in capital assets, such as land, buildings, machinery, equipment, and infrastructure. The Township uses these capital assets to provide services to its citizens; accordingly, these assets are not available for future spending. Although the Township's investment in capital assets is reported net of related debt, the resources needed to repay that debt must be provided from other sources because the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the Township's net position, \$8,246,621, or 21.3%, represents resources that are subject to external restrictions on how they may be used. The remaining balance of \$1,887,828, or 4.8%, is unrestricted and may be used to meet the Township's ongoing obligations to its citizens and creditors.

The Township's overall net position increased by \$345,871 from restated beginning net position. The reasons for this overall increase are discussed in the following sections:

	Governmental Activities		Business-type Activities		Total Government	
	2025	2024	2025	2024	2025	2024
Revenues						
Program Revenues						
Charges for Services	\$ 1,400,388	\$ 1,501,135	\$ 5,773,559	\$ 5,005,068	\$ 7,173,947	\$ 6,506,203
Operating Grants and Contributions	945,093	1,266,019	-	1,220,432	945,093	2,486,451
Capital Grants and Contributions	-	-	91,000	-	91,000	-
Total Program Revenues	2,345,481	2,767,154	5,864,559	6,225,500	8,210,040	8,992,654
General Revenues						
Taxes and Penalties	6,412,316	5,986,585	-	-	6,412,316	5,986,585
Unrestricted State Revenue Sharing	1,706,650	1,672,941	-	-	1,706,650	1,672,941
Interest Income	394,805	520,650	125,499	153,398	520,304	674,048
Other Revenues	-	82,569	-	-	-	82,569
Total General Revenues	8,513,771	8,262,745	125,499	153,398	8,639,270	8,416,143
Total Revenues	10,859,252	11,029,899	5,990,058	6,378,898	16,849,310	17,408,797
Expenses						
General Government	2,392,522	2,185,615	-	-	2,392,522	2,185,615
Public Safety	6,042,318	5,252,297	-	-	6,042,318	5,252,297
Public Works	417,280	795,252	-	-	417,280	795,252
Recreation and Culture	177,131	515,893	-	-	177,131	515,893
Community and Economic Development	122,585	759,840	-	-	122,585	759,840
Interest on Long-term Debt	69,471	73,603	-	-	69,471	73,603
Water and Sewer	-	-	7,282,132	5,453,986	7,282,132	5,453,986
Total Expenses	9,221,307	9,582,500	7,282,132	5,453,986	16,503,439	15,036,486
Change in Net Position	1,637,945	1,447,399	(1,292,074)	924,912	345,871	2,372,311
<i>Net Position at the Beginning of Period (Restated)</i>	<i>14,623,342</i>	<i>13,175,943</i>	<i>23,802,936</i>	<i>22,878,024</i>	<i>38,426,278</i>	<i>36,053,967</i>
Net Position at the End of Period	\$ 16,261,287	\$ 14,623,342	\$ 22,510,862	\$ 23,802,936	\$ 38,772,149	\$ 38,426,278

Governmental activities. During the current fiscal year, net position of governmental activities increased by \$1,637,945, resulting in an ending net position of \$16,261,287. This compares with an increase in net position of \$1,447,399 in the prior fiscal year.

Business-type activities. During the current fiscal year, net position of business-type activities decreased by \$1,292,074, resulting in an ending net position of \$22,510,862. This compares with an increase in net position of \$924,912 in the prior fiscal year.

Total government. Total revenues were \$16,849,310 for the year, a decrease of \$559,487 from the prior year. Charges for services increased by \$667,744, primarily due to increased utility rates and usage in the utility billing system. Taxes and penalties increased by \$425,731 due to increased taxable values. These increases were offset by a \$1,541,358 decrease in operating grants and contributions, primarily because prior-year operating grant revenue in the utility fund did not recur at the same level in the current year.

Total expenses were \$16,503,439, an increase of \$1,466,953 from the prior year. Governmental activity expenses decreased by \$361,193 overall; however, individual functions changed due to activity levels and classification changes. Public safety expenses increased by \$790,021, primarily due to reclassifying the building department from community and economic development to public

safety for reporting purposes. Community and economic development expenses decreased by \$637,255 as a result of that classification change. Public works expenses decreased by \$377,972, and recreation and culture expenses decreased by \$338,762, primarily due to lower noncapital expenditure activity. The increase in business-type activity expenses was primarily due to the \$1,800,000 booster station settlement, as well as changes in water and sewer operating costs..

Financial Analysis of Governmental Funds

As noted earlier, the Township uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds. The focus of the Township's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the Township's near-term financing requirements. In particular, unassigned fund balance may serve as a useful measure of the Township's net resources available for discretionary use, as it represents the portion of fund balance that has not yet been limited to use for a particular purpose by an external party, the Township itself, or a group or individual delegated authority to assign resources for particular purposes by the Township Board.

At December 31, 2025, the Township's governmental funds reported total fund balance of \$9,696,179. Of this amount, \$7,892,087, or 81.4%, was restricted; \$1,354,521, or 14.0%, was committed; \$196,453, or 2.0%, was nonspendable; and \$253,118, or 2.6%, was unassigned. Because most of the Township's fund balance is restricted or committed, those resources are not available for general discretionary spending.

The general fund reported unassigned fund balance of \$253,118, which represented 7.6% of general fund expenditures and transfers out. Total general fund fund balance was \$1,919,587, which represented 57.7% of general fund expenditures and transfers out.

The fire operating fund, a major fund, had a \$164,302 decrease in fund balance during the current fiscal year, resulting in an ending fund balance of \$1,824,120. The decrease was primarily due to operating expenditures exceeding revenues, partially offset by increases in the tax base and grant revenues compared with the prior year.

The law enforcement fund, a major fund, had a \$1,302,097 increase in fund balance during the current fiscal year, resulting in an ending fund balance of \$4,604,073. The increase was primarily due to growth in the tax base and lower operating costs in the current year.

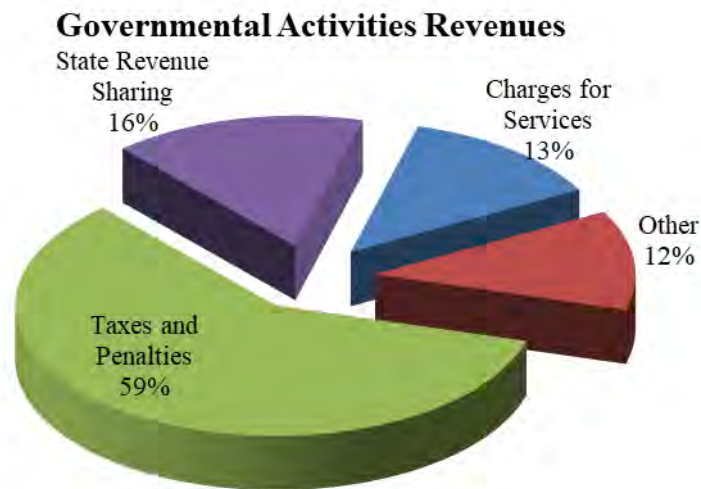
The American Rescue Plan fund, which is presented as a major fund, decreased its fund balance by \$63,344, resulting in an ending fund balance of \$0. The decrease was due to the spending down of the remaining American Rescue Plan funds.

Proprietary Funds. The Township uses an enterprise fund to account for its water and sewer operations, which are reported as business-type activities in the government-wide financial statements. At the end of the current fiscal year, unrestricted net position of the utility fund was \$3,783,084. Total net position of the utility fund decreased by \$1,292,074 during the current fiscal

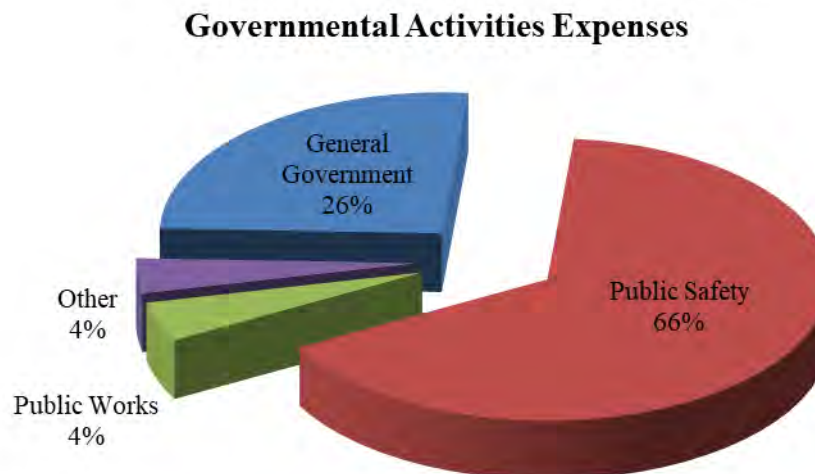
year. The decrease was primarily due to increased water and sewer operating costs, including higher system repair and maintenance costs and related operating expenses.

Governmental Activities

The following chart summarizes the revenue sources for the governmental activities of the Township for the most recent fiscal year-end.



The following chart summarizes the expenses for the governmental activities of the Township for the most recent fiscal year-end.



General Fund Budgetary Highlights

Original budget compared to final budget. During the year, there were no significant amendments to the originally estimated revenues. However, budgeted appropriations were amended to better allocate costs across functions and to account for increased non-capitalized project costs related to culture and recreation, as well as higher transfers out to other funds.

The Township's general fund incurred the following expenditure in excess of the amount appropriated during the year ended December 31, 2025:

	<u>Final Budget</u>	<u>Actual</u>	<u>Variance</u>
General Fund			
Administration	\$ 981,112	\$ 1,096,911	\$ (115,799)
Transportation System	121,547	124,204	(2,657)

Capital Assets and Debt Administration

Capital Assets

The Township's investment in capital assets for its governmental and business-type activities at December 31, 2025 amounted to \$33,154,863, net of accumulated depreciation. This investment in capital assets includes land, non-motorized trails, structures and land improvements, buildings and improvements, vehicles, equipment, and water and sewer infrastructure. The Township's total investment in capital assets increased by \$122,590, or approximately 0.4%, during the current fiscal year.

Additional information on the Township's capital assets can be found in the notes to the financial statements.

Long-term Debt

As described in the notes to the financial statements, the Township's long-term debt decreased by \$260,446 to \$4,517,163 at December 31, 2025. The Township remains well under its legal debt limit.

Additional information on the Township's long-term debt can be found in the notes to the financial statements.

Economic Condition and Outlook

Similar revenues are expected to be available for appropriation in the general fund in 2026. The Township plans to use current revenues to provide essential services and maintain its financial reserves at similar levels. The ongoing costs of providing essential services to the citizens of the Township will need to be monitored to maintain the Township's financial condition. In addition, the Township anticipates increased capital project expenditures related to the Township Hall renovation.

Contacting the Township

This financial report is designed to provide a general overview of the Township's finances to its citizens, customers, investors, and creditors and to demonstrate the Township's accountability for the resources it receives. Questions regarding any information provided in this report or requests for additional financial information should be addressed to:

Charter Township of Superior
3040 North Prospect
Ypsilanti, Michigan, 48198

Basic Financial Statements

Charter Township of Superior
Statement of Net Position
December 31, 2025

	Primary Government	
	Governmental	Business-type
	Activities	Activities
		Total
ASSETS		
<i>Current Assets</i>		
Cash and Investments	\$ 11,107,653	\$ 3,209,664
Taxes Receivable	6,777,821	--
Receivables, net	288,710	1,397,725
Intergovernmental Receivables	513,565	--
Prepays	196,453	112,822
Inventory	--	40,483
Total Current Assets	18,884,202	4,760,694
<i>Noncurrent Assets</i>		
Capital Assets not Being Depreciated	4,239,541	224,257
Capital Assets Being Depreciated, net	7,555,191	21,135,874
Total Assets	30,678,934	26,120,825
DEFERRED OUTFLOWS OF RESOURCES		
Pension Related	442,236	74,999
Total Deferred Outflows of Resources	442,236	74,999
LIABILITIES		
<i>Current Liabilities</i>		
Accounts Payable	527,870	271,551
Payroll Related Liabilities	168,135	11,389
Accrued Interest	12,167	13,162
Current Portion of Long-term Debt	120,000	145,000
Current Portion of Compensated Absences	263,907	54,726
Refundable Deposits	839,133	--
Internal Balances	(43,241)	43,241
Total Current Liabilities	1,887,971	539,069
<i>Noncurrent Liabilities</i>		
Long-term Debt	1,764,810	2,487,353
Compensated Absences	490,113	101,633
Net Pension Liability	2,863,368	485,600
Total Liabilities	7,006,262	3,613,655
DEFERRED INFLOWS OF RESOURCES		
Taxes Levied in Advance of Period Intended to Finance	6,758,604	--
Pension Related	420,464	71,307
Deferred Lease Revenues	674,553	--
Total Deferred Inflows of Resources	7,853,621	71,307
NET POSITION		
Net Investment in Capital Assets	9,909,922	18,727,778
<i>Restricted for:</i>		
Tree Preservation	241,425	--
Public Safety	6,656,797	--
Public Works	134,617	--
Legal Defense	179,112	--
Building Code	1,034,670	--
<i>Unrestricted</i>	(1,895,256)	3,783,084
Total Net Position	\$ 16,261,287	\$ 22,510,862
	\$ 38,772,149	

The Notes to the Financial Statements are an integral part of these Financial Statements

Charter Township of Superior
Statement of Activities
For the Year Ended December 31, 2025

Functions/Programs	Program Revenues			Net (Expense) Revenue		
	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	Total
Governmental Activities:						
General Government	\$ 2,392,522	\$ 714,771	\$ --	\$ (1,393,940)	\$ --	\$ (1,393,940)
Public Works	417,280	--	--	(302,102)	--	(302,102)
Community and Economic Development	122,585	--	--	(88,822)	--	(88,822)
Public Safety	6,042,318	133,277	--	(4,947,505)	--	(4,947,505)
Recreation and Culture	177,131	97,045	--	(73,986)	--	(73,986)
Interest on Long-term Debt	69,471	--	--	(69,471)	--	(69,471)
Total Governmental Activities	9,221,307	945,093	--	(6,875,826)	--	(6,875,826)
Business-type Activities:						
Water and Sewer	7,282,132	--	91,000	--	(1,417,573)	(1,417,573)
Total Business-type Activities	7,282,132	--	91,000	--	(1,417,573)	(1,417,573)
Totals	\$ 16,503,439	\$ 945,093	\$ 91,000	(6,875,826)	(1,417,573)	(8,293,399)
General Purpose Revenues:						
Taxes and Penalties				6,412,316	--	6,412,316
Interest Income				394,805	125,499	520,304
Unrestricted State Revenue Sharing				1,706,650	--	1,706,650
Total General Revenues				8,513,771	125,499	8,639,270
Change in Net Position				1,637,945	(1,292,074)	345,871
<i>Net Position at Beginning of Period, as Previously Reported</i>						
Correction of Error				14,745,104	23,802,936	38,548,040
<i>Net Position at Beginning of Period, as Restated</i>				(121,762)	--	(121,762)
Net Position at End of Period				14,623,342	23,802,936	38,426,278
				\$ 16,261,287	\$ 22,510,862	\$ 38,772,149

The Notes to the Financial Statements are an integral part of these Financial Statements

**Charter Township of Superior
Balance Sheet
Governmental Funds
December 31, 2025**

	Special Revenue					Nonmajor Governmental Funds	Total Governmental Funds
	General	Fire Operating	Law Enforcement Fund	American Rescue Plan			
ASSETS							
Cash and Investments	\$ 3,046,668	\$ 1,943,467	\$ 4,848,352	\$ --	\$ --	\$ 1,269,166	\$ 11,107,653
Taxes Receivable	752,130	3,295,075	2,588,935	--	--	141,681	6,777,821
Receivables, net	212,667	3,656	72,387	--	--	--	288,710
Intergovernmental Receivables	284,961	--	228,604	--	--	--	513,565
Prepays	70,523	121,473	3,600	--	--	857	196,453
Due from Other Funds	198,105	--	--	--	--	--	198,105
Total Assets	\$ 4,565,054	\$ 5,363,671	\$ 7,741,878	\$ --	\$ --	\$ 1,411,704	\$ 19,082,307
LIABILITIES							
Accounts Payable	\$ 197,188	\$ 40,218	\$ 281,556	\$ --	\$ --	\$ 8,908	\$ 527,870
Payroll Related Liabilities	137,222	28,334	--	--	--	2,579	168,135
Refundable Deposits	839,133	--	--	--	--	--	839,133
Due to Other Funds	--	128,276	1,272	--	--	25,316	154,864
Total Liabilities	1,173,543	196,828	282,828	--	--	36,803	1,690,002
DEFERRED INFLOWS OF RESOURCES							
Taxes Levied in Advance of Period Intended to Finance	763,006	3,342,723	2,626,373	--	--	26,502	6,758,604
Deferred Lease Revenues	674,553	--	--	--	--	--	674,553
Unavailable Revenues	34,365	--	228,604	--	--	--	262,969
Total Liabilities and Deferred Inflows of Resources	2,645,467	3,539,551	3,137,805	--	--	63,305	9,386,128
FUND BALANCE							
Nonspendable - Prepays	70,523	121,473	3,600	--	--	857	196,453
Restricted for:							
Tree Preservation	241,425	--	--	--	--	--	241,425
Public Safety	--	1,702,647	4,600,473	--	--	--	6,303,120
Public Works	--	--	--	--	--	134,617	134,617
Legal Defense	--	--	--	--	--	179,112	179,112
Building Code	--	--	--	--	--	1,033,813	1,033,813
Committed for:							
ARPA Projects	683,836	--	--	--	--	--	683,836
Schoolhouse	40,220	--	--	--	--	--	40,220
Compensated Absences	71,733	--	--	--	--	--	71,733
Trails Maintenance	9,892	--	--	--	--	--	9,892
Right of Way	38,572	--	--	--	--	--	38,572
Parks	510,268	--	--	--	--	--	510,268
Unassigned	253,118	--	--	--	--	--	253,118
Total Fund Balance	1,919,587	1,824,120	4,604,073	--	--	1,348,399	9,696,179
Total Liabilities, Deferred Inflows of Resources, and Fund Balance	\$ 4,565,054	\$ 5,363,671	\$ 7,741,878	\$ --	\$ --	\$ 1,411,704	\$ 19,082,307

The Notes to the Financial Statements are an integral part of these Financial Statements

Charter Township of Superior
Reconciliation of Governmental Funds Balance Sheet to the Statement of Net Position
December 31, 2025

Total Fund Balance - Governmental Funds	\$ 9,696,179
Unavailable revenues are not available to pay current period expenditures and, therefore, are deferred inflows of resources in the funds.	262,969
Net pension liability, and the pension related deferrals, are not due and payable in the current period and, accordingly, are not reported in the funds.	(2,841,596)
Governmental activities capital assets of \$17,650,569, net of accumulated depreciation of \$5,855,837, are not financial resources and, accordingly, are not reported in the funds.	11,794,732
Compensated absences are not due and payable in the current period and, therefore, are not reported in the funds.	(754,020)
Certain liabilities, including bonds and accrued interest payable, are not due and payable in the current period and, therefore, are not reported in the funds.	(1,896,977)
Total Net Position - Governmental Activities	\$ <u>16,261,287</u>

The Notes to the Financial Statements are an integral part of these Financial Statements

Charter Township of Superior
Statement of Revenues, Expenditures, and Changes in Fund Balance
Governmental Funds
For the Year Ended December 31, 2025

	Special Revenue				Nonmajor Governmental Funds	Total Governmental Funds
	General	Fire Operating	Law Enforcement Fund	American Rescue Plan		
Revenues						
Taxes and Penalties	\$ 759,807	\$ 3,169,175	\$ 2,483,334	\$ --	\$ --	\$ 6,412,316
Special Assessments	--	--	--	--	115,178	115,178
Licenses and Permits	147,694	--	--	--	--	147,694
Federal Sources	--	130,397	--	781,449	--	911,846
State Sources	1,738,397	--	--	--	--	1,738,397
Charges for Services	45,960	--	74,425	--	503,040	623,425
Fines and Forfeitures	--	--	7,261	--	--	7,261
Interest and Rentals	95,081	104,675	186,663	26,088	35,543	448,050
Other Revenue	175,409	56,613	180,226	--	7,000	419,248
Total Revenues	2,962,348	3,460,860	2,931,909	807,537	660,761	10,823,415
Expenditures						
General Government	2,224,094	--	--	--	2,000	2,226,094
Public Safety	--	3,625,162	1,899,812	--	430,293	5,955,267
Public Works	314,231	--	--	--	115,487	429,718
Community and Economic Development	122,585	--	--	--	--	122,585
Recreation and Culture	487,680	--	--	97,613	--	585,293
Debt Service - Principal	115,000	--	--	--	--	115,000
Debt Service - Interest	62,750	--	--	--	--	62,750
Total Expenditures	3,326,340	3,625,162	1,899,812	97,613	547,780	9,496,707
Excess of Revenues Over (Under) Expenditures	(363,992)	(164,302)	1,032,097	709,924	112,981	1,326,708
Other Financing Sources (Uses)						
Transfers In	773,268	--	--	--	--	773,268
Transfers Out	--	--	--	(773,268)	--	(773,268)
Net Other Financing Sources (Uses)	773,268	--	--	(773,268)	--	--
Net Change in Fund Balance	409,276	(164,302)	1,032,097	(63,344)	112,981	1,326,708
<i>Fund Balance at 12/31/2024, as Previously Reported</i>	1,510,311	1,988,422	3,666,109	63,344	1,235,418	8,463,604
Error Correction - Note 12	--	--	(94,133)	--	--	(94,133)
<i>Fund Balance at Beginning of Period, as Restated</i>	1,510,311	1,988,422	3,571,976	63,344	1,235,418	8,369,471
Fund Balance at End of Period	\$ 1,919,587	\$ 1,824,120	\$ 4,604,073	\$ --	\$ 1,348,399	\$ 9,696,179

The Notes to the Financial Statements are an integral part of these Financial Statements

Charter Township of Superior
Reconciliation of Governmental Funds Statement of Revenues, Expenditures, and
Changes in Fund Balance with Statement of Activities
For the Year Ended December 31, 2025

Total Net Change in Fund Balances - Governmental Funds	\$ 1,326,708
Governmental funds report capital outlay as expenditures; however, in the statement of activities, the cost of those assets is allocated over the estimated useful lives as depreciation expense. This is the amount by which capital outlay of \$682,605 is in excess of depreciation expense of \$394,619 and loss on disposal of assets of \$3,599.	284,387
Revenues in the statement of activities that do not provide current financial resources are reported as deferred inflows of resources.	168,836
Changes to the net pension liability, and the pension related deferrals, do not impact current financial resources and, accordingly, are not shown in the fund financial statements.	(228,401)
The repayment of principal of long-term debt consumes the current financial resources of governmental funds and is recorded as an expenditure; however, the repayment of long-term debt, and the amortization of premiums and discounts, reduces long-term liabilities on the statement of net position.	98,582
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in the funds.	(12,167)
Changes in Net Position - Governmental Activities	\$ <u>1,637,945</u>

The Notes to the Financial Statements are an integral part of these Financial Statements

Charter Township of Superior
Statement of Net Position
Proprietary Fund
December 31, 2025

	<u>Business-type Activities - Enterprise Fund</u>
	<u>Water and Sewer</u>
ASSETS	
<i>Current Assets</i>	
Cash and Investments	\$ 3,209,664
Receivables, net	1,397,725
Prepays	112,822
Inventory	40,483
Due from Other Funds	483
Total Current Assets	<u>4,761,177</u>
<i>Noncurrent Assets</i>	
Capital Assets not Being Depreciated	241,863
Capital Assets Being Depreciated, net	21,118,268
Total Assets	<u>26,121,308</u>
DEFERRED OUTFLOWS OF RESOURCES	
Pension Related	74,999
Total Deferred Outflows of Resources	<u>74,999</u>
LIABILITIES	
<i>Current Liabilities</i>	
Accounts Payable	271,551
Payroll Related Liabilities	11,389
Accrued Interest	13,162
Current Portion of Long-term Debt	145,000
Current Portion of Compensated Absences	54,726
Due to Other Funds	43,724
Total Current Liabilities	<u>539,552</u>
<i>Noncurrent Liabilities</i>	
Long-term Debt	2,487,353
Compensated Absences	101,633
Net Pension Liability	485,600
Total Liabilities	<u>3,614,138</u>
DEFERRED INFLOWS OF RESOURCES	
Pension Related	71,307
Total Deferred Inflows of Resources	<u>71,307</u>
NET POSITION	
Net Investment in Capital Assets	18,727,778
Unrestricted	3,783,084
Total Net Position	<u>\$ 22,510,862</u>

The Notes to the Financial Statements are an integral part of these Financial Statements

Charter Township of Superior
Statement of Revenues, Expenses, and Changes in Net Position
Proprietary Fund
For the Year Ended December 31, 2025

	<u>Business-type Activities - Enterprise Fund</u>
	<u>Water and Sewer</u>
Operating Revenues	
Charges for Services	\$ 5,280,828
Other Revenue	48,921
<i>Total Operating Revenues</i>	<u>5,329,749</u>
Operating Expenses	
Personnel	1,009,651
Materials and Supplies	110,521
Contractual	698,947
Purchased Services	2,621,495
Depreciation Expense	922,800
<i>Total Operating Expenses</i>	<u>5,363,414</u>
<i>Operating Income (Loss)</i>	<u>(33,665)</u>
Non-Operating Revenues (Expenses)	
Interest Income	125,499
Capital Contributions	91,000
Tap-in Fees	420,000
New Customer Installation Fees	23,810
Interest Expense	(53,347)
Loss on Disposal	(65,371)
Booster Station Settlement Expense	(1,800,000)
<i>Net Non-Operating Revenues (Expenses)</i>	<u>(1,258,409)</u>
<i>Change In Net Position</i>	<u>(1,292,074)</u>
<i>Net Position at Beginning of Period</i>	<u>23,802,936</u>
<i>Net Position at End of Period</i>	<u>\$ 22,510,862</u>

The Notes to the Financial Statements are an integral part of these Financial Statements

Charter Township of Superior
Statement of Cash Flows
Proprietary Fund
For the Year Ended December 31, 2025

	Business-type Activities - Enterprise Fund
	<u>Water and Sewer</u>
Cash Flows from Operating Activities	
Cash Received from Charges for Services	\$ 5,072,897
Cash Payments to Employees for Services and Fringe Benefits	(1,159,961)
Cash Payments to Suppliers for Goods and Services	(3,317,414)
Net Cash Provided by Operating Activities	<u>595,522</u>
Cash Flows from Noncapital Related Financing Activities	
Decrease in Due from Other Funds	74,387
Increase in Due to Other Funds	30,591
Net Cash Provided by Noncapital Related Financing Activities	<u>104,978</u>
Cash Flows from Capital and Related Financing Activities	
Purchase of Capital Assets	(831,843)
Sale of Capital Assets	96,469
Principal Payment on Long-term Debt	(140,000)
Interest Payment on Long-term Debt	(54,047)
Payment for Booster Station Settlement	(1,800,000)
Tap-in Fees	420,000
New Customer Installation Fees	23,810
Net Cash Used by Capital and Related Financing Activities	<u>(2,285,611)</u>
Cash Flows from Investing Activities	
Interest Income	125,499
Net Cash Provided by Investing Activities	<u>125,499</u>
Net Decrease in Cash and Investments	(1,459,612)
Cash and Investments - Beginning of Year	4,669,276
Cash and Investments - End of Year	<u>\$ 3,209,664</u>
Reconciliation of Operating Income (Loss) to	
Net Cash Provided by Operating Activities	
Operating Income (Loss)	\$ (33,665)
Adjustments to Reconcile Operating Income (Loss) to	
Net Cash Provided by Operating Activities	
Depreciation Expense	922,800
Changes in Assets and Liabilities	
Receivables, net	(256,852)
Prepays	45,411
Inventory	13,166
Accounts Payable	54,972
Accrued Payroll	(20,857)
Compensated Absences	9,027
Net Pension Liability and Pension-related Deferrals	(138,480)
Net Cash Provided by Operating Activities	<u>\$ 595,522</u>
Noncash Capital Activity - Developer Contributions	<u>\$ 91,000</u>

The Notes to the Financial Statements are an integral part of these Financial Statements

Charter Township of Superior
Statement of Fiduciary Net Position
Fiduciary Fund
December 31, 2025

	<u>Custodial</u>
	<u>Current Tax Collection</u>
ASSETS	
Cash and Investments	\$ --
<i>Total Assets</i>	<u>--</u>
LIABILITIES	
Due to Others	<u>--</u>
<i>Total Liabilities</i>	<u>--</u>
NET POSITION	
Restricted for Individuals, Organizations, and Other Governments	<u>\$ --</u>

The Notes to the Financial Statements are an integral part of these Financial Statements

Charter Township of Superior
Statement of Changes in Fiduciary Net Position
Fiduciary Fund
For the Year Ended December 31, 2025

	<u>Custodial</u>
	<u>Current Tax Collection</u>
Additions	
Taxes Collected for Other Governments	\$ 33,729,459
<i>Total Additions</i>	<u>33,729,459</u>
Deductions	
Payments of Property Taxes to Other Governments	33,729,459
<i>Total Deductions</i>	<u>33,729,459</u>
<i>Change in Net Position</i>	--
<i>Net Position at Beginning of Period</i>	--
<i>Net Position at End of Period</i>	<u><u>\$ --</u></u>

The Notes to the Financial Statements are an integral part of these Financial Statements

Notes to the Financial Statements

Charter Township of Superior

Notes to the Financial Statements

Note 1 – Summary of Significant Accounting Policies

The financial statements of the **Charter Township of Superior** (the "Township" or "government") have been prepared in conformity with generally accepted accounting principles as applicable to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial-reporting principles. The more significant of the Township's accounting policies are described below.

Reporting Entity

The Charter Township of Superior was incorporated February 26, 1979 under the provisions of Public Act 90 of 1976, as amended. The Township is governed by an elected Township Board. The Township provides the following services as authorized by statute: general government, public safety, public works, community and economic development, recreation and culture, and water and sewer utility services.

In accordance with generally accepted accounting principles and GASB standards, these financial statements present the Township's financial reporting entity. The criteria for determining the financial reporting entity include financial accountability, fiscal dependency, and whether the financial statements would be misleading if component unit data were not included. Management has evaluated potential component units and other related organizations and determined that there are no component units required to be included in the financial statements of the Township.

Government-wide and Fund Financial Statements

The government-wide financial statements, which include the statement of net position and the statement of activities, report information on all nonfiduciary activities of the primary government. Governmental activities, which are normally supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. The effect of interfund activity has been removed from the government-wide financial statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or activity are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or activity. Program revenues include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or activity, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or activity. Taxes and other items not properly included among program revenues are reported as general revenues.

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, although fiduciary funds are excluded from the government-wide financial statements. Major individual governmental funds and the major enterprise fund are reported as separate columns in the fund financial statements.

Charter Township of Superior

Notes to the Financial Statements

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund and fiduciary fund financial statements. Revenues are recorded when earned, and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the fiscal year for which they are levied and available to finance current-period expenditures. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Township considers revenues to be available if they are collected within 60 days after year-end, except for expenditure-driven grants, which are considered available when collected within one year after year-end.

Expenditures generally are recorded when the related fund liability is incurred. However, debt service expenditures and expenditures related to compensated absences are recorded only when payment is due. Disbursements for the acquisition of capital assets are recorded as expenditures in the governmental funds. Proceeds of long-term debt are reported as other financing sources.

Property taxes, state shared revenues, licenses and permits, charges for services, intergovernmental revenues, and interest associated with the current fiscal year are considered susceptible to accrual and have been recognized as revenues of the current fiscal period. Only the portion of special assessments receivable due within the current fiscal period is considered susceptible to accrual as revenue of the current period. All other revenue items are considered measurable and available only when cash is received by the Township.

The Township reports the following major governmental funds:

The ***general fund*** is the Township's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The ***fire operating fund***, a special revenue fund, accounts for activities related to operating fire protection services. This fund is primarily supported through the collection of property taxes.

The ***law enforcement fund***, a special revenue fund, accounts for activities related to operating police protection services. This fund is primarily supported through the collection of property taxes and charges for services.

Charter Township of Superior

Notes to the Financial Statements

The ***American Rescue Plan fund***, a special revenue fund, accounts for receiving and spending federal grant funds applicable to the American Rescue Plan Act. The fund is presented as a major fund because management believes separate presentation remains useful to financial statement users due to the nature of the remaining grant activity and closeout matters.

The Township reports the following major proprietary fund:

The ***water and sewer fund*** accounts for the operations and maintenance of the Township's water and sewer systems.

Additionally, the Township reports the following fund types:

Special revenue funds are used to account for and report the proceeds of specific revenue sources that are restricted or committed to expenditure for specified purposes other than debt service or capital projects.

Custodial funds account for fiduciary activities in which the Township holds resources on behalf of individuals, private organizations, or other governments. Custodial funds are reported using the economic resources measurement focus and the accrual basis of accounting and are excluded from the government-wide financial statements because the resources are not available to support Township programs.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the utility fund are charges for water and sewer services. Operating expenses include the cost of water and sewer services, labor, supplies, contracted services, repairs and maintenance, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

Budgetary Basis of Accounting

Budgets presented in the financial statements were prepared on the same basis of accounting used to report actual results. The general fund and special revenue funds are subject to legal budgetary accounting controls and are budgeted annually. The Township follows these procedures in establishing the budgetary data reflected in the financial statements:

1. The Township Supervisor submits to the Township Board a proposed operating budget for the fiscal year commencing the following January 1.
2. Public hearings are conducted to obtain taxpayer comments.

Charter Township of Superior

Notes to the Financial Statements

3. Prior to the first day of the following fiscal year, the budget is legally enacted through passage of a resolution.
4. The Township Supervisor is authorized to make budget transfers to or from any one appropriation category during the fiscal year within dollar limits established by the Township Board. The legal level of budgetary control is at the activity level.
5. Formal budgetary integration is employed as a management control device during the year for the general fund and special revenue funds. Budget appropriations lapse at year-end.
6. Adoption and amendment of budgets used by the Township are governed by Public Act 2 of 1968, as amended, which was followed for the year ended December 31, 2025. Expenditures may not exceed appropriations. The appropriation resolutions are based on the projected expenditures budgeted by the Township's department heads. Any amendment to the original budget must meet the requirements of Public Act 2. Any revisions that alter the total expenditures of any fund must be approved by the Township Board.

Assets, Liabilities, Deferred Outflows and Inflows of Resources, and Equity

Cash and Cash Equivalents

The Township's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

State statutes and Township policy authorize the Township to invest in:

- Bonds, securities, other obligations and repurchase agreements of the United States, or an agency or instrumentality of the United States.
- Certificates of deposit, savings accounts, deposit accounts or depository receipts of a qualified financial institution.
- Commercial paper rated at the time of purchase within the two highest classifications established by not less than two standard rating services and that matures not more than 270 days after the date of purchase.
- Bankers' acceptances of United States banks.
- Obligations of the State of Michigan and its political subdivisions, that, at the time of purchase are rated as investment grade by at least one standard rating service.

Charter Township of Superior

Notes to the Financial Statements

- Mutual funds registered under the Investment Company Act of 1940 with the authority to purchase only investment vehicles that are legal for direct investment by a public corporation.
- External investment pools as authorized by Public Act 20, as amended.

Investments

Investments are reported at fair value in accordance with generally accepted accounting principles. The Township categorizes its fair value measurements within the fair value hierarchy established by GASB Statement No. 72, as applicable. Investments are exposed to various risks, including interest rate risk, credit risk, custodial credit risk, concentration of credit risk, and market risk. Because of these risks, it is reasonably possible that changes in fair value could occur in the near term and affect the amounts reported in the financial statements.

Receivables and Payables

All trade and property tax receivables are reported net of an allowance for uncollectible amounts, as applicable. Amounts deemed uncollectible are charged against the allowance for doubtful accounts in the period that determination is made. No amounts were considered uncollectible at year-end.

Activity between funds that represents lending or borrowing arrangements outstanding at the end of the fiscal year, as well as other outstanding balances between funds, is reported as due to or due from other funds. Any residual balances outstanding between governmental activities and business-type activities are reported in the government-wide financial statements as internal balances.

Inventories and Prepaid Items

Inventories are valued at cost and are recorded as expenses when consumed. Certain payments to vendors reflect costs applicable to future accounting periods and are reported as prepaid items in both the government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures or expenses when consumed rather than when purchased.

Capital Assets

Capital assets, which include land, land improvements, buildings and improvements, vehicles, machinery and equipment, infrastructure, utility systems, construction in progress, and intangible assets, are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the Township as assets with an initial individual cost of more than \$5,000 and an estimated useful life greater than one year. Land is considered a capital asset regardless of initial cost.

Charter Township of Superior

Notes to the Financial Statements

Capital assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation. The costs of normal maintenance and repairs that do not add to the value of an asset or materially extend the asset's useful life are not capitalized. Major improvements are capitalized and depreciated over the remaining useful lives of the related capital assets, as applicable.

Capital assets are depreciated using the straight-line method over the following estimated useful lives:

	<u>Years</u>
Buildings, Structures, and Improvements	10 to 50
Infrastructure and Utility Systems	30 to 40
Machinery, Equipment, and Vehicles	5 to 40

Lease Receivables

The Township accounts for leases in accordance with GASB Statement No. 87, *Leases*. The Township is a lessor for certain noncancellable agreements involving the use of Township-owned land and related property. At the commencement of a lease, the Township recognizes a lease receivable and a deferred inflow of resources, except when fixed lease payments are received at or before commencement and no future fixed lease payments remain due.

Lease receivables, when applicable, are initially measured at the present value of lease payments expected to be received during the lease term. Deferred inflows of resources are initially measured based on the lease receivable, adjusted for lease payments received at or before commencement. Deferred inflows are recognized as lease revenue over the lease term in a systematic and rational manner.

Lease terms include the noncancellable period of the lease and renewal periods that are reasonably certain to be exercised, as applicable. Variable or contingent payments that depend on future events or usage are not included in the initial measurement of the lease receivable or deferred inflow and are recognized as revenue in the period to which the payments relate.

Compensated Absences

In accordance with GASB Statement No. 101, *Compensated Absences*, the Township recognizes a liability for compensated absences when leave is attributable to services already rendered, accumulates, and is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means. The liability is measured using pay rates in effect at year-end and includes applicable salary-related payments.

Long-term Obligations

In the government-wide financial statements and proprietary fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental

Charter Township of Superior

Notes to the Financial Statements

activities, business-type activities, or proprietary fund statement of net position. Bond premiums and discounts are deferred and amortized over the life of the related debt. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are expensed when incurred.

In the governmental fund financial statements, the face amount of debt issued is reported as an other financing source. Premiums received on debt issuances are reported as other financing sources, while discounts are reported as other financing uses. Issuance costs are reported as debt service expenditures in the period incurred.

Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Municipal Employees' Retirement System ("MERS") of Michigan and additions to and deductions from MERS' fiduciary net position have been determined on the same basis as they are reported by MERS. Benefit payments, including refunds of employee contributions, are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Deferred Outflows and Deferred Inflows of Resources

In addition to assets and liabilities, the statement of net position and governmental funds balance sheet will sometimes report separate sections for deferred outflows of resources and deferred inflows of resources. Deferred outflows of resources represent a consumption of net position or fund balance that applies to a future period and therefore will not be recognized as an outflow of resources until that time. Deferred inflows of resources represent an acquisition of net position or fund balance that applies to a future period and therefore will not be recognized as an inflow of resources until that time.

The Township reports deferred outflows of resources and deferred inflows of resources related to pensions, as applicable. The Township also reports deferred inflows of resources related to leases and property taxes levied for a subsequent fiscal period. Governmental funds report unavailable revenues for amounts that are measurable but not available under the modified accrual basis of accounting.

Net Position Flow Assumption

Net position is reported in three components: net investment in capital assets, restricted, and unrestricted. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by outstanding balances of debt and other borrowings that are attributable to the acquisition, construction, or improvement of those assets. Restricted net position represents amounts that are subject to restrictions beyond the Township's control. Restrictions may be externally imposed by creditors, grantors, contributors, or laws or regulations of other

Charter Township of Superior

Notes to the Financial Statements

governments, or imposed by law through constitutional provisions or enabling legislation. Amounts not reported as net investment in capital assets or restricted net position are reported as unrestricted net position.

When both restricted and unrestricted resources are available for use, it is the Township's policy to use restricted resources first, then unrestricted resources as needed.

Fund Balance Flow Assumptions

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

Fund Balance Policies

Fund balance of governmental funds is reported in classifications based on the nature of constraints on the use of resources.

Nonspendable fund balance is reported for amounts that cannot be spent because they are not in spendable form or are legally or contractually required to be maintained intact.

Restricted fund balance is reported when externally imposed constraints are placed on the use of resources by grantors, contributors, creditors, or laws or regulations of other governments, or when constraints are imposed by law through constitutional provisions or enabling legislation. The Township Board can establish limitations on the use of resources through commitments or assignments.

Committed fund balance includes amounts that can be used only for specific purposes determined by formal action of the Township Board, the Township's highest level of decision-making authority. Commitments are made and may be rescinded only by Township Board resolution.

Assigned fund balance includes amounts intended to be used by the Township for specific purposes that do not meet the criteria to be classified as committed. The Township Board, or officials authorized by the Township Board, may assign fund balance. The Township Board may also assign fund balance when appropriating fund balance to cover a gap between estimated revenues and appropriations in the subsequent year's budget.

Unassigned fund balance is the residual classification for the general fund and includes all spendable amounts not contained in the other classifications. In other governmental funds, the unassigned classification is used only to report deficits, if any.

Charter Township of Superior

Notes to the Financial Statements

Property Tax Revenue Recognition

Property taxes are levied as of December 1 on property values assessed as of December 31 of the prior year. The billings are due on or before February 14, at which time the bill becomes delinquent and penalties and interest may be assessed by the Township. Property tax revenue is recognized in the year for which taxes have been levied and become available. The Township levy date is December 1, and accordingly, the total levy is recognized as revenue in the subsequent year.

For the year ending December 31, 2025, the taxable value of property within the Township was \$958,307,219. The Township levied millage rates of .7911 mills for operating, 2.723 mills for police, and 3.4657 mills for fire operating.

Interfund Transactions

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

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Significant estimates include, but are not limited to, capital asset useful lives, pension liabilities, compensated absences, lease receivables, and contingencies. Actual results could differ from those estimates.

Note 2 - Stewardship, Compliance, and Accountability

P.A. 2 of 1968, as amended, provides that a local unit shall not incur expenditures in excess of the amount appropriated.

The Township incurred the following expenditures in excess of the amounts appropriated during the year ended December 31, 2025:

	<u>Final Budget</u>	<u>Actual</u>	<u>Variance</u>
General Fund			
Administration	\$ 981,112	\$ 1,096,911	\$ (115,799)
Transportation System	121,547	124,204	(2,657)
Fire Fund			
Fire Department	3,569,040	3,625,162	(56,122)

Charter Township of Superior

Notes to the Financial Statements

The Township reported a deficit unrestricted net position in governmental activities of \$1,895,256 at December 31, 2025. This deficit does not represent a deficit fund balance or a violation of budgetary requirements. Rather, it results from the government-wide reporting of long-term obligations and related deferred outflows and inflows of resources, including pension-related amounts, compensated absences, and long-term debt, which are not reported in the governmental fund financial statements.

Note 3 - Cash and Investments

The Township maintains pooled and individual fund demand deposits, pooled investment accounts, and money market accounts.

Following is a reconciliation of deposit and investment balances as of December 31, 2025:

Statement of Net Position

Cash and Investments	<u>\$ 14,317,317</u>
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Deposits and Investments

Checking and Savings Accounts	\$ 1,701,285
Pooled Investments (MI Class)	10,885,884
Money Market Funds	1,729,348
Cash on Hand	<u>800</u>
Total Deposits and Investments	<u>\$ 14,317,317</u>

Custodial Credit Risk - Deposits. Custodial credit risk is the risk that, in the event of a bank failure, the Township's deposits may not be returned. State law does not require, and the Township does not have a policy requiring, collateralization of deposits. At year-end, \$2,362,666 of the Township's bank balance of \$3,136,062 was exposed to custodial credit risk because it was uninsured and uncollateralized. Due to the dollar amount of cash deposits and the limits of FDIC insurance, the Township believes it is impractical to insure all bank deposits. The Township evaluates each financial institution with which it deposits funds and uses only institutions with an acceptable estimated risk level.

Custodial Credit Risk - Investments. For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the Township will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. In order to minimize this risk, Township policy limits the types of investments and pre-qualifies financial institutions. As of December 31, 2025, none of the Township's investments were exposed to risk since the securities are held in the Township's name by the counterparty.

Charter Township of Superior

Notes to the Financial Statements

Following is a summary of the Township's investments as of December 31, 2025:

Money Market Funds	\$ 1,729,348
MI CLASS Pooled Investment Account	10,885,884
Total	\$ 12,615,232

Credit Risk. State law limits investments to specific government securities, certificates of deposits and bank accounts with qualified financial institutions, commercial paper with specific maximum maturities and ratings when purchased, bankers' acceptances of specific financial institutions, qualified mutual funds and qualified external investment pools as identified in the list of authorized investments in the summary of significant accounting policies. The Township's investment policy does not have specific limits in excess of state law on investment credit risk.

Credit risk ratings, where applicable, are summarized as follows:

	Ratings
S&P AAAM	\$ 11,399,637
N/A	1,215,595
Total	\$ 12,615,232

Interest Rate Risk. Interest rate risk is the risk that the market rate of securities in the portfolio will fall due to changes in market interest rates. State law limits the allowable investments and the maturities of some of the allowable investments as identified in the summary of significant accounting policies. The Township's investment policy does not have specific limits in excess of state law on investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates. Maturities of the investments were as follows:

	Investments
No Maturity	\$ 12,615,232

Concentration of Credit Risk. Concentration of credit risk is the risk of loss attributed to the magnitude of the Township's investment in a single issuer. State law limits allowable investments but does not limit concentration of credit risk as identified in the list of authorized investments in the summary of significant accounting policies. The Township's investment policy does not limit investments in a single financial institution or a single security type (with the exception of U.S. treasuries and agencies and authorized pools) to a percentage of the total investment portfolio. All investments held at year end are reported above.

Fair Value Measurement. The Township categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; level 2 inputs are significant other observable inputs; level 3 inputs are significant unobservable inputs.

Charter Township of Superior

Notes to the Financial Statements

The Township had no funds subject to fair value hierarchy as of year-end.

Investments in Entities that Calculate Net Asset Value per Share

Michigan CLASS

The Township holds shares in the Michigan CLASS government investment pool. The fair value of the Township's investment in the pool is measured on a recurring basis using net asset value per share, or its equivalent, as a practical expedient. At year-end, the net asset value of the Township's investment in Michigan CLASS was \$10,885,884. The investment pool had no unfunded commitments, specific redemption frequency, or redemption notice period required.

Michigan CLASS invests in U.S. treasury obligations, federal agency obligations of the U.S. government, high-grade commercial paper rated "A-1" or better, collateralized bank deposits, repurchase agreements collateralized by treasuries and agencies, and approved money market funds. The program seeks to provide safety, liquidity, convenience, and competitive rates of return and is designed to meet the needs of Michigan public sector investors.

Note 4 - Interfund Receivables, Payables, and Transfers

Interfund receivables and payables at December 31, 2025 consisted of the following:

Receivable Fund	Payable Fund	Amount
General Fund	Fire Fund	\$ 127,843
General Fund	Law Enforcement Fund	1,272
General Fund	Nonmajor governmental funds	25,266
General Fund	Water and Sewer Fund	43,724
Water and Sewer Fund	Nonmajor governmental funds	50
Water and Sewer Fund	Fire Fund	433

Interfund balances primarily represent short-term reimbursements and pooled cash clearing between funds. All balances are expected to be repaid within one year.

The composition of interfund transfers for the year ended December 31, 2025 consisted of the following:

Transfer In	Transfer Out	Amount
General Fund	American Rescue Plan Fund	\$ 773,268

Transfers are used to move resources from the fund that statute, grant agreement, or budget requires to collect them to the fund that is required or authorized to expend them. The transfer from the American Rescue Plan fund to the general fund was made to reimburse or support eligible

Charter Township of Superior

Notes to the Financial Statements

expenditures accounted for in the general fund in accordance with budgetary authorizations and applicable grant requirements.

Note 5 - Capital Assets

Capital asset activity of the governmental activities for the year ended December 31, 2025 was as follows:

Governmental Activities	December 31, 2024	Additions	Reductions	Reclassifications	December 31, 2025
Capital Assets not Being Depreciated					
Land	\$ 3,945,116	\$ -	\$ -	\$ -	\$ 3,945,116
Conservation Easement	134,196	-	-	-	134,196
Construction in Progress	920,038	-	-	(759,809)	160,229
<i>Total Capital Assets not Being Depreciated</i>	<u>4,999,350</u>	<u>-</u>	<u>-</u>	<u>(759,809)</u>	<u>4,239,541</u>
Capital Assets Being Depreciated					
Non-motorized Trails	2,660,116	380,385	-	221,192	3,261,693
Structures and Land Improvements	89,755	53,630	-	538,617	682,002
Buildings and Improvements	5,650,549	109,477	-	-	5,760,026
Vehicles	2,817,243	45,856	-	-	2,863,099
Equipment	789,008	93,257	(38,057)	-	844,208
<i>Total Capital Assets Being Depreciated</i>	<u>12,006,671</u>	<u>682,605</u>	<u>(38,057)</u>	<u>759,809</u>	<u>13,411,028</u>
Less Accumulated Depreciation					
Non-motorized Trails	248,615	53,050	-	-	301,665
Structures and Land Improvements	48,657	15,711	-	-	64,368
Buildings and Improvements	2,436,181	145,975	-	-	2,582,156
Vehicles	2,225,024	123,599	-	-	2,348,623
Equipment	537,199	56,284	(34,458)	-	559,025
<i>Total Accumulated Depreciation</i>	<u>5,495,676</u>	<u>394,619</u>	<u>(34,458)</u>	<u>-</u>	<u>5,855,837</u>
<i>Total Capital Assets Being Depreciated, Net</i>	<u>6,510,995</u>	<u>287,986</u>	<u>(3,599)</u>	<u>759,809</u>	<u>7,555,191</u>
<i>Total Capital Assets, Governmental Activities</i>	<u>\$ 11,510,345</u>	<u>\$ 287,986</u>	<u>\$ (3,599)</u>	<u>\$ -</u>	<u>\$ 11,794,732</u>

Charter Township of Superior

Notes to the Financial Statements

Capital asset activity of the business-type activities for the year ended December 31, 2025 was as follows:

Business-type Activities	December 31, 2024	Additions	Reductions	Reclassifications	December 31, 2025
Capital Assets not Being Depreciated					
Land	\$ 210,463	\$ -	\$ -	\$ -	\$ 210,463
Construction in Progress	80,534	13,794	-	(80,534)	13,794
<i>Total Capital Assets not Being Depreciated</i>	<u>290,997</u>	<u>13,794</u>	<u>-</u>	<u>(80,534)</u>	<u>224,257</u>
Capital Assets Being Depreciated					
Building	3,332,205	-	-	-	3,332,205
Utility System	30,007,337	877,649	(194,112)	80,534	30,771,408
Equipment and Improvements	74,084	-	-	-	74,084
Office Improvements	136,360	-	-	-	136,360
Office Equipment	73,300	-	-	-	73,300
Vehicles	901,425	-	-	-	901,425
Land Improvements	-	31,400	-	-	31,400
<i>Total Capital Assets Being Depreciated</i>	<u>34,524,711</u>	<u>909,049</u>	<u>(194,112)</u>	<u>80,534</u>	<u>35,320,182</u>
Less Accumulated Depreciation					
Building	1,874,888	108,065	-	-	1,982,953
Utility System	10,760,287	741,734	(32,272)	-	11,469,749
Equipment and Improvements	9,560	4,675	-	-	14,235
Office Improvements	60,039	6,629	-	-	66,668
Office Equipment	73,300	-	-	-	73,300
Vehicles	515,706	61,697	-	-	577,403
Land Improvements	-	-	-	-	-
<i>Total Accumulated Depreciation</i>	<u>13,293,780</u>	<u>922,800</u>	<u>(32,272)</u>	<u>-</u>	<u>14,184,308</u>
<i>Total Capital Assets Being Depreciated, Net</i>	<u>21,230,931</u>	<u>(13,751)</u>	<u>(161,840)</u>	<u>80,534</u>	<u>21,135,874</u>
<i>Total Capital Assets, Business-type Activities</i>	<u>\$ 21,521,928</u>	<u>\$ 43</u>	<u>\$ (161,840)</u>	<u>\$ -</u>	<u>\$ 21,360,131</u>

Depreciation expense was charged to programs of the Township as follows:

Governmental Activities

General Government	\$ 115,063
Public Safety	232,598
Public Works	2,562
Recreation and Culture	44,396

<i>Total Governmental Activities</i>	<u>\$ 394,619</u>
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Business-type Activities

Water and Sewer Fund	<u>\$ 922,800</u>
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Charter Township of Superior

Notes to the Financial Statements

Note 6 - Long-term Obligations

As of December 31, 2025, the following is a summary of the Township's long-term obligations:

Governmental Activities	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
2022 Refunding Bonds					
Rock Property	\$ 1,940,000	\$ -	\$ (115,000)	\$ 1,825,000	\$ 120,000
Bond Premium	65,256	-	(5,446)	59,810	-
Compensated Absences	766,647	-	(12,627)	754,020	263,907
Totals	\$ 2,771,903	\$ -	\$ (133,073)	\$ 2,638,830	\$ 383,907
Business-type Activities	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
2020 Refunding Bonds					
Utility Payable	\$ 2,772,353	\$ -	\$ (140,000)	\$ 2,632,353	\$ 145,000
Compensated Absences	147,332	9,027	-	156,359	54,726
Totals	\$ 2,919,685	\$ 9,027	\$ (140,000)	\$ 2,788,712	\$ 199,726

Governmental Activities

During 2022, the Township issued refunding bonds to refund the land contract payable for a land conservation easement known as Rock Properties. The bonds had an initial principal amount of \$2,160,000 and bear interest at 4.00% annually. Principal installments are payable annually through the year ending December 31, 2037. The bond was issued at a premium and that premium is being amortized on a straight-line basis for the life of the bond.

Charter Township of Superior

Notes to the Financial Statements

Governmental activities principal and interest payments are payable as follows:

December 31	Governmental Activities		
	Principal	Interest	Total
2026	\$ 120,000	\$ 70,600	\$ 190,600
2027	125,000	65,700	190,700
2028	130,000	60,600	190,600
2029	135,000	55,300	190,300
2030	140,000	49,800	189,800
2031-2035	805,000	156,900	961,900
2036-2037	370,000	15,000	385,000
Totals	\$ 1,825,000	\$ 473,900	\$ 2,298,900

Business-type Activities

The Township's business-type activities include long-term obligations related to utility system capital improvements.

The 2020 capital improvement refunding bonds were issued during the December 31, 2020 fiscal year to assist in the funding of Township capital improvements for utilities services. Interest is charged at 2.00% annually. Only \$3,182,353 of \$3,230,000 has been drawn upon. No additional funds were drawn during fiscal year ended December 31, 2025.

Business-type activities future principal and interest obligations related to the above long-term debt is as follows:

December 31	Business-type Activities		
	Principal	Interest	Total
2026	\$ 145,000	\$ 51,197	\$ 196,197
2027	145,000	48,297	193,297
2028	150,000	45,347	195,347
2029	155,000	42,297	197,297
2030	155,000	39,197	194,197
2031-2035	825,000	147,585	972,585
2036-2040	910,000	60,935	970,935
2041	147,353	1,474	148,827
Totals	\$ 2,632,353	\$ 436,329	\$ 3,068,682

Charter Township of Superior

Notes to the Financial Statements

Note 7 - Retirement Plans – Defined Contribution Pension

The Township provides pension benefits to certain employees through a defined contribution plan administered by John Hancock. Participation is voluntary for eligible employees, and eligible employees who participate contribute 5 percent of gross pay. The Township contributes 10 percent of eligible compensation for participating employees. The plan vests after 20 months of plan participation and has a normal retirement age of 55.

For the year ended December 31, 2025, employee contributions to the plan were \$16,783 and employer contributions were \$39,458. Plan assets are held for the exclusive benefit of participants and beneficiaries and are not reported in the Township's financial statements.

Note 8 - Retirement Plans - Defined Benefit Pension Plan

Plan Description

The employer's defined benefit pension plan provides certain retirement, disability, and death benefits to plan members and beneficiaries. The employer participates in the Municipal Employees Retirement System (MERS) of Michigan. MERS is an agent multiple-employer, statewide public employee pension plan established by the Michigan Legislature under Public Act 135 of 1945 and administered by a nine-member Retirement Board. MERS issues a publicly available financial report that includes financial statements and required supplementary information. This report may be obtained by accessing the MERS website at www.mersofmich.com.

Benefits Provided

The Township's defined benefit pension plan is comprised of two divisions: division 01, which covers full-time non-union employees, and division 05, which covers union firefighters. Benefit provisions are summarized as follows:

Division	Benefit Multiplier	Benefit Maximum	Final Average Compensation (Years)	Normal Retirement Age	Unreduced Benefit (Age/Years of Service)	Reduced Benefit (Age/Years of Service)	Vesting (Years)
1 - Non Union	2.25%	80%	3	60	55/15 or 30 and out	50/25	6
5 - Fire	2.25%	80%	5	60	50/25	55/15	10

Employees Covered by Benefit Terms

At the December 31, 2024 valuation date, the following participants were covered by the benefit terms:

Inactive Plan Members or Beneficiaries Currently Receiving Benefits	18
Inactive Plan Members Entitled to but not yet Receiving Benefits	14
Active Plan Members	34
Total Employees Covered by MERS	66

Charter Township of Superior

Notes to the Financial Statements

Contributions

The employer is required to contribute amounts at least equal to the actuarially determined rate, as established by the MERS Retirement Board. The actuarially determined rate is the estimated amount necessary to finance the cost of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. The employer may establish contribution rates to be paid by its covered employees.

For the year ended December 31, 2025, the employer and employee rates were as follows:

Division	Employer Contributions	Employee Contributions
1 - Non Union	15.92%	5.00%
5 - Fire	23.25%	6.00%

Net Pension Liability

The Township's net pension liability was measured as of December 31, 2025. The total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of December 31, 2024 and rolled forward to the measurement date.

Actuarial Assumptions

The total pension liability in the December 31, 2024 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.50%
Salary increases	3.00% in the long-term
Investment rate of return	6.93%, net of investment and administrative expense, including inflation

Although no specific price inflation assumptions are needed for the valuation, the 3.00% long-term wage inflation assumption would be consistent with a price inflation of 3.00-4.00%.

The mortality tables used were the Pub-2010 Male and Female tables with mortality improvements projected using scale MP-2021.

The actuarial assumptions used in valuation were based on the results of the most recent actuarial experience study of 2019-2023, first used in the December 31, 2024 actuarial valuation.

The long-term expected rate of return on pension plan investments was determined using a model method in which the best-estimate ranges of expected future real rates of return (expected returns, net of investment and administrative expenses and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting

Charter Township of Superior

Notes to the Financial Statements

the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Target Allocation Gross Rate of Return	Long-term Expected Gross Rate of Return
Global equity	60.00%	7.00%	4.20%
Global fixed income	20.00%	4.66%	0.93%
Private investments	20.00%	9.00%	1.80%
Totals	100.00%		6.93%

Discount Rate

The discount rate used to measure the total pension liability for GASB 68 purposes was 7.18%. The current discount rate shown for GASB 68 purposes is higher than the MERS assumed rate of return because, for GASB 68 purposes, the discount rate must be gross of administrative expenses, whereas for funding purposes it is net of administrative expenses. The projection of cash flows used to determine the discount rate assumes that employer and employee contributions will be made at the rates agreed upon for employees and the actuarially determined rates for employers. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to pay all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Charter Township of Superior

Notes to the Financial Statements

Changes in the net pension liability during the measurement year were as follows:

	Increase (Decrease)		
	Total Pension Liability	Plan Net Position	Net Pension Liability
Balance at December 31, 2024	\$ 12,425,157	\$ 8,483,721	\$ 3,941,436
<i>Changes for the Year:</i>			
Service Cost	435,048	-	435,048
Interest on Total Pension Liability	887,477	-	887,477
Differences Between Expected and Actual Experience	276,854	-	276,854
Changes of Assumptions	53,282	-	53,282
Contributions - Employer	-	662,648	(662,648)
Contributions - Employee	-	188,742	(188,742)
Net Investment Income	-	1,336,840	(1,336,840)
Benefit Payments, Including Employee Refunds	(564,517)	(564,517)	-
Administrative Expenses		(17,511)	17,511
Other Charges	(74,410)	-	(74,410)
<i>Net Changes</i>	<u>1,013,734</u>	<u>1,606,202</u>	<u>(592,468)</u>
Balance at December 31, 2025	\$ 13,438,891	\$ 10,089,923	\$ 3,348,968

Sensitivity of the Net Pension Liability to Changes in the Discount Rate

The following presents the net pension liability of the Township, calculated using the discount rate of 7.18%, as well as what the Township's net pension liability would be if it were calculated using a discount rate that is one percentage point lower (6.18%) or one percentage point higher (8.18%) than the current rate.

	1% Decrease (6.18%)	Current Discount Rate (7.18%)	1% Increase (8.18%)
Net Pension Liability of the Township	<u>\$ 4,989,060</u>	<u>\$ 3,348,968</u>	<u>\$ 1,994,272</u>

Note: The current discount rate shown for GASB 68 purposes is higher than the MERS assumed rate of return. This is because for GASB purposes, the discount rate must be gross of administrative expenses, whereas for funding purposes, it is net of administrative expenses.

Charter Township of Superior

Notes to the Financial Statements

Pension Expense and Deferred Outflows/Inflows of Resources Related to Pensions

For the year ended December 31, 2025 the Township recognized pension expense of \$752,567. The Township reported deferred outflows/inflows of resources related to pensions from the following sources:

Source	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences Between Expected and Actual Experience	\$ 332,348	\$ (67,556)
Changes in assumptions	184,887	-
Net Difference Between Projected and Actual Earnings on Pension Plan Investments	-	(424,215)
Total	\$ 517,235	\$ (491,771)

Amounts reported as deferred outflows/inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ending December 31	Amount
2026	\$ 324,922
2027	(87,856)
2028	(67,995)
2029	(143,607)
Total	\$ 25,464

Note 9 - MERS Postemployment Health Care Savings Program

The Township adopted the MERS postemployment health care savings plan (HCSP) during 2005. The program is an employer-sponsored program that allows employees to save money in an account that can be used for medical expenses and health insurance premiums after termination of service.

All full-time employees, defined as employees with an average of 37.5 hours per week, are eligible to participate in the HCSP. The Township contributes to the plan on behalf of eligible employees and requires employees to contribute a percentage of pay. Employee contributions are vested immediately. Township contributions are subject to the vesting schedule described in the plan document.

For 2025, the Township contributed \$300 per non-union employee and \$425 per union employee per month to individual accounts, for total employer contributions of \$66,630.

Charter Township of Superior

Notes to the Financial Statements

<u>Employees' Years of Service</u>	<u>Vested Percentage</u>
Prior to six years full-time employment	0%
Six years but less than nine years full-time employment	25%
Nine years but less than twelve years full-time employment	50%
Twelve years but less than fifteen years full-time employment	75%
Fifteen or more years full-time employment	100%

Note 10 - Lessor Lease Arrangements

During the year ended December 31, 2025, the Township entered into a finite 55-year communications easement with SBA Monarch Towers III, LLC for the use of a specified portion of Township-owned land at the Superior Township Maintenance Facility. The arrangement is accounted for as a lessor lease under GASB Statement No. 87, *Leases*.

The Township received fixed consideration of \$676,000 at commencement of the easement. Because all fixed consideration was received at or before commencement and no future fixed lease payments are due, no lease receivable was recorded. The fixed consideration received was reported as a deferred inflow of resources and is recognized as lease revenue over the 55-year term of the easement in a systematic and rational manner.

For the year ended December 31, 2025, the Township recognized lease revenue of \$1,447 from the amortization of the deferred inflow of resources. At December 31, 2025, deferred inflows of resources related to the easement totaled \$674,553.

Charter Township of Superior

Notes to the Financial Statements

The future recognition of deferred inflows of resources as lease revenue is as follows:

<u>Year(s)</u>	<u>Revenue to be Recognized</u>
2026	\$ 12,282
2027	12,282
2028	12,282
2029	12,282
2030	12,282
2031 - 2035	61,410
2036 - 2040	61,410
2041 - 2045	61,410
2046 - 2050	61,410
2051 - 2055	61,410
2056 - 2060	61,410
2061 - 2065	61,410
2066 - 2070	61,410
2071 - 2075	61,410
2076 - 2080	60,453
Total	<u>\$ 674,553</u>

Note 11 - Risk Management

The Township maintains commercial insurance coverage for substantially all significant risks of loss. Management believes the Township's insurance coverage is sufficient to preclude significant uninsured losses to the Township. Settled claims have not exceeded commercial insurance coverage in any of the past three fiscal years.

Note 12 - Restatement

During the year ended December 31, 2025, the Township identified errors in previously issued financial statements that required correction under GASB Statement No. 100, *Accounting Changes and Error Corrections*. As a result, beginning balances as of January 1, 2025 were restated as described below.

At the government-wide level, the Township corrected an error related to compensated absences in governmental activities. GASB Statement No. 101, *Compensated Absences*, was effective for the Township's year ended December 31, 2024; however, the Township did not implement the standard in the prior year. The correction decreased beginning net position of governmental activities by \$121,762.

Charter Township of Superior

Notes to the Financial Statements

At the governmental fund level, the Township corrected an error in the law enforcement fund related to amounts previously recognized for billings to other communities under law enforcement service contracts. The related amounts had not been collected and did not meet the criteria for revenue recognition in the governmental fund financial statements. The correction decreased beginning fund balance of the law enforcement fund and total governmental funds by \$94,133.

The effect of the corrections on beginning balances as of January 1, 2025 was as follows:

	Governmental Funds Statements		Government-wide Statements
	Law Enforcement Fund	Total Governmental Funds	Governmental Activities
<i>Beginning Balance, as Previously Reported</i>	\$ 3,666,109	\$ 8,463,604	\$ 14,745,104
Correction of error, law enforcement revenue recognition	(94,133)	(94,133)	--
Correction of error, compensated absence liability	--	--	(121,762)
<i>Beginning Balance, as Restated</i>	<u>\$ 3,571,976</u>	<u>\$ 8,369,471</u>	<u>\$ 14,623,342</u>

Note 13 - Subsequent Events

The Township has evaluated subsequent events through May 27, 2026, the date the financial statements were available to be issued. Management is not aware of any subsequent events that would have an impact on the Township's financial position.

Note 14 - Booster Station Settlement

During the year ended December 31, 2025, the Township entered into a settlement agreement and mutual release related to disputed claims involving the Clark Road Pump Station Improvements project. The agreement resolved claims and counterclaims related to the project, including matters associated with the construction contract, changes, termination, materials, and related construction services. Under the agreement, the Township paid total settlement amounts of \$1,800,000.

The settlement is reported as a nonoperating expense in the water and sewer fund statement of revenues, expenses, and changes in net position. The related cash payment is reported as a capital and related financing activity in the proprietary fund statement of cash flows. The agreement includes mutual releases among the parties and provides for dismissal of the related lawsuit and counterclaims.

Charter Township of Superior

Notes to the Financial Statements

Note 15 - Upcoming GASB Pronouncements

GASB Statement No. 103 - Financial Reporting Model Improvements

In April 2024, the GASB issued Statement No. 103, *Financial Reporting Model Improvements*. This Statement establishes or modifies accounting and financial reporting requirements related to management's discussion and analysis, unusual or infrequent items, the proprietary fund statement of revenues, expenses, and changes in fund net position, major component unit information, and budgetary comparison information. The requirements are effective for fiscal years beginning after June 15, 2025, and all reporting periods thereafter. For the Township, this standard will be effective for the year ending December 31, 2026. The Township is currently evaluating the impact this standard will have on the financial statements.

GASB Statement No. 104 - Disclosure of Certain Capital Assets

In September 2024, the GASB issued Statement No. 104, *Disclosure of Certain Capital Assets*. This Statement requires separate disclosure of certain types of capital assets, including lease assets, intangible right-to-use assets recognized under public-private and public-public partnership arrangements, subscription assets, other intangible assets by major class, and capital assets held for sale. The requirements are effective for fiscal years beginning after June 15, 2025, and all reporting periods thereafter. For the Township, this standard will be effective for the year ending December 31, 2026. The Township is currently evaluating the impact this standard will have on the financial statements.

GASB Statement No. 105 - Subsequent Events

In December 2025, the GASB issued Statement No. 105, *Subsequent Events*. This Statement defines subsequent events, including the subsequent events time frame, and establishes accounting and financial reporting requirements related to subsequent events. The requirements are effective for fiscal years beginning after June 15, 2026, and all reporting periods thereafter. For the Township, this standard will be effective for the year ending December 31, 2027. The Township is currently evaluating the impact this standard will have on the financial statements.

Required Supplementary Information

Charter Township of Superior
Schedule of Revenues, Expenditures, and Changes in Fund Balance-Budget and Actual
General Fund
For the Year Ended December 31, 2025

	Budgeted Amounts			Variance Positive (Negative) Final to Actual
	Original	Final	Actual	
Revenues				
Taxes and Penalties	\$ 768,187	\$ 768,187	\$ 759,807	\$ (8,380)
Licenses and Permits	180,000	210,000	147,694	(62,306)
State Sources	1,670,317	1,752,744	1,738,397	(14,347)
Charges for Services	15,500	46,400	45,960	(440)
Interest and Rentals	160,000	120,000	95,081	(24,919)
Other Revenue	153,200	185,150	175,409	(9,741)
Total Revenues	2,947,204	3,082,481	2,962,348	(120,133)
Other Financing Sources				
Transfers In	--	800,000	773,268	(26,732)
Total Revenues and Other Financing Sources	2,947,204	3,882,481	3,735,616	(146,865)
Expenditures				
General Government				
Township Board	41,850	46,850	43,697	3,153
Township Supervisor	179,249	96,489	88,945	7,544
Accounting	103,877	123,877	103,215	20,662
Clerk	235,998	276,498	263,184	13,314
Township Treasurer	209,225	236,225	218,137	18,088
Assessor	271,216	296,716	281,417	15,299
Administration	769,873	981,112	1,096,911	(115,799)
Elections	1,000	47,800	41,603	6,197
Buildings and Grounds	45,000	100,000	86,985	13,015
Total General Government	1,857,288	2,205,567	2,224,094	(18,527)
Public Works				
Infrastructure	313,900	262,400	181,315	81,085
Solid Waste Management	10,500	10,500	8,712	1,788
Transportation System	121,547	121,547	124,204	(2,657)
Total Public Works	445,947	394,447	314,231	80,216
Recreation and Culture - Parks	522,538	522,538	487,680	34,858
Community and Economic Development				
- Planning Department	78,750	133,750	122,585	11,165
Debt Service - Principal	115,000	115,000	115,000	--
Debt Service - Interest	74,500	74,500	62,750	11,750
Total Expenditures	3,094,023	3,445,802	3,326,340	119,462
Excess (Deficiency) of Revenues and Other Sources Over Expenditures	(146,819)	436,679	409,276	(27,403)
Net Change in Fund Balance	(146,819)	436,679	409,276	(27,403)
Fund Balance at Beginning of Period	1,510,311	1,510,311	1,510,311	--
Fund Balance at End of Period	\$ 1,363,492	\$ 1,946,990	\$ 1,919,587	\$ (27,403)

Charter Township of Superior
Schedule of Revenues, Expenditures, and Changes in Fund Balance-Budget and Actual
Fire Operating
For the Year Ended December 31, 2025

	Budgeted Amounts			Variance Positive (Negative) Final to Actual
	Original	Final	Actual	
Revenues				
Taxes and Penalties	\$ 3,187,986	\$ 3,187,986	\$ 3,169,175	\$ (18,811)
Licenses and Permits	149,000	149,000	130,397	(18,603)
Interest and Rentals	120,000	99,800	104,675	4,875
Other Revenue	5,500	50,100	56,613	6,513
Total Revenues	<u>3,462,486</u>	<u>3,486,886</u>	<u>3,460,860</u>	<u>(26,026)</u>
Expenditures				
Fire Department	2,879,003	3,569,040	3,625,162	(56,122)
Total Expenditures	<u>2,879,003</u>	<u>3,569,040</u>	<u>3,625,162</u>	<u>(56,122)</u>
Other Financing Uses				
Transfers Out	583,483	--	--	--
Total Expenditures and Other Financing Uses	<u>3,462,486</u>	<u>3,569,040</u>	<u>3,625,162</u>	<u>(56,122)</u>
Excess (Deficiency) of Revenues Over Expenditures and Other Uses	<u>--</u>	<u>(82,154)</u>	<u>(164,302)</u>	<u>(82,148)</u>
Net Change in Fund Balance	<u>--</u>	<u>(82,154)</u>	<u>(164,302)</u>	<u>(82,148)</u>
Fund Balance at Beginning of Period	<u>1,988,422</u>	<u>1,988,422</u>	<u>1,988,422</u>	<u>--</u>
Fund Balance at End of Period	<u>\$ 1,988,422</u>	<u>\$ 1,906,268</u>	<u>\$ 1,824,120</u>	<u>\$ (82,148)</u>

Charter Township of Superior
Schedule of Revenues, Expenditures, and Changes in Fund Balance-Budget and Actual
Law Enforcement Fund
For the Year Ended December 31, 2025

	Budgeted Amounts			Variance Positive (Negative) Final to Actual
	Original	Final	Actual	
Revenues				
Taxes and Penalties	\$ 2,504,485	\$ 2,504,485	\$ 2,483,334	\$ (21,151)
Charges for Services	331,284	198,324	74,425	(123,899)
Fines and Forfeitures	10,000	10,000	7,261	(2,739)
Interest and Rentals	135,000	137,000	186,663	49,663
Other Revenue	--	107,839	180,226	72,387
Total Revenues	<u>2,980,769</u>	<u>2,957,648</u>	<u>2,931,909</u>	<u>(25,739)</u>
Expenditures				
Police Protection	2,124,033	2,164,578	1,899,812	264,766
Total Expenditures	<u>2,124,033</u>	<u>2,164,578</u>	<u>1,899,812</u>	<u>264,766</u>
Excess of Revenues				
Over Expenditures	856,736	793,070	1,032,097	239,027
Net Change in Fund Balance	856,736	793,070	1,032,097	239,027
<i>Fund Balance at Beginning of Period</i>	3,571,976	3,571,976	3,571,976	--
Fund Balance at End of Period	\$ 4,428,712	\$ 4,365,046	\$ 4,604,073	\$ 239,027

Charter Township of Superior
Schedule of Revenues, Expenditures, and Changes in Fund Balance-Budget and Actual
American Rescue Plan
For the Year Ended December 31, 2025

	Budgeted Amounts			Variance Positive (Negative) Final to Actual
	Original	Final	Actual	
Revenues				
Federal Sources	\$ 693,413	\$ 693,413	\$ 781,449	\$ 88,036
Interest and Rentals	10,000	35,000	26,088	(8,912)
Total Revenues	<u>703,413</u>	<u>728,413</u>	<u>807,537</u>	<u>79,124</u>
Expenditures				
Recreation and Culture	703,413	703,413	97,613	605,800
Total Expenditures	<u>703,413</u>	<u>703,413</u>	<u>97,613</u>	<u>605,800</u>
Other Financing Uses				
Transfers Out	--	800,000	773,268	26,732
Total Expenditures and Other Financing Uses	<u>703,413</u>	<u>1,503,413</u>	<u>870,881</u>	<u>632,532</u>
Excess (Deficiency) of Revenues Over Expenditures and Other Uses	<u>--</u>	<u>(775,000)</u>	<u>(63,344)</u>	<u>711,656</u>
Net Change in Fund Balance	<u>--</u>	<u>(775,000)</u>	<u>(63,344)</u>	<u>711,656</u>
Fund Balance at Beginning of Period	<u>63,344</u>	<u>63,344</u>	<u>63,344</u>	<u>--</u>
Fund Balance at End of Period	<u>\$ 63,344</u>	<u>\$ (711,656)</u>	<u>\$ --</u>	<u>\$ 711,656</u>

Charter Township of Superior
Required Supplementary Information
Schedule of Changes in Net Pension Liability and Related Ratios
Last Ten Plan Years

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Total Pension Liability										
Service Cost	\$ 435,048	\$ 389,881	\$ 368,696	\$ 295,839	\$ 264,925	\$ 248,262	\$ 220,760	\$ 204,939	\$ 187,817	\$ 185,852
Interest on Total Pension Liability	887,477	841,313	795,461	739,844	690,029	629,872	634,256	597,127	574,515	531,168
Differences Between Expected and Actual Experience	276,854	(112,594)	169,475	284,586	41,228	186,896	(12,135)	132,291	(60,111)	138,559
Changes of Assumptions*	53,282	98,091	-	430,356	234,441	239,448	-	-	-	285,083
Benefit Payments, Including Refunds	(564,517)	(532,459)	(539,742)	(589,080)	(499,436)	(504,709)	(471,235)	(423,572)	(405,961)	(362,555)
Other Changes	(74,410)	(47,806)	(62,570)	14,459	(46,376)	(19,181)	(9,078)	(30,745)	(13,371)	(14,343)
Net Change in Pension Liability	1,013,734	636,426	731,320	1,176,004	684,811	780,588	362,568	480,040	282,889	763,764
Total Pension Liability - Beginning	12,425,157	11,788,731	11,057,411	9,881,407	9,196,596	8,416,008	8,053,440	7,573,400	7,290,511	6,526,747
Total Pension Liability - Ending (a)	\$ 13,438,891	\$ 12,425,157	\$ 11,788,731	\$ 11,057,411	\$ 9,881,407	\$ 9,196,596	\$ 8,416,008	\$ 8,053,440	\$ 7,573,400	\$ 7,290,511
Plan Fiduciary Net Position										
Contributions - Employer	\$ 662,648	\$ 590,488	\$ 562,430	\$ 513,605	\$ 428,583	\$ 343,703	\$ 323,064	\$ 257,074	\$ 243,677	\$ 208,778
Contributions - Employee	188,742	170,510	162,043	149,519	131,740	117,461	117,023	99,482	97,044	89,336
Net Investment Income (Loss)	1,336,840	580,011	764,924	(778,379)	924,013	750,073	701,819	(213,390)	644,352	505,591
Benefit Payments, Including Refunds	(564,517)	(532,459)	(539,742)	(589,080)	(499,436)	(504,709)	(471,235)	(423,572)	(405,961)	(362,555)
Administrative Expenses	(17,511)	(17,432)	(16,181)	(13,967)	(10,599)	(11,724)	(12,098)	(10,555)	(10,196)	(9,975)
Net Change in Plan Fiduciary Net Position	1,606,202	791,118	933,474	(718,302)	974,301	694,804	658,573	(290,961)	568,916	431,175
Plan Fiduciary Net Position - Beginning	8,483,721	7,692,603	6,759,129	7,477,431	6,503,130	5,808,326	5,149,753	5,440,714	4,871,798	4,440,623
Plan Fiduciary Net Position - Ending (b)	\$ 10,089,923	\$ 8,483,721	\$ 7,692,603	\$ 6,759,129	\$ 7,477,431	\$ 6,503,130	\$ 5,808,326	\$ 5,149,753	\$ 5,440,714	\$ 4,871,798
Net Pension Liability - Ending (a) - (b)	\$ 3,348,968	\$ 3,941,436	\$ 4,096,128	\$ 4,298,282	\$ 2,403,976	\$ 2,693,466	\$ 2,607,682	\$ 2,903,687	\$ 2,132,686	\$ 2,418,713
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	75.08%	68.28%	65.25%	61.13%	75.67%	70.71%	69.02%	63.94%	71.84%	66.82%
Covered Payroll	\$ 3,082,708	\$ 3,129,163	\$ 2,697,179	\$ 2,348,774	\$ 2,213,530	\$ 2,080,582	\$ 1,844,614	\$ 1,720,936	\$ 1,583,227	\$ 1,621,846
Net Pension Liability as a Percentage of Covered Payroll	108.64%	125.96%	151.87%	183.00%	108.60%	129.46%	141.37%	168.73%	134.71%	149.13%

Notes to the Schedule:

*The following were significant changes to economic and demographic assumptions:

2015 valuation - The investment rate of return assumption was reduced from 8.25% to 8.0%, the wage inflation assumption was reduced from 4.50% to 3.75%, inflation rates changed from 3.0-4.0% to 3.25%, and the mortality assumption was updated to be based on the RP-2014 tables.

2019 valuation - The investment rate of return assumption was reduced from 8.00% to 7.60%, the wage inflation assumption was reduced from 3.75% to 3.00%.

2020 valuation - Mortality rates were changed to the recently issued Pub-2010 mortality general rates as published by the Society of Actuaries along with a change to sex-distinct assumptions.

2021 valuation - The investment rate of return assumption was reduced from 7.60% to 7.25%.

2023 valuation - The investment rate of return assumption was reduced from 7.25% to 7.18%.

Charter Township of Superior
Required Supplementary Information
Schedule of Contributions
Last Ten Fiscal Years

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Actuarially Determined Contribution	\$ 662,648	\$ 590,488	\$ 562,430	\$ 513,605	\$ 428,583	\$ 343,704	\$ 323,064	\$ 257,074	\$ 243,677	\$ 208,778
Contributions in Relation to the Actuarially Determined Contribution	662,648	590,488	562,430	513,605	428,583	343,704	323,064	257,074	243,677	208,778
Contribution Deficiency (Excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Covered Payroll	\$ 3,082,708	\$ 3,129,163	\$ 2,697,179	\$ 2,348,774	\$ 2,213,530	\$ 2,080,582	\$ 1,844,614	\$ 1,720,936	\$ 1,583,227	\$ 1,621,846
Contributions as a Percentage of Covered Payroll	21.50%	18.87%	20.85%	21.87%	19.36%	16.52%	17.51%	14.94%	15.39%	12.87%

Notes to the Schedule:

Actuarially determined contribution rates are calculated as of December 31 each year, which is the year prior to the beginning of the fiscal year in which the contributions are required.

Methods and Assumptions Used to Determine Contribution Rates

Actuarial Cost Method	Entry-age Normal
Amortization Method	Level Percentage of Payroll
Remaining Amortization Period	15 Years
Asset Valuation Method	5 Years; Smoothed
Inflation	2.50%
Salary Increases	3.00% Wage Inflation with 0.00%-1.00% Merit and Longevity Increases
Investment Rate of Return	6.93%, Net of Investment Expense, including Inflation
Retirement Age	Division 01: Age 60, early retirement at age 55 with 15 years of service or age 50 with 25 years of service with reduced benefits.
Mortality	Division 05: Age 60, early retirement at age 50 with 25 years of service or age 55 with 15 years of service with reduced benefits.
	Pub-2010 male and female tables with MP-2021 mortality improvements

Combining and Individual Fund Statements and Schedules

**Charter Township of Superior
Combining Balance Sheet
Nonmajor Governmental Funds
December 31, 2025**

	Special Revenue				Total Nonmajor Governmental Funds
	Building Department	Street Lights	Side Street Maintenance	Legal Defense Fund	
ASSETS					
Cash and Investments	\$ 1,048,117	\$ 41,579	\$ 358	\$ 179,112	\$ 1,269,166
Taxes Receivable	--	89,743	51,938	--	141,681
Prepays	857	--	--	--	857
Total Assets	\$ 1,048,974	\$ 131,322	\$ 52,296	\$ 179,112	\$ 1,411,704
LIABILITIES					
Accounts Payable	\$ 409	\$ 8,499	--	--	\$ 8,908
Payroll Related Liabilities	2,579	--	--	--	2,579
Due to Other Funds	11,316	--	14,000	--	25,316
Total Liabilities	14,304	8,499	14,000	--	36,803
DEFERRED INFLOWS OF RESOURCES					
Taxes Levied in Advance of Period Intended to Finance	--	--	26,502	--	26,502
Total Liabilities and Deferred Inflows of Resources	14,304	8,499	40,502	--	63,305
FUND BALANCE					
Nonspendable	857	--	--	--	857
Restricted	1,033,813	122,823	11,794	179,112	1,347,542
Unassigned	--	--	--	--	--
Total Fund Balance	1,034,670	122,823	11,794	179,112	1,348,399
Total Liabilities, Deferred Inflows of Resources, and Fund Balance	\$ 1,048,974	\$ 131,322	\$ 52,296	\$ 179,112	\$ 1,411,704

Charter Township of Superior
Combining Statement of Revenues, Expenditures, and Changes in Fund Balance
Nonmajor Governmental Funds
For the Year Ended December 31, 2025

	Special Revenue				Total Nonmajor Governmental Funds
	Building Department	Street Lights	Side Street Maintenance	Legal Defense Fund	
Revenues					
Special Assessments	\$ --	\$ 89,742	\$ 25,436	\$ --	\$ 115,178
Charges for Services	503,040	--	--	--	503,040
Interest and Rentals	30,680	1,254	36	3,573	35,543
Other Revenue	7,000	--	--	--	7,000
Total Revenues	540,720	90,996	25,472	3,573	660,761
Expenditures					
General Government	--	--	--	2,000	2,000
Public Safety	430,293	--	--	--	430,293
Public Works	--	88,986	26,501	--	115,487
Total Expenditures	430,293	88,986	26,501	2,000	547,780
Excess of Revenues Over (Under) Expenditures	110,427	2,010	(1,029)	1,573	112,981
Net Change in Fund Balance	110,427	2,010	(1,029)	1,573	112,981
<i>Fund Balance at Beginning of Period</i>	924,243	120,813	12,823	177,539	1,235,418
Fund Balance at End of Period	\$ 1,034,670	\$ 122,823	\$ 11,794	\$ 179,112	\$ 1,348,399

Charter Township of Superior
General Fund Combining Balance Sheet
All Funds Treated as General
December 31, 2025

	General	Escrow	Imprest Payroll	Parks and Recreation	Elimination Entries *	Total General Funds
ASSETS						
Cash and Investments	\$ 1,602,070	\$ 839,133	\$ 72,904	\$ 532,561	\$ --	\$ 3,046,668
Taxes Receivable	752,130	--	--	--	--	752,130
Receivables, net	212,667	--	--	--	--	212,667
Intergovernmental Receivables	284,961	--	--	--	--	284,961
Prepays	56,564	--	--	13,959	--	70,523
Due from Other Funds	164,949	--	196,101	136	(163,081)	198,105
Total Assets	\$ 3,073,341	\$ 839,133	\$ 269,005	\$ 546,656	\$ (163,081)	\$ 4,565,054
LIABILITIES						
Accounts Payable	\$ 190,277	\$ --	\$ --	\$ 6,911	\$ --	\$ 197,188
Payroll Related Liabilities	15,780	--	118,656	2,786	--	137,222
Refundable Deposits	--	839,133	--	--	--	839,133
Due to Other Funds	--	--	150,349	12,732	(163,081)	--
Total Liabilities	206,057	839,133	269,005	22,429	(163,081)	1,173,543
DEFERRED INFLOWS OF RESOURCES						
Taxes Levied in Advance of Period Intended to Finance	763,006	--	--	--	--	763,006
Deferred Lease Revenues	674,553	--	--	--	--	674,553
Unavailable Revenues	34,365	--	--	--	--	34,365
Total Liabilities and Deferred Inflows of Resources	1,677,981	839,133	269,005	22,429	(163,081)	2,645,467
FUND BALANCE						
Nonspendable	56,564	--	--	13,959	--	70,523
Restricted - Tree Preservation	241,425	--	--	--	--	241,425
Committed for:						
ARPA Projects	683,836	--	--	--	--	683,836
Schoolhouse	40,220	--	--	--	--	40,220
Compensated Absences	71,733	--	--	--	--	71,733
Trails Maintenance	9,892	--	--	--	--	9,892
Right of Way	38,572	--	--	--	--	38,572
Parks	--	--	--	510,268	--	510,268
Unassigned	253,118	--	--	--	--	253,118
Total Fund Balance	1,395,360	--	--	524,227	--	1,919,587
Total Liabilities, Deferred Inflows of Resources, and Fund Balance	\$ 3,073,341	\$ 839,133	\$ 269,005	\$ 546,656	\$ (163,081)	\$ 4,565,054

* The escrow, imprest payroll, and parks and recreation activities are reported as part of the general fund for financial reporting purposes. Amounts due to and due from between these activities and the general fund are eliminated in this combining schedule and are not reported as interfund balances in the basic financial statements.

Charter Township of Superior
General Fund Combining Statement of Revenues, Expenditures, and Changes in Fund Balance
All Funds Treated as General
For the Year Ended December 31, 2025

	General	Escrow	Imprest Payroll	Parks and Recreation	Elimination Entries *	Total General Funds
Revenues						
Taxes and Penalties	\$ 759,807	\$ --	--	\$ --	--	\$ 759,807
Licenses and Permits	147,694	--	--	--	--	147,694
State Sources	1,738,397	--	--	--	--	1,738,397
Charges for Services	45,960	--	--	--	--	45,960
Interest and Rentals	76,317	--	--	18,764	--	95,081
Other Revenue	171,509	--	--	3,900	--	175,409
Total Revenues	2,939,684	--	--	22,664	--	2,962,348
Expenditures						
General Government	2,224,094	--	--	--	--	2,224,094
Public Works	314,231	--	--	--	--	314,231
Community and Economic Development	122,585	--	--	--	--	122,585
Recreation and Culture	--	--	--	487,680	--	487,680
Debt Service - Principal	115,000	--	--	--	--	115,000
Debt Service - Interest	62,750	--	--	--	--	62,750
Total Expenditures	2,838,660	--	--	487,680	--	3,326,340
Excess of Revenues Over (Under) Expenditures	101,024	--	--	(465,016)	--	(363,992)
Other Financing Sources (Uses)						
Transfers In	773,268	--	--	412,338	(412,338)	773,268
Transfers Out	(412,338)	--	--	--	412,338	--
Net Other Financing Sources (Uses)	360,930	--	--	412,338	--	773,268
Net Change in Fund Balance	461,954	--	--	(52,678)	--	409,276
Fund Balance at Beginning of Period	933,406	--	--	576,905	--	1,510,311
Fund Balance at End of Period	\$ 1,395,360	\$ --	\$ --	\$ 524,227	\$ --	\$ 1,919,587

* The parks and recreation activity is reported as part of the general fund for financial reporting purposes. Transfers between the general fund and parks and recreation activity are eliminated in this combining schedule and are not reported as interfund transfers in the basic financial statements.

May 27, 2026

To the Board of Trustees
Charter Township of Superior
Ypsilanti, Michigan 48198

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Charter Township of Superior, Michigan (the "Township") for the year ended December 31, 2025. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated November 12, 2025. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Matters

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the Township are described in Note 1 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during 2025. We noted no transactions entered into by the Township during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

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

- Management's estimate of the useful lives of depreciable capital assets is based on the length of time it is believed that those assets will provide some economic benefit in the future.
- Management's estimate of the accrued compensated absences is based on current hourly rates and policies regarding payment of sick and vacation accruals.
- Management's assumptions used to calculate the actuarial report and the net present value of pension benefits.

We evaluated the key factors and assumptions used to develop the estimates in determining that it is reasonable in relation to the financial statements taken as a whole.

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

Restatement of Beginning Balances and Emphasis-of-matter Paragraph

During the audit, management identified matters that required restatement of beginning balances as of January 1, 2025. The Township corrected an error in the law enforcement fund related to revenue recognition for amounts previously reported for billings to other communities under law enforcement service contracts. The correction decreased beginning fund balance of the law enforcement fund and total governmental funds by \$94,133.

The Township also corrected an error related to compensated absences in governmental activities. GASB Statement No. 101, *Compensated Absences*, was effective for the Township's year ended December 31, 2024; however, the standard was not implemented in the prior year. The correction decreased beginning net position of governmental activities by \$121,762.

These corrections are disclosed in Note 12 to the financial statements. Our independent auditor's report includes an emphasis-of-matter paragraph drawing attention to the restatement. Our opinions are not modified with respect to this matter.

Difficulties Encountered in Performing the Audit

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

Corrected and Uncorrected Misstatements

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

Disagreements with Management

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

Management Representations

We have requested certain representations from management that are included in the management representation letter dated May 27, 2026.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Township's financial statements or a determination of the type of

auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

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

Other Matters

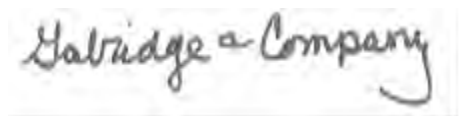
We applied certain limited procedures to the management's discussion and analysis, budgetary comparison schedules, and the schedules for the pension plan, which are required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management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

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

Restriction on Use

This information is intended solely for the information and use of the Board of Trustees and management of the Township and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

A handwritten signature in cursive script that reads "Gabridge & Company". The signature is written in dark ink on a light-colored background.

Gabridge & Company, PLC
Grand Rapids, Michigan

**CHARTER TOWNSHIP OF SUPERIOR BOARD
REGULAR MEETING
JULY 20, 2026
PROPOSED MINUTES
PAGE 1**

1. CALL TO ORDER

The regular meeting of the Charter Township of Superior Board of Trustees was called to order by Supervisor Dabish Yahkind at 7:00 p.m. on July 20, 2026, at the Charter Township of Superior Hall, 3040 N. Prospect Road, Superior Township, Michigan 48198.

2. PLEDGE OF ALLEGIANCE

Supervisor Dabish Yahkind led the assembly in the Pledge of Allegiance.

3. ROLL CALL

The members present were Supervisor Dabish Yahkind, Clerk Robinson, Treasurer Lewis, Trustee Greene, and Trustee McKinney.

Absent: Trustee Devereaux and Trustee Schwartz.

4. ADOPTION OF AGENDA

A revised version of Ordinance No. 204, Timber Creek Tax Exemption Ordinance, was submitted at the table to replace the version included in the meeting packet. Supervisor Dabish Yahkind noted that the revised ordinance incorporated area median income (AMI) unit-mix language that had been committed to as part of the original area plan but had been inadvertently omitted from the packet version.

It was moved by Trustee McKinney and supported by Treasurer Lewis to adopt the agenda as amended.

The motion carried unanimously.

Documents submitted at the table will appear at the end of these minutes.

5. CITIZEN PARTICIPATION

- **Brenda Baker** provided comments regarding the Committee to Promote Superior Township, including the monthly newsletter update, disc golf course promotion, and the reintroduction of the "Superior Places" social media initiative.
- **Jack Smiley** provided comments urging the Board to continue to consider rezoning of the Eyde property to agricultural use, citing survey stakes recently observed along Vreeland Road, and reiterated support for using Parks and Recreation reserve funds to satisfy the local match required under a DNR grant, consistent with a prior recommendation of the Parks and Recreation Commission.

**CHARTER TOWNSHIP OF SUPERIOR BOARD
REGULAR MEETING
JULY 20, 2026
PROPOSED MINUTES
PAGE 2**

6. SUPERVISOR COMMENTS

Supervisor Dabish Yahkind provided updates regarding the MacArthur Boulevard corridor and the Danbury Green and Sycamore Meadows developments, public safety coordination with the Washtenaw County Sheriff's Office, a HUD audit finding and related receivership matter at Sycamore Meadows, increased resident requests for rental inspection assistance, and coordination with Legal Services of South Central Michigan and the Township Attorney on housing-stability efforts

7. PRESENTATIONS AND PUBLIC HEARINGS

None.

8. CONSENT AGENDA

It was moved by Trustee Greene and supported by Trustee McKinney to approve the Consent Agenda, as amended to remove Item B7, Beautification Committee, from the Consent Agenda for discussion, and to receive and file the remaining items.

A. APPROVAL OF MINUTES

1. JUNE 15, 2026, SPECIAL MEETING
2. JUNE 15, 2026, REGULAR MEETING

B. REPORTS

1. BUILDING DEPARTMENT
2. FIRE DEPARTMENT
3. PARKS & RECREATION COMMISSION MINUTES
4. PLANNING AND ZONING DEPARTMENT
5. SHERIFF'S DEPARTMENT
6. SUPERVISOR'S REPORT
7. BEAUTIFICATION COMMITTEE
8. TREASURER'S RECONCILIATION - MAY 2026
9. QUARTERLY FINANCIAL REPORT, PERIOD ENDING 3/31/26

C. COMMUNICATIONS

1. TREASURER'S OFFICE – SUPERIOR DAY 2026 THANK YOU
2. CLAY HILL FARMS SOIL TESTING, RESULTS, AND ANALYSIS
3. RESIDENT CORRESPONDENCE – BEAUTIFICATION BEGINS WITH ORDINANCE ENFORCEMENT
4. COMMITTEE TO PROMOTE SUPERIOR TOWNSHIP (C2PST) - JULY 2026

The motion carried unanimously.

**CHARTER TOWNSHIP OF SUPERIOR BOARD
REGULAR MEETING
JULY 20, 2026
PROPOSED MINUTES
PAGE 3**

9. ITEMS REMOVED FROM THE CONSENT AGENDA

The following item was removed from the Consent Agenda for discussion:

B. REPORTS

7. Beautification Committee

Discussion included remarks from Trustee Greene, who thanked Trustee Devereaux and Committee applicants, reported that the Committee has begun meeting and adopted standard operating procedures, and encouraged residents interested in ordinance enforcement and blight concerns to review the report.

It was moved by Trustee McKinney and supported by Treasurer Lewis to receive and file the report.

The motion carried unanimously.

10. UNFINISHED BUSINESS

None.

11. NEW BUSINESS

A. ORDINANCE NO. 204 – TIMBER CREEK TAX EXEMPTION ORDINANCE, FIRST READING

It was moved by Trustee Greene and supported by Trustee McKinney to approve the first reading of revised Ordinance No. 204, Timber Creek Tax Exemption Ordinance, as submitted at the table.

Township Attorney Fred Lucas reviewed the PILOT (payment-in-lieu-of-taxes) methodology with the Board, advising that the service charge rate was set at 4% of annual shelter rent, consistent with the Township's prior Danbury development, and confirmed that the revised ordinance incorporated area median income (AMI) unit-mix language previously committed to in the development's area plan. Discussion included clarification that the PILOT applies only to units designated as low-income housing and not the associated single-family portion of the development, and confirmation that the development does not include Section 8 housing choice vouchers.

**SUPERIOR CHARTER TOWNSHIP
WASHTENAW COUNTY, MICHIGAN**

ORDINANCE NUMBER 204

TIMBER CREEK TAX EXEMPTION ORDINANCE

**CHARTER TOWNSHIP OF SUPERIOR BOARD
REGULAR MEETING
JULY 20, 2026
PROPOSED MINUTES
PAGE 4**

FIRST READING: JULY 20, 2026

An Ordinance to provide for a service charge in lieu of taxes for a multiple family dwelling project for persons of low income to be financed or assisted pursuant to the provisions of the State Housing Development Authority Act of 1966.

THE CHARTER TOWNSHIP OF SUPERIOR ORDAINS:

Section .01. Short Title

This Ordinance shall be known and cited as the “Timber Creek” Tax Exemption Ordinance.

Section .02. Preamble

It is acknowledged that it is a proper public purpose of the State of Michigan and its political subdivisions to provide housing for its citizens of low income and to encourage the development of such housing by providing for a service charge in lieu of property taxes in accordance with the State Housing Development Authority Act of 1966 (1966 PA 346, as amended, MCL Section 125.1401 et seq.). Superior Charter Township is authorized by this Act to establish or change the service charge to be paid in lieu of taxes by an or all classes of housing exempt from taxation under this Act at any amount it chooses not to exceed the taxes that would be but for this Act. It is further acknowledged that such housing for persons of low income is a public necessity, and as Superior Charter Township will be benefited and improved by such housing, the encouragement of the same by providing certain real estate tax exemption for such housing is a valid public purpose; further, that the continuance of the provisions of this Ordinance for tax exemption and the service charge in lieu of taxes during the period contemplated in this Ordinance are essential to the determination of economic feasibility of housing developments which are constructed and financed in reliance on such tax exemption.

The Charter Township of Superior acknowledges that Elmington Affordable, LLC its successors and assigns (the “Sponsor”) has offered subject to receipt of a federally aided or state-aided mortgage and assumption of the existing LIHTC Program Regulatory Agreement as such terms are defined in the Act to own and operate a multi-family housing development identified as “Timber Creek” on certain property located off of MacArthur Boulevard to the south in Superior Charter Township, Washtenaw County, Michigan to serve persons of low income and that the Sponsor has offered to pay Superior Charter Township on account of this housing development an annual service charge for public services in lieu of all taxes. Timber Creek is also being developed in conjunction with a single-family site condominium development to be located adjacent to Timber Creek

(“Single-Family Development”) under a special district area plan. This Ordinance shall only apply to Timber Creek, the multi-family portion of the development and shall not apply to the Single-Family Development portion of the overall special district area plan.

Section .03. Definitions.

A. Authority means the Michigan State Housing Development Authority.

**CHARTER TOWNSHIP OF SUPERIOR BOARD
REGULAR MEETING
JULY 20, 2026
PROPOSED MINUTES
PAGE 5**

- B. Act means the State Housing Development Authority Act, being Public Act 346 of 1966, of the State of Michigan, as amended.
- C. Annual Shelter Rent means the total collections during an agreed annual period from all occupants of a housing development representing rent or occupancy charges, exclusive of charges for gas, electricity, heat, or other utilities furnished to the occupants.
- D. Area Median Income (AMI) means the median household income for the applicable geographic area, as calculated and published annually by the U.S. Department of Housing and Urban Development (HUD). AMI is used to establish income limits and determine household eligibility for income-restricted and affordable housing programs.
- E. Housing Development means a development which contains a significant element of housing for persons of low income and such elements of other housing, commercial, recreational, industrial, communal, and educational facilities as the Authority determines improve the quality of the development as it related to housing for persons of low income.
- F. Low Income Persons or Families means low income persons or families as defined in Section 15a (8) of the Act.
- G. LIHTC Program means the Low Income Housing Tax Credit Program administered by the Authority pursuant to Section 42 of the Internal Revenue Code of 1986, as amended.
- H. Mortgage Loan means any state-aided or federally-aided mortgage as such terms are defined in the Act to the Sponsor for the permanent financing of the Housing Development.
- I. Utilities means fuel, water, sanitary sewer service and/or electrical service which are paid by the Housing Development.
- J. Sponsor means person(s) or entities which received a Mortgage Loan to finance a Housing Development or assumed the existing LIHTC Program Regulatory Agreement. Elmington Affordable LLC is presently the Sponsor of the Housing Development identified in this Ordinance.
- K. Township means the Charter Township of Superior.

Section .04.Class of Housing Developments

It is determined that the class of Housing Developments to which the tax exemption shall apply and for which a service charge shall be paid in lieu of such taxes shall be housing developments for low income persons, which are financed or assisted pursuant to the Act. It is further determined that Timber Creek is of this class. On or before November 1 of each year, the Sponsor shall file an annual notification of eligibility for the exemption by affidavit which shall include certification of eligibility by the Authority with the local assessing officer.

**CHARTER TOWNSHIP OF SUPERIOR BOARD
REGULAR MEETING
JULY 20, 2026
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PAGE 6**

Section .05. Establishment of Annual Service Charge

The Housing Development identified as Timber Creek and the property on which it is located shall be exempt from all property taxes from and after the date of enactment of this Ordinance. The Township, acknowledging that the Sponsor has established the continuing economic feasibility of the Housing Development in reliance upon the enactment and continuing effect of this Ordinance and the qualification of the Housing Development for exemption from all property taxes and a payment in lieu of taxes as established in this Ordinance, agrees to accept payment of an annual service charge for public services in lieu of all property taxes. For the initial year under this agreement the Annual Service Charge shall be 4% of Annual Shelter Rents. For each year thereafter, the Annual Service charge shall be equal to the greater of the following:

- A. 4% of the Annual Shelter Rents actually collected and utilities; or
- B. The amount of the previous year's service charge increased by CPI, not to exceed 2% of that amount.

Additionally, Sponsor shall pay the administrative costs and attorney fees of the Township for establishment of the PILOT.

Section .06. Limitation on the Payment of Annual Service Charge

Notwithstanding Section 5, the service charge to be paid each year in lieu of taxes for the part of the Housing Development which is tax exempt and which is occupied by other than low income persons or families shall be equal to the full amount of the taxes which would be paid on that portion of the Housing Development if the Housing Development were not tax exempt.

The term "low income" as used herein shall be the same as found in Section 15a (8) of the Act.

The service charge provided by this Ordinance shall not exceed the tax that would be paid but for the Act and this Ordinance.

Section .07. Area Median Income (AMI)

The affordable unit mix shall consist of:

- 21 units affordable to households earning up to 40% of Area Median Income (AMI);
- 166 units affordable to households earning up to 60% of AMI; and
- 23 units affordable to households earning up to 70% of AMI.

A total of 210 affordable units shall be provided.

Section .08. Contractual Effect of Ordinance

Notwithstanding the provisions of Section 15a of the Act to the contrary, a contract between the Township and the Sponsor to provide tax exemption and accept payments in lieu of taxes is effectuated by enactment of this Ordinance.

**CHARTER TOWNSHIP OF SUPERIOR BOARD
REGULAR MEETING
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Section .09. Payment of Service Charge

The service charge in lieu of taxes as determined under the Ordinance shall be payable in the same manner as general property taxes are payable to the Township except that the annual payment shall be paid on or before February 14th of each year. Payment of the service charge in lieu of taxes after February 14th shall be subject to an additional monthly service charge of 0.5% on the unpaid balance.

The Sponsor agrees to provide documentation by calendar year of monthly rents collected and occupancy by month and unit for each Housing Development provided that the identity of tenants remains anonymous. Units shall be identified by efficiency, one-bedroom, two-bedroom and three-bedroom designations.

The Township shall be responsible for the distribution of the service charges in lieu of taxes to the several taxing units levying the general property tax in the same proportion as prevailed with the general property tax in the previous calendar year or as otherwise provided in the Act.

Section .10. Duration

It is the intent of the Township and Sponsor that this Ordinance shall remain in effect and shall not terminate so long as the Housing Development shall remain subject to income and use restrictions imposed by HUD or Section 42 of the LIHTC program or MSHDA. The Township further reserves the right to repeal this Ordinance in accordance with the Act.

It is further the intent of the Parties that in the event Housing Development is sold, transferred, or refinanced by the Sponsor or a related entity of the Sponsor, this Ordinance shall remain in full force and effect and without further action by the Sponsor or the Township to otherwise change, alter or amend this Ordinance, provided, however, that in relation to a sale, the Township consented to such sale, which such consent shall not be unreasonably withheld upon notice of a sale by Sponsor to the Township.

Section .11. Severability

The various sections and provisions of this Ordinance shall be deemed to be severable, and should any section or provision of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid the same shall not affect the validity of the Ordinance as a whole or any section or provision of this Ordinance other than the section or provision so declared to unconstitutional or invalid.

Section .12. Effective Date; Publication

This Ordinance shall be published pursuant to Section 8 of the Charter Township Act, being MCL 42.8(b), by posting in the Office of the Clerk, 3040 N. Prospect Rd., Ypsilanti, 48198, and on the Township website – www.superior-twp.org – with notice of such in the Ann Arbor News, a newspaper of general circulation in the Township, qualified under state law to publish legal notices within 30 days following the final adoption thereof. This Ordinance shall become effective immediately upon said publication and the same shall be recorded in the Ordinance Book of the Township, and such recording authenticated by the signatures of the Supervisor and Clerk.

**CHARTER TOWNSHIP OF SUPERIOR BOARD
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Roll Call

Ayes: Supervisor Dabish Yahkind
Treasurer Lewis
Trustee McKinney
Trustee Greene
Clerk Robinson

Nays: None

Absent: Trustee Devereaux and Trustee Schwartz

The motion carried unanimously.

- B. RESOLUTION 2026-33, A RESOLUTION OF THE CHARTER TOWNSHIP OF SUPERIOR BOARD OF TRUSTEES REQUESTING THAT THE YPSILANTI COMMUNITY UTILITIES AUTHORITY IMPOSE AN IMMEDIATE MORATORIUM ON THE DELIVERY, COMMITMENT, RESERVATION, EXTENSION, OR APPROVAL OF WATER AND SEWER SERVICES FOR HYPERSCALE DATA CENTERS, MID-SIZED DATA CENTERS, ARTIFICIAL INTELLIGENCE COMPUTING FACILITIES, AND HIGH-PERFORMANCE COMPUTATIONAL CENTERS PENDING COMPLETION OF COMPREHENSIVE DUE DILIGENCE INVESTIGATIONS CONSISTENT WITH INDUSTRY BEST PRACTICES, INCLUDING BUT NOT LIMITED TO THE AMERICAN WATERWORKS ASSOCIATION'S RECOMMENDATIONS, AS WELL AS THE WATER ENVIRONMENT FEDERATION, IN RESPONSE TO THE STATE OF MICHIGAN'S DATA CENTER TAX INCENTIVES.**

The following resolution was moved by Trustee McKinney and supported by Treasurer Lewis.

Discussion included remarks from Supervisor Dabish Yahkind thanking Trustees McKinney and Greene for bringing the resolution forward, and from Trustee Greene, who reported attending a meeting with Ypsilanti Township leadership regarding regional coordination on data center development and expressed support for the resolution.

**CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN**

RESOLUTION NUMBER: 2026-33

DATE: JULY 20, 2026

A RESOLUTION OF THE CHARTER TOWNSHIP OF SUPERIOR BOARD OF TRUSTEES REQUESTING THAT THE YPSILANTI COMMUNITY UTILITIES AUTHORITY IMPOSE AN IMMEDIATE MORATORIUM ON THE DELIVERY, COMMITMENT, RESERVATION, EXTENSION, OR APPROVAL OF WATER AND SEWER SERVICES FOR HYPERSCALE DATA CENTERS, MID-SIZED DATA

CHARTER TOWNSHIP OF SUPERIOR BOARD
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CENTERS, ARTIFICIAL INTELLIGENCE COMPUTING FACILITIES, AND HIGH-PERFORMANCE COMPUTATIONAL CENTERS PENDING COMPLETION OF COMPREHENSIVE DUE DILIGENCE INVESTIGATIONS CONSISTENT WITH INDUSTRY BEST PRACTICES, INCLUDING BUT NOT LIMITED TO THE AMERICAN WATERWORKS ASSOCIATION'S RECOMMENDATIONS, AS WELL AS THE WATER ENVIRONMENT FEDERATION, IN RESPONSE TO THE STATE OF MICHIGAN'S DATA CENTER TAX INCENTIVES.

WHEREAS, the Charter Township of Superior (Township) is charged under its authority as a Charter Township with protecting the public health, safety, and welfare of its residents; and

WHEREAS, the Township, along with the City of Ypsilanti are constituent members of the Superior Community Utilities Authority (YCUA) and rely upon YCUA to provide essential water supply and wastewater treatment services critical to public health, environmental integrity, economic stability, and fire protection; and

WHEREAS, YCUA is entrusted with safeguarding the capacity, reliability, and long-term sustainability of the regional water supply and the wastewater treatment systems; and

WHEREAS, the American Water Works Association (AWWA) has issued its authoritative White Paper “**Cooling the Cloud: Water Utilities in a Data-Driven World**” concluding that hyper-scale data centers, as well as other mid-sized data centers, artificial intelligence computing facilities, and high-performance computational centers are “**high-impact customers**” for water and sewer utilities and that these centers increase water and demands, infrastructure strain, and operational costs and, as such, public utilities such as YCUA must undertake proactive planning and coordination before service commitments are made to the aforementioned centers; and

WHEREAS, the hyper-scale data centers, mid-sized data centers, artificial intelligence computing facilities, and high-performance computational centers require extraordinary volumes of water for cooling and industrial processes and may consume up to 5 million gallons of water per day, which will require wastewater treatment per each gallon of water, thereby generating significant wastewater discharges associated with cooling systems, chemical treatment, and thermal discharge requiring advanced treatment capacity and regulatory compliance with unique thermal and chemical characteristics; and

WHEREAS, the State of Michigan has enacted legislation, including but not limited to amendments to the General Property Tax Act and related statutes, to provide substantial tax incentives for the development of hyper-scale data centers, mid-sized data centers, artificial intelligence computing facilities, and high-performance computational centers, including “**Six Percent sales and use tax exemptions on data center equipment, including servers and related hardware, incentives tied to large-scale capital investments often exceeding hundreds of millions of dollars;**” and

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WHEREAS, the enactment and expansion of the tax incentive programs were designed to attract large-scale, high-density computational developments to Michigan, including hyper-scale data centers, mid-sized data centers, artificial intelligence computing facilities, and high-performance computational centers, thereby creating a foreseeable and substantial increase in applications for such facilities across Michigan and throughout Washtenaw County, including the communities which receive water and sewer services provided by YCUA; and

WHEREAS, these tax incentives approved by the Michigan Legislature and signed into law by Governor Gretchen Whitmer have created an artificially-induced marked demand, which has also resulted in the potential clustering of all of the facilities referenced above in areas of available land, infrastructure, power, and water, including Washtenaw County; and

WHEREAS, the Township finds that the State of Michigan's tax incentives have an irreparable and harmful impact upon tax revenues that benefit local governments and schools and do not adequately account for the consumptive use of water resources, along with the required sewer capacity, by the hyper-scale data centers, mid-sized data centers, artificial intelligence computing facilities, and high-performance computational centers, which encourages the development of these centers which could be incompatible with YCUA's long-term water and sewer capacity sustainability; and

WHEREAS, the Township finds that these tax incentives approved by the Michigan Legislature and Governor Whitmer have the effect of pressuring public utilities such as YCUA to commit to water and sewer capacity without sufficient time to conduct thorough engineering, environmental, financial, and capacity reviews; and

WHEREAS, the Director of YCUA has confirmed that YCUA continues to receive inquiries from representatives of hyper-scale data centers, mid-sized data centers, artificial intelligence computing facilities, and high-performance computational centers regarding YCUA's water and sewer capacity to serve said centers; and

WHEREAS, the best practices required to be followed by YCUA, including those promulgated by the AWWA and the WEF, emphasize the necessity of rigorous, science-based due-diligence analyses, **which are to be completed prior to the approval of high-demand, hyper-scale data centers, mid-sized data centers, artificial intelligence computing facilities, and high-performance computational centers;** and

WHEREAS, the Township has not been provided with sufficient evidence demonstrating that YCUA's current infrastructure can sustainably meet the high-volume continuous water and sewer demands of hyper-scale data centers, mid-sized data centers, artificial intelligence computing facilities, and high-performance computational centers, which operate 24-hours per day, 365 days per year, nor evidence demonstrating that YCUA can safely treat and discharge the wastewater associated with these facilities without experiencing capacity degradation affecting residential, commercial, and light industrial properties located in the Township and other communities serviced by YCUA; and

**CHARTER TOWNSHIP OF SUPERIOR BOARD
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WHEREAS, the failure to fully evaluate these impacts presents a material risk of the availability of water and sewer capacity to the Township and the City of Ypsilanti, and may alter wastewater composition through chemical treatment processes, which will increase the thermal discharge loads and will require additional treatment beyond YCUA's current design capacity, thereby resulting in potential regulatory violations and capacity degradation affecting residential, commercial, and light industrial properties; and

WHEREAS, the Township finds that proceeding without comprehensive due-diligence studies conducted by YCUA consistent with the standards and recommendations of the AWWA and WEF would be premature, imprudent, and in conflict with the public interest.

NOW THEREFORE BE IT RESOLVED that the Charter Township of Superior Board of Trustees hereby formally requests and urges YCUA to immediately impose a moratorium of not less than 12 months on the delivery, commitment, reservation, extension, or approval of water and sewer services to hyper-scale data centers, mid-sized data centers, artificial intelligence computing facilities, and high-performance computational centers pending completion of comprehensive due diligence investigations consistent with industry best practices, including but not limited to the American Water Works Association's recommendations, as well as the Water Environment Federation.

BE IT FURTHER RESOLVED that the moratorium imposed by YCUA as it pertains to the aforementioned centers shall include but not be limited to new service connections, capacity reservations, infrastructure expansion commitments, and preliminary or conditional approvals.

BE IT FURTHER RESOLVED that the moratorium shall remain in effect until the completion of the following analyses as recommended by the AWWA and WEF, which shall include but not limited to the following:

- (1) Long-term water supply and comprehensive capacity analysis, which shall include peak demand modeling, drought and Emergency resilience;
- (2) Long-term wastewater treatment and sewer capacity analysis, which shall include wastewater treatment compatibility studies, effluent composition, temperature analysis, and YCUA'S thermal discharge and water quality impact assessments;
- (3) Financial and ratepayer impact analysis, which shall also include prevention of cross-subsidization of required capital improvements to serve the aforementioned centers so as to ensure that no costs are shifted to YCUA'S existing customers and ratepayers;
- (4) Infrastructure and capital planning analysis, which shall include all required upgrades and expansion costs that would be attributed to providing water and sewer capacity to the centers referenced in this resolution, including infrastructure stress and redundancy analysis, the costs of which shall be borne by any center referenced in this resolution seeking water and sewer services from YCUA;

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- (5) Environmental and sustainability review;
- (6) Emergency response and system resiliency assessment;

BE IT FURTHER RESOLVED that the Township requests YCUA to conduct all of the aforementioned studies in a transparent and public process, to engage independent qualified third-party experts where appropriate, which studies shall be subject to peer review and comment, and to provide regular updates to the Township Board and the public on a quarterly basis.

BE IT FURTHER RESOLVED that, during the 12-month moratorium period, YCUA shall refrain from executing any capacity reservation agreements, issuing “**Will-Serve Letters or Conditional Approvals**” and making infrastructure commitments that could prejudice the outcome of all of the required due-diligence investigations and studies.

BE IT FURTHER RESOLVED that Resolution 2026-33 is supported by authoritative AWWA and WEF guidance and recommendations requiring initiative-taking planning and due diligence by public utilities such as YCUA, as well as documented evidence of extreme water and sewer demand and infrastructure strain by hyper-scale data centers, mid-sized data centers, artificial intelligence computing facilities, and high-performance computational centers.

BE IT FURTHER RESOLVED that Resolution 2026-33 is also supported by the State of Michigan's tax benefit incentives to all the aforementioned centers, which has resulted in the acceleration of these planned hyper-scale data centers, mid-sized data centers, artificial intelligence computing facilities, and high-performance computational centers without the appropriate safeguards to the water supply and sewer capacity of YCUA.

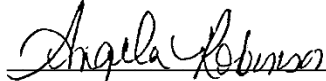
BE IT FURTHER RESOLVED that Resolution 2026-33 is supported by the Township's authority as a Charter Township, which includes the prevention of irreversible harm to the public infrastructure of YCUA, including but not limited to the water and sewer transmission pipes, collection sewers, interceptor sewers, sanitary force mains, and pump stations.

BE IT FURTHER RESOLVED that a certified copy of Resolution 2026-33 be forwarded by the Township Clerk's office to the Mayor for the City of Ypsilanti, and all Ypsilanti City Council Members, Governor Gretchen Whitmer, US Senators Gary Peters and Elissa Slotkin, Congresswoman Debbie Dingell, State Senator Jeff Irwin, State Representative Jimmie Wilson Jr., and the Washtenaw County Board of Commissioners.

**CHARTER TOWNSHIP OF SUPERIOR BOARD
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CERTIFICATION STATEMENT

I, Angela Robinson, the duly qualified Clerk of the Charter Township of Superior, Washtenaw County, Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted at a regular meeting of the Charter Township of Superior Board held on July 20, 2026, and that public notices of said meeting were given pursuant to Act No. 267, Public Acts of Michigan, 1976, as amended.



Angela Robinson, Township Clerk

7/21/2026

Date Certified

Roll Call

Ayes: Supervisor Dabish Yahkind
Treasurer Lewis
Trustee McKinney
Trustee Greene
Clerk Robinson

Nays: None

Absent: Trustee Devereaux and Trustee Schwartz

The motion carried unanimously.

C. RESOLUTION 2026-34, RESOLUTION TO APPROVE SERVER REPLACEMENT AND TECHNOLOGY UPGRADES WITH TAZ NETWORKS INC.

The following resolution was moved by Treasurer Lewis and supported by Trustee Greene.

Discussion included remarks from Supervisor Dabish Yahkind, who explained that the Township's backup server failed following a recent power outage and that the server hardware, approximately ten years old, has reached the end of its useful life. She noted that the project had previously been anticipated in the Township's budget, positions the Township for a future migration to BS&A Cloud services, and would proceed in two phases: server replacement, followed by the cloud migration.

**CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN**

**RESOLUTION TO APPROVE SERVER REPLACEMENT AND TECHNOLOGY
UPGRADES WITH TAZ NETWORKS INC.**

RESOLUTION NUMBER: 2026-34

DATE: JULY 20, 2026

**CHARTER TOWNSHIP OF SUPERIOR BOARD
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WHEREAS, the Township's server infrastructure has reached the end of its useful life, is out of warranty, and is experiencing increasing hardware failures, and the Township's network-attached storage (NAS) backup device is failing, placing Township operations, data, and business continuity at risk; and

WHEREAS, on or about July 4, 2026, the Township's server experienced a hard drive failure beyond repair that exhausted the last available spare drive, such that any further drive failure will almost certainly result in significant data loss, making replacement of the server an urgent and time-sensitive necessity; and

WHEREAS, TAZ Networks Inc., the Township's information technology provider, has submitted Quote No. TAZQ5638, dated June 22, 2026, for a complete server replacement project consisting of: (1) new enterprise-grade server hardware, hard drives, and a battery backup unit (\$19,210.30); (2) Windows Server 2025 software licensing for Township staff (\$3,176.00, with licensing quantities subject to final adjustment); (3) the first month of a backup and disaster recovery service (\$759.00); and (4) an estimated 85 hours of professional labor to install the new equipment, transfer all Township data, files, and applications to the new server, and complete a full migration of the Township's BS&A software to the BS&A Cloud hosted platform (\$15,725.00 at the standard rate); for a total estimated project cost of \$40,213.48, inclusive of sales tax; and

WHEREAS, TAZ Networks Inc. has extended the Township a discounted labor rate of \$155 per hour, reduced from the standard rate of \$185 per hour, which will be applied at final billing as work is completed, and only actual hours worked will be billed; and

WHEREAS, the project includes a Datto SIRIS backup and business continuity device at a recurring cost of \$759.00 per month, which replaces the failing NAS device, provides secure cloud-based backups, and can serve as a standby server capable of immediately assuming operations in the event of a primary server failure, providing the Township with a modern disaster recovery solution; and

WHEREAS, payment terms require a deposit of \$11,572.65, representing fifty percent (50%) of hardware and licensing costs, to initiate the project, with the remaining hardware and licensing balance due prior to installation and no labor costs due up front; and

WHEREAS, the Township Board has reviewed the project estimate and finds that, in light of the recent hardware failure and the imminent risk of data loss, the proposed solution addresses an emergency, high-priority need and is in the best interest of the Township;

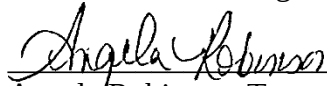
NOW, THEREFORE, BE IT RESOLVED, that the Superior Charter Township Board of Trustees hereby approves the Server Replacement and Technology Upgrade Project as proposed by TAZ Networks Inc. under Quote No. TAZQ5638, at a total project cost not to exceed \$40,213.48, together with the Datto SIRIS backup and continuity service at a recurring cost of \$759.00 per month; and

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BE IT FURTHER RESOLVED, that given the urgency of the matter, the Township Supervisor and/or Township Clerk are authorized to execute the quote and any related agreements immediately upon adoption of this Resolution, to direct TAZ Networks Inc. to proceed without delay, to authorize payment of the required deposit and remaining balances consistent with the payment terms described above, and to approve final invoicing consistent with the estimate and the discounted labor rate of \$155 per hour.

CERTIFICATION STATEMENT

I, Angela Robinson, the duly qualified Clerk of the Charter Township of Superior, Washtenaw County, Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted at a regular meeting of the Charter Township of Superior Board held on July 20, 2026, and that public notices of said meeting were given pursuant to Act No. 267, Public Acts of Michigan, 1976, as amended.



Angela Robinson, Township Clerk

7/21/2026

Date Certified

Roll Call

Ayes: Supervisor Dabish Yahkind
Treasurer Lewis
Trustee McKinney
Trustee Greene
Clerk Robinson

Nays: None

Absent: Trustee Devereaux and Trustee Schwartz

The motion carried unanimously.

12. DISCUSSION

None.

13. BILLS FOR PAYMENT AND RECORD OF DISBURSEMENTS

It was moved by Trustee McKinney and supported by Trustee Greene to approve the bills for payment and the record of disbursements.

Roll Call

Ayes: Supervisor Dabish Yahkind
Treasurer Lewis
Trustee McKinney
Trustee Greene
Clerk Robinson

**CHARTER TOWNSHIP OF SUPERIOR BOARD
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Nays: None

Absent: Trustee Devereaux and Trustee Schwartz

The motion carried unanimously.

14. PLEAS AND PETITIONS

- **Rob Self** provided comments regarding the Zoning Ordinance Rewrite, raising four concerns for further consideration: expanded allowance for gun ranges within the A-1 Agricultural district; additional restrictions on private event venues, including a cap on outdoor events and limits on amplified music; a maximum attendee-density standard for outdoor events; and expanded notification requirements when an Open Space Preservation (OSP) designation is proposed for removal.
- **R. Tyrone Kelsey, Executive Director of Friends Indeed**, provided comments regarding anticipated housing instability at Sycamore Meadows and offered to coordinate with the Township to assist affected residents with rental arrearage, eviction prevention, and relocation needs.

15. ADJOURNMENT

It was moved by Trustee Greene and supported by Treasurer Lewis to adjourn the meeting. The motion carried unanimously and the meeting adjourned at 7:32 p.m.

Respectfully submitted,

Angela Robinson, Clerk

Date

Building Department Report

8-10-2026

- 1) New home construction continues at Prospect Pointe West. Phase 3 is near completion, Roads and infrastructure are in place for phase 4.
- 2) For the Kinsley subdivision, there are 8 finished and occupied homes. There are 8 under construction.
- 3) We currently have 10 separate custom homes being built in the Township.
- 4) The Estates at Claireborne, off Curtis Rd. north of Warren. This is a 17-parcel property with lot size minimums of 5 acres. 1 homes is finished and occupied, 6 are under construction.
- 5) Woodside Village, south of Geddes off Ridge Rd., is nearing completion. There are 11 under construction, with 1 more to go.
- 6) Site work is under way for the Meadows at Hawthorne Mills. Pulte Homes is the Builder.
- 7) As for Blight cases:
The property at 9400 Geddes is in contempt of court and a Warrant has been issued for the owner.
The property at 3398 Dixboro has made significant progress. However it is not complete so I have instructed Fred Lucas to file a show cause. Though it is likely that this blight will be cleaned up by the hearing date. No Court date has been set yet.

SUPERIOR TOWNSHIP BUILDING DEPARTMENT
MONTH-END REPORT
July 2026

Category	Estimated Cost	Permit Fee	Number of Permits
Com/Multi-Family Renovations	<i>\$131,520.00</i>	<i>\$855.00</i>	<i>1</i>
Electrical	<i>\$0.00</i>	<i>\$8,945.00</i>	<i>40</i>
Mechanical	<i>\$0.00</i>	<i>\$9,415.00</i>	<i>58</i>
Plumbing	<i>\$0.00</i>	<i>\$4,045.00</i>	<i>23</i>
Res-Additions (Inc. Garages)	<i>\$258,000.00</i>	<i>\$1,725.00</i>	<i>2</i>
Res-Manufactured/Modular	<i>\$60,000.00</i>	<i>\$300.00</i>	<i>2</i>
Res-New Building	<i>\$1,202,401.00</i>	<i>\$7,816.00</i>	<i>2</i>
Res-Other Building	<i>\$520,701.00</i>	<i>\$3,915.00</i>	<i>25</i>
Res-Other Non-Building	<i>\$13,000.00</i>	<i>\$100.00</i>	<i>1</i>
Res-Renovations	<i>\$142,000.00</i>	<i>\$926.00</i>	<i>3</i>
Totals	<i>\$2,327,622.00</i>	<i>\$38,042.00</i>	<i>157</i>

Building

Permit #	Contractor	Job Address	Fee Total	Const. Value
PB26-0205	POWELL-POUNCY TYRONNE &	9998 E AVONDALE CIR	\$119.00	\$18,313
Work Description: Tear off and re-roof house and attached garage				
PB26-0163	HARRIS KEITH & WILEY-HARR	10173 E AVONDALE CIR	\$263.00	\$40,527
Work Description: Demo existing 695 SF deck. Construct new composite deck, using 'Ground Screw' support columns.				
PB26-0224	STROBER-OBIOHA PAMELA	8724 BARRINGTON DR	\$342.00	\$52,620
Work Description: Remove and replace roofing				
PB26-0197	BARAGI VIJAYKUMAR & PRASA	5311 BETHENY CIR	\$221.00	\$33,899
Work Description: Tear off and re-roof house and attached garage				
PB26-0222	BUNTON MARSHA	8962 BRISTOL CT	\$148.00	\$22,710
Work Description: Re-Roof				
PB26-0216	KANGAS GORDON J & ANNA E	8549 CHERRY HILL RD	\$100.00	\$15,000
Work Description: Converting existing detached garage to office space				
PB26-0188	LEKAS CONSTANTINE & FRY W	5266 CHURCH ST	\$155.00	\$23,898
Work Description: Remove trim and siding on chimney chase. Replace all rotted wood. Replace siding.				
PB26-0199	STOUT QUENTIN/HARDWICK J	3509 CREEKSIDE DR	\$100.00	\$10,000
Work Description: Tear off and re-roof house				
PB26-0196	MCCOWN PHILLIP & KAWENTI	1891 ELIZABETH LN	\$100.00	\$8,000
Work Description: Extend second story hallway over the second story foyer. Add new light and switch. Electrical permit required.				
PB26-0201	S E MICHIGAN LAND HOLDINC	1895 ELIZABETH LN	\$421.00	\$64,750
Work Description: Construct new free-standing composite deck				
PB26-0210	MATHEWS DANIELLE	4251 FLEMING WAY	\$100.00	\$7,500
Work Description: Install emergency egress window				
PB26-0211	MATHEWS DANIELLE	4251 FLEMING WAY	\$468.00	\$72,000
Work Description: Kitchen remodel. Relocating 1/2 bath. Plumbing and electrical permits also required.				
PB26-0212	MATHEWS DANIELLE	4251 FLEMING WAY	\$100.00	\$6,000
Work Description: Replacing front door with taller door. Rough framing inspection required prior to concealing work.				
PB26-0209	MCBAIN HANNAH	9563 FORD RD	\$100.00	\$13,000
Work Description:				

Open hole inspection required prior to backfill.

PB26-0186	RED JUNIPER TRUST	5922 GEDDES RD	\$4,550.00	\$700,000
Work Description: Construct new 2 story SFD on partially finished walkout basement with office suite and attached 2 car garage and roof-top terrace.				
PB26-0198	FORD MOTOR COMPANY	2734 GOTFREDSON RD	\$100.00	\$8,000
Work Description: Per inspection report dated 4/28/26 - Add guard to basement stairs - Add handrail to basement exterior stairs - Install handrail on attic stairs - Install handrail on front porch - INstall handrail on side stairs				
PB26-0167	CAMPAU MARY H & JUSTIN P	1559 HARVEST LN	\$349.00	\$53,627
Work Description: Install 7.6kW (DC), roof mounted PV system with line-side tap				
PB26-0220	CONTI JOHN	1874 N KENWYCK DR	\$100.00	\$10,037
Work Description: Install Emergency Egress Window				
PB26-0195	CP LAND HOLDINGS LLC	3743 KINSLEY BLVD	\$3,266.00	\$502,401
Work Description: Construct new 2 story SFD on unfinished basement, 2 ft front extension on house and 4 ft garage extension				
PB26-0193	COREO HOLDINGS VII	8608 MACARTHUR BLVD	\$100.00	\$1,550
Work Description: Adding railing to porch stairs				
PB26-0194	COREO HOLDINGS VII	8630 MACARTHUR BLVD	\$100.00	\$1,550
Work Description: Adding railing to porch stairs				
PB26-0192	COREO HOLDINGS VII	9086 MACARTHUR BLVD	\$100.00	\$1,550
Work Description: Adding railing to porch stairs				
PB26-0219	QADEER GOHAR W & OMAR H	1966 MAGGIE LN	\$100.00	\$15,300
Work Description: Construct 12' x 22' Free Standing Deck				
PB26-0190	REICHERT BUILDING	5333 MCAULEY DR	\$855.00	\$131,520
Work Description: Renovation of interior office space Any changes to Fire Alarm or Suppression Systems must be reviewed and approved by Township Fire Marshall Reichert Suite 3106				
PB26-0214	GRAY-WALKER CIARA	9713 MULBERRY	\$150.00	\$50,000
Work Description: Install new piers for a new manufactured home. Installation of a new manufactured home. Make: Clayton Model: Clayton Year: 2024				
PB26-0221	LANDEN ALEXANDER & HALE	9223 PANAMA AVE	\$118.00	\$18,178
Work Description: Re-Roof				
PB26-0187	HAWLEY NATHAN & CHRISTIN	5112 PHEASANT TRL	\$133.00	\$20,500
Work Description: Construct new freestanding composite deck				
PB26-0206	EUCEDA HASLY	1515 RIDGE RD # 95	\$150.00	\$10,000

Work Description: Installation of a used 14x76 mobile home
1999 Skyline
264213
Continuing work from PB24-0253

PB26-0204	CLEMENTE JOSE & VERGARA /	1705 SAVANNAH LN	\$104.00	\$16,052
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Work Description: Tear off and re-roof house and attached garage

PB26-0200	CASEY DANIEL & MARY COLLE	1804 SHEFFIELD DR	\$112.00	\$17,304
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Work Description: 20 sq of shingle roofing replacement

PB26-0189	HARRIS DUSTIN	1808 SHEFFIELD DR	\$100.00	\$15,375
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Work Description: Install 10.25kW roof mounted PV system

PB26-0177	GREEN MICHAEL J & ANN DEI	3634 TANGLEWOOD DR	\$1,625.00	\$250,000
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Work Description: Addition to existing garage. Creating additional living space to 2nd floor master bedroom.

PB26-0207	ABDELKADER TAREK & WALLI	7508 TIMBERWOOD CT	\$228.00	\$35,053
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Work Description: Tear off and re-roof house and attached garage

PB26-0208	HOPKINS ROBERT A & LUCILLI	8305 N WARWICK CT	\$102.00	\$15,708
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Work Description: Remove old existing deck. Construct new, freestanding composite deck in same footprint.

PB26-0215	BLASCH NANCY L	1862 WEXFORD DR	\$358.00	\$55,000
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Work Description: Finished basement. Adding 2 piece bath. Any bedroom must have an "emergency egress window".

PB26-0202	BOND TIA ME'SHELLE	1868 WEXFORD DR	\$100.00	\$10,700
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Work Description: Construct new 10'x12' freestanding deck

Total Permits For Type:	36
Total Fees For Type:	\$15,637.00
Total Const. Value For Type:	\$2,327,622

Report Summary

Population: All Records

Permit.PermitType = Building
AND

Permit.DateIssued in <Previous
month> [07/01/26 - 07/31/26]

Grand Total Fees:	\$15,637.00
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Grand Total Permits:	36
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Grand Total Const. Value:	\$2,327,622
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SUPERIOR TOWNSHIP BUILDING DEPARTMENT
YEAR-TO-DATE REPORT

January 2026 To Date

Category	Estimated Cost	Permit Fee	Number of Permits
Com/Multi-Family Other Building	<i>\$137,282.00</i>	<i>\$892.00</i>	<i>3</i>
Com/Multi-Family Renovations	<i>\$12,874,071.00</i>	<i>\$83,291.00</i>	<i>10</i>
Com-Other Non-Building	<i>\$65,000.00</i>	<i>\$540.00</i>	<i>2</i>
Electrical	<i>\$0.00</i>	<i>\$51,050.00</i>	<i>201</i>
Mechanical	<i>\$0.00</i>	<i>\$52,671.00</i>	<i>316</i>
Plumbing	<i>\$0.00</i>	<i>\$33,145.00</i>	<i>157</i>
Res-Additions (Inc. Garages)	<i>\$1,114,100.00</i>	<i>\$7,309.00</i>	<i>9</i>
Res-Manufactured/Modular	<i>\$255,000.00</i>	<i>\$1,200.00</i>	<i>8</i>
Res-New Building	<i>\$22,299,311.00</i>	<i>\$144,943.00</i>	<i>42</i>
Res-Other Building	<i>\$2,405,011.00</i>	<i>\$17,568.00</i>	<i>115</i>
Res-Other Non-Building	<i>\$77,813.00</i>	<i>\$677.00</i>	<i>6</i>
Res-Renovations	<i>\$1,959,064.00</i>	<i>\$12,939.00</i>	<i>27</i>
Totals	<i>\$41,186,652.00</i>	<i>\$406,225.00</i>	<i>896</i>

Clerk's Report – August Election Update

I would like to extend my sincere appreciation to my wonderful Clerk's Office team and our dedicated Election Inspectors for their commitment and service during the August election.

My Clerk's Office team worked diligently to prepare for the election, ensuring that all necessary details were addressed and that Election Day operations were ready to proceed smoothly. I am extremely grateful for their dedication, attention to detail, and the long hours they put in before, during, and after Election Day. Their hard work and commitment to serving our community are truly appreciated.

I also want to recognize and thank our Election Inspectors for their dedication and commitment on Election Day. Their long hours, focus, and willingness to serve our community helped ensure that every voter was provided with a positive experience and that the election was conducted accurately and efficiently.

I would also like to thank the Parks and Recreation team for their assistance with delivering supplies, setting up, and taking down our election equipment. Their support and partnership are greatly appreciated and played an important role in the success of Election Day.

The August election had a voter turnout of **4,621**. Of those voters, **2,748 (59.5%) voted absentee**. Of those absentee ballots cast **1,974 (71.8%)** were returned through our secure ballot drop boxes, demonstrating that this continues to be a convenient and trusted option for our voters.

I appreciate the continued support of the Board of Trustees, our staff, and everyone who contributed to making this election a success.

CHARTER TOWNSHIP OF SUPERIOR FIRE DEPARTMENT

7999 Ford Road, Ypsilanti, MI 48198

Office (734) 340-3923



MEMO

To: Emily Dabish-Yahkind, Angela Robinson, Lisa Lewis
CC: Kristina Rankin, Sarah Izzo
From: Dan Kimball, Fire Chief
Date: 8/13/2026
Re: Fire Chief/Fire Marshal Activity Report July 2026

The following is the July 2026 activity report for the Fire Chief.

FOIA Request: 2

CMS Reporting:

Meetings Attended: Department Head meetings, Washtenaw Area Mutual Aid monthly meeting, Township Board Meeting, HVA/Dispatch meeting, HUVCO meeting, Officers Meeting, Assistance to Firefighters grant (AFG) for Air packs, Report to FEMA SAFER grant, South Dakota Truck Inspection, Fire Truck committee meetings, Contract Negotiations, Station # 2 Mold Inspection/repairs.

Code Review: 16

Food truck Inspections:

Burn Permits Issued: 2

Investigations:

Fire Inspections: 5

Fire Pump Flow test:

Fire Alarm Inspections: 2

Building Inspections: 4

Fire Marshal Dan Kimball

Total calls for service: July 2026: 166

Total calls for service for the year 2026: 1,058

Property Loss by Fire: \$0

Mutual Aid Given: 13

Mutual Aid Received:

Respectfully Submitted,

Dan Kimball, Fire Chief

Fire Marshal Dan Kimball

Filter statement

Filters

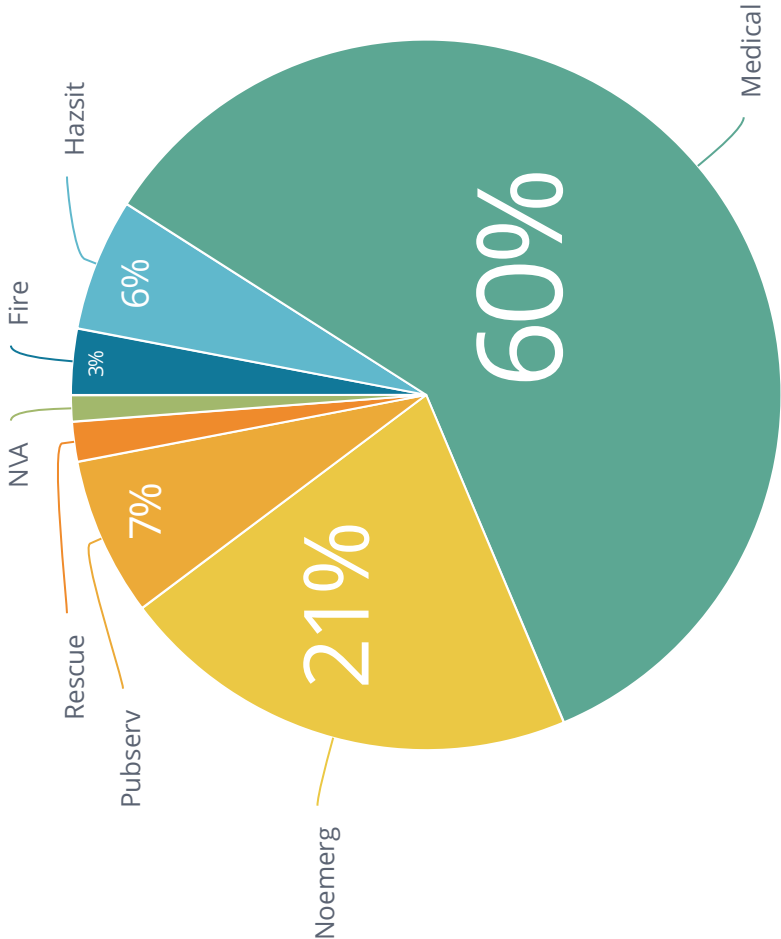
Incident onset 7/1/26 to 7/31/26 Incident status Locked, Draft

Incident Types (NERIS)

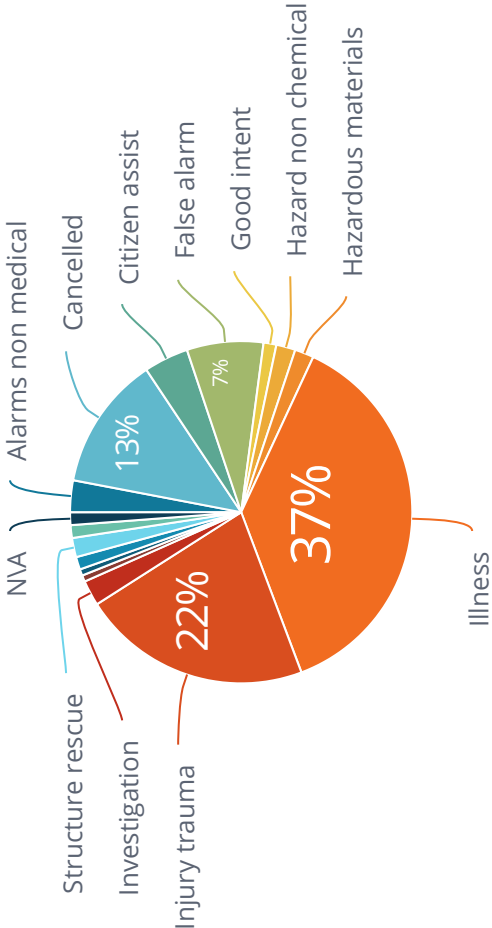
Count of Incidents	Count of Medical Incidents...	Count of Fire Incidents (Pri...	Count of Other Incidents (...)	Mutual Aid Given or Receiv...
Count of Incidents 166 Count of Exposures0	Count of EMS Calls 99 Percent of EMS Calls59.64%	Count of Fire Calls 5 Percent of Fire Calls3.01%	Count of Other Calls 62 Percent of Other Calls37.35%	Aid Given 13 Aid Received75

Filter statement			
Filters	Incident onset	7/1/26 to 7/31/26	Incident status Locked, Draft

Primary Incident Type by Category



Primary Incident Types by Subcategory

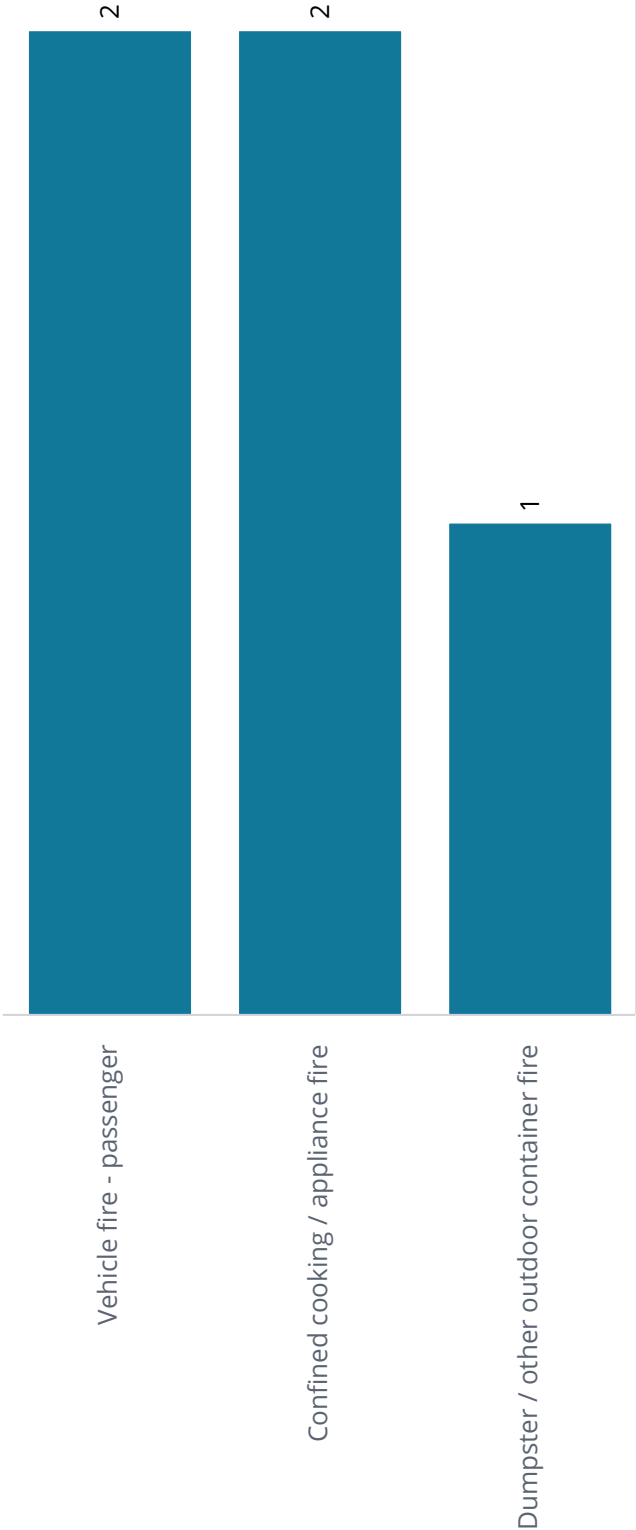


Filter statement

Filters

Incident onset 7/1/26 to 7/31/26 Incident status Locked, Draft

Count of Fire Incidents



Filter statement

Filters

Incident onset 7/1/26 to 7/31/26

Incident status Locked, Draft

Primary Incident Types (by month)

Additional Incident Types (by month)

Primary Incident Type	Incidents	
	07/2026	Grand Total
Abdominal pain / problems	6	
Accidental alarm	3	
Allergic reaction / stings	1	
Altered mental status	2	
Animal bites	3	
Assault	4	
Breathing problems	9	
CO alarm	2	
Cancelled	21	
Carbon monoxide release	2	
Cardiac arrest	2	
Chest pain (non-trauma)	5	
Citizen assist / service call	4	
Confined cooking / appliance fire	2	
Convulsions / seizures	6	
Diabetic problems	2	
Dumpster / other outdoor container fire	1	
Electrical power line down / arcing / malfunction	1	

Filter statement

Filters

Incident onset7/1/26 to 7/31/26Incident statusLocked, Draft

Incident Details

Incident Number	Onset Date	Onset Time	Street Address	Incident Type	Additional Incident Type(s)
4325865	7/27/26	23:06	5311 Betheny Circle	Fire / smoke alarm	N/A
4327052	7/30/26	12:54	9799 Edgewood Court	Fire / smoke alarm	N/A

Superior Charter Township Parks & Recreation Commission
Regular Meeting
June 22, 2026

Approved Minutes

1. Call to Order

The meeting was called to order by Chair Nahid Sanii-Yahyai at 6:30 pm.

2. Roll Call

Park Commissioners present: Nahid Sanii-Yahyai, Greg Vessels, Jack Smiley, Sharon Bryant-Phillips, Matthew Yahyai, Curtis Freeman

Park Commissioners absent: Martha Kern-Boprie, excused

Others present: Juan Bradford, Parks & Recreation Director

3. Flag Salute

Chair Nahid Sanii-Yahyai led those assembled in the Pledge of Allegiance to the Flag.

4. Agenda Approval

It was moved by Curtis Freeman and supported by Matthew Yahyai to approve the agenda as drafted. The motion carried.

5. Prior Meeting Minutes Approval

A. May 22, 2026

It was moved by Matthew Yahyai and supported by Greg Vessels to approve the minutes of 5/22/26 as drafted. The motion carried

6. Citizen Participation

There was none.

7. Reports

A. Chairperson

Chair Nahid Sanii-Yahyai reported she attended Superior Day There was no petting farm animals. The county health department gave out gifts. Approximately 400 people attended the event.

B. Director

Juan Bradford submitted a written report He added to this that all food was distributed at Superior Day by 1:20 pm. OHM will apply for a grant, Cherry Hill to Ford Road. The website was updated. He met with TC Collins to encourage more action at Willow Run Acres. People have been stealing from the garden. The "Try Tennis" program at Community Park begins July 11 and continues weekly through August 8. This is free tennis instruction for children aged 5 to 14 years. Storm damage to trees in Community Park will be cleared by a company named "Inspired Tree Service". This company will refund half their fee as a donation.

C. Board Liaison

Questions asked about who has jurisdiction of Dixboro and Parks property? If elected, the Park Commission has jurisdiction. Will send a site plan to the Planning Commission by August (need a comprehensive plan). Timbercreek moved forward with the builder. Priority should desist losing trash off the back of their trucks. Steve should be alerted if problems with waste persist. Good turnout for Superior Beautification.

D. Township Board Meeting Attendee
Curtis Freeman gave the board report.

E. Park Steward
Mike Soloman introduced himself. Parks will be working with him for nature preserves.

F. Safety
One maintenance worker of 3 was out sick with back problems.

It was moved by Curtis Freeman and supported by Matthew Yahyai to receive the reports. The motion carried.

8. Communications

A. Committee to Promote Superior Township: June 2026 Infographic

It was moved by Matthew Yahyai and supported by Curtis Freeman to receive the communications. The motion carried.

9. Old Business

A. BirdSong Nature Preserve Update
Jack Smiley commented on BirdSong. Moving slowly. Need Twp Supervisor Emily to sign off by August.

10. New Business

A. Movies on the Green: Saturday July 18
All set.

B. Blue Sky Tennis at Community Park

C. Disc Golf Course Updates
Board agreed to the name "Superior Hollow" for the disc golf course.

D. Disc Golf Course concrete quotes
Quote of \$4,307 for four inch cement pads for the park was discounted. Greg Vessels moved, Curtis Freeman supported to approve paying that amount. The motion carried.

11. Bills for Payment

Greg Vessels moved, Curtis Freeman supported to approve payment of the bills totaling \$31,853.21 at June 22, 2026. Jack Smiley had a question about cost used by the fire department, shown as an expense. Juan Bradford said he would verify the amount. The motion carried.

12. Financial Statement

A. May 2026 Revenue & Expenditure Report pre-audit
B. May 2026 Balance Sheet pre-audit
C. Explanation of Interest Memo
Curtis Freeman moved and Greg Vessels supported receiving the May 2026 financial statements. Jack Smiley stated interest should go to restricted funds. The motion carried.

13. Pleas and Petitions

There were none.

14. Adjournment

Approved by Superior Charter Township Park Commission on July 27, 2026

It was moved by Curtis Freeman and supported by Greg Vessels to adjourn at 7:42 pm. The motion carried.

Submitted by Sharon Bryant-Phillips, Park Commissioner

MEMO

TO: Superior Charter Township Board of Trustees

FROM: Michelle Marin, Planning & Zoning Administrator

RE: Planning & Zoning Department Report

DATE: August 3, 2026

Below is a summary of the planning and zoning activities for the month of July 2026.

HYUNDAI COOLING SYSTEM

Background: In May 2026, the applicant submitted a site plan for a cooling tower and water pump building on an existing lawn area between the principal building and parking. The site plan is subject to administrative review and approval. Planning and engineering approvals have been issued, conditioned upon repair or replacement of the water-flow control valve at the inlet to the ground storage tank.

DTE GRENADA SUBSTATION

Update: At their July meeting, the Planning Commission issued conditional land use and preliminary site plan approval, conditioned upon numerous items, most notably the installation of a wall around the transformers.

Background: Conditional Use Permit/Preliminary Site Plan - DTE Grenada Substation Expansion (STPC #25-02). The applicant submitted a revised application, including a revised site plan, noise study, EMF study, environmental impact statement, and site renderings. in November. The project appeared on the December 17, 2025, Planning Commission agenda. Following a lengthy discussion of the changes, the Planning Commission postponed action and directed the applicant to address the following items:

1. Township to independently review the following:
 - i. Environmental Impact Study
 - ii. Electromagnetic Field Study
 - iii. Noise Study
2. Provide graphics to confirm if the combination of a berm and landscaping is sufficient to screen all site operations from all property lines.
 - i. If deficient, increase berm and landscaping.
3. Confirm ability to obtain 12-foot-tall evergreens.
4. Clarify tree replacement shortfall (97 required vs. 63 proposed) and how remaining replacement obligations will be satisfied (additional on-site trees, off-site planting, or other Township-acceptable mitigation).
5. Provide more detailed tree preservation analysis to confirm viability of “to remain” trees whose critical root zones may be disturbed.
6. Provide formal landscape maintenance plan (practices, products, schedule, and replacement of dead/diseased plant material).
7. Confirm whether site lighting will be used only for emergencies and maintenance normal condition: lights off) and ensure any operating schedule is clearly documented.

8. Confirm feasibility of brick wall around facility.

CLAY HILL COMMUNITY FARM AND GARDEN

Update: At their July meeting, the Planning Commission recommended approval of the Area Plan amendment. The item is on the August Board meeting agenda for consideration.

Background: The Board of Trustees issued a 1-year extension of the special district area plan approval for the Clay Hill community farm and garden at request of the applicant. The applicant indicated progress as well as the need to extend the approval to update wetland mapping and finalize permits with the County Road, Water, and Drain Commissions. The applicant submitted a site plan application that substantially deviated from the approved area plan. As such, the applicant is applying for an area plan amendment as well as site plan approval.

A public hearing for the area plan amendment was held at the April 22nd Planning Commission meeting. Following the Planning Commission recommendation, the Board postponed action on the area plan amendment at the May 2026 Board meeting.

TIMBER CREEK AREA PLAN

Update: No update.

Background: The Planning Commission discussed a concept plan for a mixed density housing development located on MacArthur Blvd at parcel ID #J -10-35-300-003 at the December 17, 2025, meeting. The applicant has not formally submitted an area plan application, but provided a concept plan that was reviewed by Ben Carlisle for the housing project, aimed to be completed by the end of 2028. The developer, Elmington Capital, develops, owns, and operates income-restricted housing units financed through tax credits. For the proposed Timber Creek project, 20 acres of the site will be developed by Elmington, and the remainder of the site will be developed as a single-family housing community by another TBD developer. 80% of the units will be 60% AMI, which is \$70,000-\$90,000 annual household income. 10% of units will be at 70% AMI, which is up to \$102,000 annual income, and 10% will be at 40% AMI. The applicant indicated that there will be no housing vouchers tied to the project.

After a public hearing and lengthy discussion at the regular April meeting, the Planning Commission held a special meeting at the applicant's request on May 6, 2026 to adopt a resolution recommending approval to the Township Board of the proposed area plan for the Timber Creek Flats. Board issued approval of the PILOT ordinance at the July meeting.

ZONING ORDINANCE REWRITE

Update: Following review of the recent revisions and another public hearing at the regular June meeting, the Planning Commission recommend approval of the latest draft of the Zoning Ordinance. Approved ordinance with minor revisions planned for September Board meeting agenda.

Background: At the February 25th regular meeting, the Planning Commission passed a resolution to recommend to the Township Board approval of the rewritten zoning ordinance and zoning map. The recommendation came after the public hearing and the culmination of a nearly 2-year review process. For over 1 year, the Planning Commission reviewed the draft ordinance article at a time, with several articles being discussed at multiple Planning Commission meetings. A public open house to educate folks on the zoning ordinance occurred on April 23rd 6:30 – 8pm at the Library. Following internal discussions with individual board members and additional public feedback, a second Board of Trustees work session to discuss the zoning ordinance update occurred on June 15th at 5:30pm.

THE MEADOWS AT HAWTHORNE MILLS

Update: Phase 2 final site plan submitted for Planning Commission consideration in June 2026. Revisions ongoing prior to scheduling before the Planning Commission.

Background: The Meadows at Hawthorne Mills is a 215 unit single-family residential site condominium located on 71 acres of land located south of Geddes Road and east of Leforge Rd. The site includes private roads that provide two (2) access points to Geddes Road and has two (2) connection points with the adjacent Prospect Pointe West Development. In addition, there is a road stub for future development to the south. The proposed development will be served with public utilities. A sewer will connect from Leforge Road, and the Prospect Pointe Development and water will be looped throughout the development from Geddes Road. Stormwater management will be handled with four (4) proposed detention ponds located throughout the development.

The entire development received preliminary site plan approval on October 28, 2020. There are five (5) phases of development, and each phase required final site plan approval. The final site plan for Phase 1 was approved by the Planning Commission with conditions on November 15, 2023. Phase 1 includes a total of 40 lots/units as well as construction of the roads and infrastructure items to directly serve those units, extension of a sanitary sewer from LeForge Road across the neighboring property to the west needed to service Phase 1, and mass grading of the entire site.

The Development Agreement was approved by the Board of Trustees at the August 2025 meeting, conditioned upon finalizing the Right-of-Way Dedication which was finalized in early 2026.

TRINITY HEALTH – ER ADDITION/RENOVATION

Update: Construction ongoing.

Background: On October 29th, the Planning Commission approved a site plan (STPC #25-07) for a renovation/addition project to the Trinity Health Emergency Department. The site plan includes alterations to the parking and drop off area as well as a building addition to allow additional ER rooms. The approval was conditioned upon the applicant addressing minor outstanding planning and engineering items. The conditions of approval were satisfied in December 2025.

PROSPECT POINTE WEST

Update: Construction on Phase 3 is ongoing.

Background: Prospect Pointe West is a four-phase single-family residential development project, on a ~67-acre parcel of land zoned R-4, an Urban Residential District. The development is located on the southwest corner of Geddes Road and Prospect Road, west of Hunters Creek Drive in the northeast quarter of Section 33. The applicant is proposing to develop Prospect Pointe West as a 157-unit site condominium.

The four (4) phases consist of the following number of units:

- Phase 1 – 39 units
- Phase 2 – 45 units
- Phase 3 – 26 units
- Phase 4 – 47 units

The proposed lot dimensions are 66' x 130' with a minimum lot size of 8,580 sf. The homes will range in size from 2,000 to 3,200 sf with sales prices starting in the \$400,000s. The development has private roads with sidewalks on both sides and will be serviced by public sanitary sewer which will be designed as an extension of the existing Prospect Pointe development. Public water will also be extended from the existing subdivision. Each phase of the development is required to go through the Final Site Plan process.

The Final Site Plan for Prospect Pointe West Phase 1 (STPC #22-03) was approved by action of the Superior Township Planning Commission on April 26, 2023, and includes 39 single family lots. Building permits for individual homes are being issued and construction has commenced.

The Final Site Plan for Prospect Pointe West Phase 2 (STPC #24-01) was approved by action of the Superior Township Planning Commission on May 22, 2024, and includes 45 single family lots. The Development Agreement for Phase 2 has been recorded and a preconstruction meeting was held on September 10, 2024.

The Final Site Plan for Prospect Pointe West Phase 3 (STPC #25-01) was approved by the Planning Commission at the May 28, 2025, meeting. This phase includes 25 single family lots. The development agreement was approved by the Township Board of Trustees at the September 15th meeting.

The applicant submitted a final site plan application for Prospect Pointe West Phase 4 (STPC #25-08) in September. The final site plan was approved, without conditions, at the December 17, 2025, Planning Commission meeting.

MEADOWS 2 AT HAWTHORNE MILL AREA PLAN

Update: Pre-construction meeting not yet scheduled.

Background: Lombardo and Atwell have submitted an application for an area plan for 12 single family detached homes at 7330 Geddes Road, directly adjacent to the Meadows at Hawthorne Mill development. The Meadows 2 (STPC #25-10) includes interior connections to the original Meadows at Hawthorne Mill and proposes no new entrances from Geddes Road. The planning review of the proposed area plan questions how the 12 homes will be connected to the original Meadows at Hawthorne Mill homes, particularly with respect to a single HOA. The public hearing for the proposed area plan occurred at the November 19th Planning Commission meeting, where the Planning Commission had a lengthy discussion regarding the ways in which the proposed project is supported by some of the Master Plan goals but conflicts with others. Ultimately, the Planning Commission determined that the area plan was warranted and approved a resolution recommending approval to the Township Board of the proposed area plan and rezoning. The Township Board approved the Area Plan at their December 15, 2025, meeting.

HYUNDAI FUEL LOADING SYSTEM

Update: Construction ongoing.

Background: On August 27th, the Planning Commission approved a combined preliminary and final site plan for a fueling facility at the Hyundai America Technical Center in the PM Planned Manufacturing District. The project (STPC #25-06) includes the construction of a two-pump accessory fueling facility and underground storage tanks. The facility is intended for vehicles being used on site and does not include a retail sales component. The planning and engineering reviews have been completed, with several outstanding items identified in both reviews.

GARRETT'S SPACE

Update: Site work ongoing.

Background: Garrett's Space is proposed to be a residential center where young adults suffering from depression and anxiety are treated. The facility will include both in-patient and daily services, with a non-medical and non-institutional focus. Garrett's Space is proposed on seven (7) parcels that will be combined into one lot totaling approximately 76.0 acres. The property has historically been used as a single-family residence with an address of 3900 Dixboro Road and is in Section 7 of the Township. The site includes

significant natural resources including woodlands, steep slopes, a creek, floodplain, and wetlands. Building permits have been submitted and a preconstruction meeting was held on March 18, 2025. Preliminary site work has commenced. The approved Development Agreement requires the conservation area protection to be recorded prior to Certificate of Occupancy (CO) for the main residential structure to be newly constructed (Phase 2). A temporary C of O was issued for the Phase 1 portion of the project on December 19, 2025.

BROOKWOOD

Update: Development Agreement was drafted and sent to applicant for review. Pre-construction meeting not yet scheduled. SESC and WCWRC permits required prior to scheduling pre-con meeting.

Brookwood is a Master Planned Community on an ~84 acre parcel of land zoned Planned Community (PC) a Special District. The development is located on the east side of Leforge Road approximately 700 feet north of Clark Road in the southwest corner of Section 33. The applicant is proposing to develop Brookwood with 318 dwelling units divided into three (3) residential dwelling product types (i.e., stacked flats, duplex units, four-plex units, and attached townhomes).

The development is designed for renters and owners plus a section dedicated for people over 55 years of age. Stacked flats and duplexes are anticipated to rent from \$1.50 - \$2.50 per square foot. The townhomes will be for sale and priced per unit according to the market. The development will also include a clubhouse, amenity areas, paved parking areas, landscape improvement, and a continuous sidewalk network along private drives throughout the development and walking paths that connect amenities with various areas of the development. Existing public water and sanitary sewer mains will be extended to serve the development.

The Final Site Plan for Brookwood Estates (STPC #23-05) was approved by the Planning Commission at the May 2025 meeting. The engineering plans have been reviewed by OHM.

ZONING BOARD OF APPEALS

Per bylaws, the ZBA consists of seven (7) regular and two (2) alternates members appointed by the Township Board. One (1) of the members must be a member of the Township Planning Commission and one member may be a member of the Township Board. The remaining members must reside in the unincorporated areas of the Township and represent the population distribution and various interests present. Current ZBA members include:

- Thomas Brennan, (Chair & PC Member)
- Rachel Smith
- Dana Greene (BOT)
- Tanya Markos-Vanno
- Meghan Winslow
- Jack Gilbreath

- William Schoefield
- Austin Anderson (alternate)

The Township has regularly scheduled ZBA meetings on the 2nd Wednesday of the month; if there are no agenda items, the meeting is cancelled. The May 2026 meeting was canceled due to a lack of agenda items. The June meeting has similarly been canceled.

PLANNING COMMISSION

Per bylaws, the Planning Commission shall consist of seven (7) members serving three (3) year terms with eligibility for re-appointment. One member of the Township Board shall be appointed to the Planning Commission as an ex officio member and Township Board Representative, with full voting rights. The current Planning Commission is comprised of the following members:

- Jay Gardner, Chair (Term expires 2/28/2029)
- Robert Steele, Vice Chair (Term expires 2/28/2028)
- Thomas Brennan, Secretary (Term expires 2/28/2027)
- Patrick McGill (Term expires 2/28/2027)
- Brenda McKinney– Board Rep. (Term expires 11/7/2028)
- Nahid Sanii-Yahyai (Term expires 2/28/2029)
- Curt Wolf (Term expires 1/01/2028)

OTHER BUSINESS/NEWS

- 1) Michelle Marin of Carlisle Wortman Associates (CWA) reviewed and approved 16 Certificates of Zoning Compliance and Burn Permits in July.

Michelle responded to many general phone and email inquiries from the public both during and outside of office hours and met in person with numerous folks at the Township Hall during office hours. She prepared the packet for the July Planning Commission meeting. Michelle works with Accounts Payable to ensure all escrow accounts are balanced at the end of each month. Michelle also began using the PZE module on BS&A to track all development projects and zoning permits.

- 2) Carlisle Wortman Associates staff also serve in the role as the Township Planner and review and manage projects that are paid from escrows including applicant inquiries and project coordination.



Utility Department Memorandum

To: Superior Township Board of Trustees
From: Mary Burton, Utility Director
Date: August 17, 2026
Re: Utility Department Report

- **YCUA Water/Sewer Rate Decrease/Increase:**

YCUA decreased its water rates by 1.90% for the first time with Superior Township although GLWA increased its water rates to YCUA by 5.63% effective July 1, 2026. New water rates will become effective September 1, 2026^t.

YCUA is set to increase its sewer rates with Superior Township by 8.72% effective September 1, 2026.

- **Annual Lead & Copper Sampling Results:**

Test results have been issued for lead and copper levels in Superior Township. The levels came back as normal and will be submitted to EGLE in the coming weeks. The annual lead and copper sampling program was completed in June for both distribution systems 1 & 2. A total of 25 households participated in the State mandated sampling pool this year.

- **Fire Hydrant Painting**

A total of 40 fire hydrants in the Oak Brook subdivision were cleaned and painted during July and early August. More hydrants will be scheduled for painting as the weather permits.

- **Sanitary Structure Brush Removal**

Utility Department crews are continuing to remove brushes and stubble from sanitary structures throughout the Township. This will enable easier access for maintenance of the structures.

- **Ongoing Preventative Maintenance:**

Our crew continues to complete maintenance for

- sewer jetting
- valve exercising
- booster station checks
- lift station checks

Beautification Committee BoT Update

August 2026 | Prepared by: Trustee Sarah Devereaux

Committee Membership & Meetings

- The Committee received an additional membership application from **Kimberly Polzin** (Oakbrook), submitted to the Board for review and approval at this month's meeting.
- Ms. Polzin was interviewed by Committee Chair **Trustee Sarah Devereaux** and **Treasurer Lisa Lewis**. Trustee Dana Greene, who has conducted Beautification Committee interviews to date, is Ms. Polzin's neighbor; a different Board member was substituted to ensure the interview remained unbiased.
- The Committee held its **second meeting on Thursday, August 6 at 10:00 a.m.** at Township Hall. The meeting was moved off the standing Tuesday cadence because Tuesday was primary election day and the hall was in use for the election. Notice was posted in advance, and the agenda is included in this packet for review.
- **Biweekly blight and ordinance meetings** have been established between **Trustee Sarah Devereaux** (Beautification Committee Chair), **Bill Balmes** (Building Department), and Deputy Supervisor **Steve Kraft** (Supervisor's Office) to review open cases and align on next steps toward resolution.

Documentation & Tracking

- Volunteers have continued to canvass the Township. To date, **84 cases have been identified and 43 resolved**, representing 41 new cases identified and 30 additional cases fully resolved over the last 30 days. Compliance and cooperation from residents remains high. All cases are logged in the Committee's **Main Tracker**, keeping every case in a single location. Special thanks to our two primary canvassing volunteers, **Trustee Brenda McKinney** and resident **Laurette Walsh**, for their ongoing work.
- The newly introduced supportive violation notices (10-day initial notice with 3 additional days) have been very positively received. Residents have offered unprompted positive feedback on the wording of the letters and have described the process as fair, transparent, and easy to follow.
- The **Collaborative Compliance** program continues to work well. **955 E. Clark** is meeting all milestones and progressing on schedule. **9075 Ascot Dr.** has been added to a collaborative compliance plan; cleanup of several issues at that property is underway with strong cooperation from the owner.
- The Committee is drafting a **revised parking ordinance** targeting abandoned vehicles and vehicles in disrepair parked on public streets. Deputy Supervisor **Steve Kraft** is leading much of this effort. Current ordinance language provides little recourse for vehicles not on private property, and the Washtenaw County Sheriff's Office is not generally towing. The Sheriff's Office has cooperated closely on defining more stringent language and has agreed to enforce the ordinance once approved by the Township Board.
- The Committee has also drafted a more robust **wildflower meadow ordinance**, particularly for properties under one acre. The goal is to encourage intentional, well-managed native and pollinator plantings that may conflict with the current grass and vegetation ordinance. The Committee anticipates bringing this ordinance to the Board in August or September.

Events & Outreach

- Committee members **Michelle McIntyre** and **Patty Bradley** are continuing to strengthen relationships with Township partners (Trinity Health, United Way, and Hyundai), with more partnerships on the way.
- The Committee has begun brainstorming how to structure its volunteer pool going forward.
- Recruitment remains ongoing for both volunteers and Beautification Committee members. Both the volunteer sign-up form and the Beautification Committee member application are available at **BeautifySuperior.com**.

Beautification Committee Meeting Agenda: August 6, 2026

Date: Thursday, August 6, 2026

Start Time: 10am EDT

Location: Superior Township Hall, 3040 N Prospect Rd, Superior Township, MI 48198

AGENDA

- Call to Order & Roll Call
 - Committee Members Present:
 - Other Participants Present:
- Approval of the Agenda
- Public Comment
- Reports
 - BoT July Report
 - Ordinance Violations
 - KPI Report
- Old Business
 - Email Alias
 - Projects & Goals
- New Business
 - New Member Application Review (Kim Polzin)
 - Committee Member Updates (round robin)
 - BoT August Report Content
 - BoT Presentation (Oct)
- Pleas & Petitions
- Adjournment

Superior Township Beautification Committee

Meeting Minutes

Date: Tuesday, July 7, 2026

Time: 2:00 PM EDT

Location: Superior Township Hall, 3040 N. Prospect Road, Superior Township, MI 48198

Call to Order

Chair Sarah Devereaux called the meeting to order at 2:00 PM.

Roll Call

Committee Members Present

- Sarah Devereaux, Chair
- Michelle McIntyre
- Patty Bradley

Others Present

- Steve Kraft, Deputy Supervisor

Approval of the Agenda

Michelle McIntyre moved to approve the agenda. Patty Bradley seconded the motion.

Motion carried unanimously.

Public Comment

No public comments were received.

Organizational Business

Welcome and Introductions

Committee members and staff introduced themselves.

- **Patty Bradley** shared that she has been a resident of Geddes Ridge for 31 years and retired from the University of Michigan in 2025 after 37 years of service. She expressed her desire to continue serving the Township through volunteer work and felt the Beautification Committee was an ideal opportunity to make a positive community impact.
- **Steve Kraft**, Deputy Supervisor since January 2026, explained his role in ordinance enforcement and serving as the Township staff liaison to the committee. In the absence of a Code Enforcement Officer, he has assumed many code enforcement responsibilities.
- **Michelle McIntyre** shared that she has lived in Woodside Village for 15 years after previously residing in Ypsilanti Township for 10 years. She described her family's appreciation for Superior Township's parks and open spaces, particularly LeFurge Woods, and noted her involvement with the Southeast Michigan Land Conservancy and her homeowners association.
- **Sarah Devereaux** welcomed everyone and expressed enthusiasm for the committee's work.

Committee Roles

The committee confirmed the following officer assignments:

- **Chair:** Sarah Devereaux
- **Vice Chair:** Michelle McIntyre
 - Will assume Chair responsibilities in the Chair's absence, including agenda preparation and meeting facilitation.
- **Secretary:** Patty Bradley
 - Responsible for preparing and distributing meeting minutes.

Patty Bradley moved to approve the committee officer assignments. Michelle McIntyre seconded the motion.

Motion carried unanimously.

Voting Rules

The committee reviewed its voting procedures:

- A quorum consists of a majority of currently serving committee members (vacant seats are not counted).
- With three serving members, two members constitute a quorum.
- Motions pass by a majority vote of members present when a quorum exists.

Michelle McIntyre moved to adopt the voting procedures. Patty Bradley seconded the motion.

Motion carried unanimously.

Meeting Structure

The committee approved the following changes to future meeting agendas:

- Add an **Old Business** section.
- Remove **Organizational Business** after the initial committee setup.
- Add **Ordinance Violations** as a standing item under Reports.
- Add a **KPI Report** under Reports to track progress toward committee goals.

Patty Bradley moved to approve the revised meeting structure. Michelle McIntyre seconded the motion.

Motion carried unanimously.

Meeting Schedule

The committee agreed to:

- Hold regular meetings on Tuesdays at 2:00 PM whenever possible.
- Schedule meetings prior to Board of Trustees agenda submission deadlines.
- Hold the next meeting on **Tuesday, August 4, 2026, at 10:00 AM** at Superior Township Hall.

Michelle McIntyre moved to approve the meeting schedule. Patty Bradley seconded the motion.

Motion carried unanimously.

Committee Email Alias

The committee approved the use of the email address:

BeautificationCommittee@superior-twp.org

Sarah Devereaux will update online forms so submissions are routed to the committee email. Sarah Devereaux, Steve Kraft, Michelle McIntyre, and Patty Bradley will all have access to the account.

Patty Bradley moved to approve the committee email alias. Michelle McIntyre seconded the motion.

Motion carried unanimously.

Reports

Chair Updates

Ordinance Enforcement

Sarah Devereaux provided an update on current ordinance enforcement efforts.

Volunteers continue canvassing neighborhoods to identify blight and ordinance violations. The committee's outreach emphasizes education and assistance through compassionate, supportive letters rather than punitive enforcement.

Feedback from residents has been overwhelmingly positive, with several residents expressing appreciation to volunteers and identifying additional areas of concern.

A new Standard Operating Procedure (SOP) has been implemented to provide consistent and reasonable resolution processes, particularly for repeat violations.

Current Status

- **Grass and vegetation violations:** Most property owners have come into compliance quickly. Only two cases have required additional enforcement.
- **Blight violations:** These cases remain more complex and often require individualized solutions.

Long-standing Cases Discussed

- 955 E. Clark Road
- 9075 Ascot Drive
- 1782 Ridge Road

Compassionate Compliance Process

Sarah Devereaux reported that she is developing a process for on-site visits and customized compliance plans that emphasize working collaboratively with residents to resolve violations while avoiding public shaming or unnecessarily punitive actions.

Board of Trustees Monthly Report

The committee discussed developing a monthly report to the Board of Trustees summarizing committee activities and progress.

New Business

Areas of Interest

Committee members discussed priorities for future work.

Patty Bradley

- Planting flowers in highly visible public spaces
- Developing volunteer opportunities through United Way
- Improving the Township website

Michelle McIntyre

- Pursuing grant opportunities
- Volunteer recruitment
- Community partnerships

Sarah Devereaux

- Blight reduction
- Code enforcement initiatives

Projects and Goals

Sarah Devereaux will prepare a list of potential committee projects along with proposed Key Performance Indicators (KPIs) for discussion at a future meeting. This item will be added to Old Business for continued discussion.

Michelle McIntyre moved to approve this action. Patty Bradley seconded the motion.

Motion carried unanimously.

Pleas and Petitions

None.

Adjournment

Michelle McIntyre moved to adjourn the meeting. Patty Bradley seconded the motion.

Motion carried unanimously.

The meeting adjourned.

GENERAL BANK - JUNE 2026 RECONCILIATION

Fund Account	Description	Beginning Balance		Total		Ending Balance	
		06/01/2026		Debits		Credits	
Fund 101 GENERAL							06/30/2026
001.001	CHASE 5503 - DAILY OPERATING CHECKING	\$	272,755.23	\$	377,740.58	\$	285,734.82
Fund 203 SIDE STREET MAINTENANCE							
001.001	CHASE 5503 - DAILY OPERATING CHECKING	\$	722.80	\$	4,800.00	\$	5,459.01
Fund 211 LEGAL DEFENSE FUND							
001.001	CHASE 5503 - DAILY OPERATING CHECKING	\$	25,837.54	\$	-	\$	25,837.54
Fund 219 STREET LIGHT FUND							
001.001	CHASE 5503 - DAILY OPERATING CHECKING	\$	104.91	\$	8,500.00	\$	8,480.67
Fund 249 BUILDING							
001.001	CHASE 5503 - DAILY OPERATING CHECKING	\$	200,084.35	\$	364,898.56	\$	489,027.81
Fund 266 LAW ENFORCEMENT FUND							
001.001	CHASE 5503 - DAILY OPERATING CHECKING	\$	521,922.38	\$	605,910.00	\$	912,198.11
Fund 508 PARKS & RECREATION							
001.001	CHASE 5503 - DAILY OPERATING CHECKING	\$	54,477.92	\$	89,112.25	\$	138,333.33
	TOTAL - ALL FUNDS	\$	1,075,905.13	\$	1,450,961.39	\$	1,839,233.75

Bank Balance per statement	\$706,821.16
Outstanding Checks	-\$25,897.39
Deposits/CC in Transit	\$6,045.00
Misc Items	\$664.00
Total	\$687,632.77

Treasurer's Investment Preliminary Report

Period Ending

June 30, 2026

Superior Township Treasurer

Lisa A. Lewis

Board of Trustees Meeting

August 17, 2026

**Superior Township
Cash and Investment Summary
6/30/2026**

Fund #	Fund Description	Daily Operating Cash	Other	T-Bills	T-Bill Inter./Divi. 1/26 - 3/26	J-Funds	Interest 1/26 - 3/26	Michigan Class	Michigan Class Interest 3/26	Total Cash & Investments
101	General Fund	\$ 364,760.99	\$ 74,414.30 *			\$		\$ 1,270,756.03	\$ 21,492.07	1,731,423.39
203	Side Street Maintenance	63.79								63.79
211	Legal Defense	25,837.54						152,965.41	2,880.77	181,683.72
219	Street Light Fund	124.24							0.81	125.05
249	Building Fund	75,955.10	100.00 @					1,183,189.42	9,609.34	1,268,853.86
266	Law Fund	215,634.27						6,296,194.02	113,243.81	6,625,072.10
508	Parks Fund	5,256.84						489,798.47	8,818.32	503,873.63
	Subtotals	\$ 687,632.77 vW	\$ 74,514.30	\$	\$	\$	\$	\$ 9,392,903.35	\$ 156,045.12	\$ 10,311,095.54
206	Fire Fund	171,476.32		2,696.58	47.85	1,188,005.20	20,915.21	1,611,480.35	33,776.36	3,028,397.87
592	Utility Department	588,608.70	\$ 157,706.59 #	511,054.36	6,037.11			2,120,897.11	40,719.75	3,425,023.62
701	Trust and Agency Fund	80,670.99						888,496.94	15,086.11	984,254.04
751	Payroll Fund	481,333.65								481,333.65
	Subtotals	\$ 1,322,089.66	\$ 157,706.59	\$ 513,750.94	\$ 6,084.96	\$ 1,188,005.20	\$ 20,915.21	4,620,874.40	89,582.22	\$ 7,919,009.18
	Subtotals	2,009,722.43	232,220.89	513,750.94	6,084.96	1,188,005.20	20,915.21	14,013,778	245,627.34	18,230,104.72 vW
No Fund	Tax Checking +	43,383.89						129,000.00	19,418.35	191,802.24 vW
	Total Cash & Investments	\$ 2,053,106.32	\$ 232,220.89	\$ 513,750.94	\$ 6,084.96	\$ 1,188,005.20	\$ 20,915.21	\$ 14,142,777.75	\$ 265,045.69	\$ 18,421,906.96
	Petty Cash	\$	\$ 100.00				6,084.96			
	Register/Drawer Cash		500.00	\$	513,750.94		20,915.21			
	Fire Withholding Insurance 6873		33,738.32		6,084.96					
	Credit Card - 9108		5,991.18		1,188,005.20		265,045.69			
	Accrued Absences - 5286		19,427.33		20,915.21		292,045.86			
	ARPA - 4758		14,657.47		14,407,823.44					
			\$ 74,414.30 * v							
			\$ 100.00 @							
	Petty Cash		\$ 100.00							
	Capital Reserve - 8234		\$ 157,706.59 #							
					\$ 16,136,579.75	Current Funds Invested				

CASH SUMMARY BY ACCOUNT FOR SUPERIOR TOWNSHIP
 FROM 01/01/2026 TO 06/30/2026
 FUND: ALL FUNDS
 CASH AND INVESTMENT ACCOUNTS
 BANK:

Fund Account	Description	Beginning Balance 01/01/2026	Total Debits	Total Credits	Ending Balance 06/30/2026
Fund 101	GENERAL				
001.001	CHASE 5503 - DAILY OPERATING CHE	498,283.20	2,116,441.18	2,249,963.39	364,760.99
001.002	HUNT 0768 CHK - DIXBORO SCHOOL HO	12,629.97	254.65	12,884.62	0.00
001.003	HUNT 6873 HYB - FIRE INSURANCE WI	9,647.32	24,096.00	5.00	33,738.32
001.004	COMERICA 9108 CHKG - CREDIT CARDS	3,968.21	20,546.18	18,523.21	5,991.18
001.005	COMERICA 5286 CHKG - ACCRUED ABSE	19,427.33	0.00	0.00	19,427.33
001.009	HUNT 4758 CHK - ARPA	58,940.09	0.00	44,282.62	14,657.47
002.002	COMERICA 6074 JFUND DIXBORO SCHOO	27,590.24	323.94	27,914.18	0.00
004.001	PETTY CASH	100.00	0.00	0.00	100.00
004.002	REGISTER DRAWER CASH	500.00	0.00	0.00	500.00
009.000	MICHIGAN CLASS -0002	256,428.54	310,847.15	2,807.88	564,467.81
009.001	MICHIGAN CLASS -0006 ARPA	714,327.49	17,826.16	4,373.36	727,780.29
	GENERAL	1,601,842.39	2,490,335.26	2,360,754.26	1,731,423.39
Fund 203	SIDE STREET MAINTENANCE				
001.001	CHASE 5503 - DAILY OPERATING CHE	358.48	8,805.96	9,100.65	63.79
Fund 206	FIRE OPERATING FUND				
001.001	HUNT 6014 - DAILY OPERATING CHEC	41,285.02	6,347,455.85	6,217,264.55	171,476.32
002.001	COMERICA 5587 J-FUND - ACCRUED AB	495,808.20	8,728.83	0.00	504,537.03
002.002	COMERICA 5588 J-FUND - DAILY OPER	692,197.00	12,186.38	0.00	704,383.38
009.000	MICHIGAN CLASS - 0003	711,480.35	2,197,685.69	1,263,909.33	1,645,256.71
017.001	HUNT 4740 - GOVERNMENT T-BILLS	2,696.58	47.85	0.00	2,744.43
	FIRE OPERATING FUND	1,943,467.15	8,566,104.60	7,481,173.88	3,028,397.87
Fund 211	LEGAL DEFENSE FUND				
001.001	CHASE 5503 - DAILY OPERATING CHE	26,146.81	116.16	425.43	25,837.54
009.000	MICHIGAN CLASS - 0011	152,965.41	4,317.21	1,436.44	155,846.18
	LEGAL DEFENSE FUND	179,112.22	4,433.37	1,861.87	181,683.72
Fund 219	STREET LIGHT FUND				
001.001	CHASE 5503 - DAILY OPERATING CHE	10,449.47	40,658.51	50,983.74	124.24
009.000	MICHIGAN CLASS -0013	31,130.11	449.47	31,578.77	0.81
	STREET LIGHT FUND	41,579.58	41,107.98	82,562.51	125.05
Fund 249	BUILDING				
001.001	CHASE 5503 - DAILY OPERATING CHE	24,641.30	684,367.10	633,053.30	75,955.10
004.001	PETTY CASH	100.00	0.00	0.00	100.00
009.000	MICHIGAN CLASS - 0007	1,023,295.79	479,112.31	309,609.34	1,192,798.76
	BUILDING	1,048,037.09	1,163,479.41	942,662.64	1,268,853.86
Fund 266	LAW ENFORCEMENT FUND				
001.001	CHASE 5503 - DAILY OPERATING CHE	102,157.52	4,464,735.66	4,351,258.91	215,634.27
009.000	MICHIGAN CLASS - 0001	4,746,194.03	3,015,693.41	1,352,449.61	6,409,437.83
	LAW ENFORCEMENT FUND	4,848,351.55	7,480,429.07	5,703,708.52	6,625,072.10
Fund 508	PARKS & RECREATION				
001.001	CHASE 5503 - DAILY OPERATING CHE	22,763.24	284,048.23	301,554.63	5,256.84
009.000	MICHIGAN CLASS - 0008	509,798.47	103,247.74	114,429.42	498,616.79
	PARKS & RECREATION	532,561.71	387,295.97	415,984.05	503,873.63
Fund 592	WATER AND SEWER FUND				
001.006	CHECKING - CHASE 5529	584,852.91	2,720,794.90	2,717,139.11	588,508.70
001.007	CHECKING - CHASE 8234	112,832.82	456,408.63	411,534.86	157,706.59
001.008	CHECKING - HUNTINGTON 4855	42.84	0.00	42.84	0.00
002.003	SAVINGS - HUNTINGTON 5151	511,054.36	7,202.76	1,165.65	517,091.47
009.100	MICHIGAN CLASS - O&M 0009	18,706.88	605,316.90	401,627.89	222,395.89
009.200	MICHIGAN CLASS - CAP RESERVE 0010	209,577.30	175,862.69	259,347.04	126,092.95
009.300	MICHIGAN CLASS - A/C 0012	1,779,612.93	50,226.50	16,711.41	1,813,128.02
012.000	PETTY CASH	100.00	0.00	0.00	100.00

CASH SUMMARY BY ACCOUNT FOR SUPERIOR TOWNSHIP
 FROM 01/01/2026 TO 06/30/2026
 FUND: ALL FUNDS
 CASH AND INVESTMENT ACCOUNTS
 BANK:

Fund Account	Description	Beginning Balance 01/01/2026	Total Debits	Total Credits	Ending Balance 06/30/2026
	WATER AND SEWER FUND	3,216,780.04	4,015,812.38	3,807,568.80	3,425,023.62
Fund 701	TRUST AND AGENCY				
001.002	DAILY CHECKING - CHASE	91,061.10	348,693.39	359,083.50	80,670.99
009.000	MICHIGAN CLASS - 0014	763,496.94	222,351.33	82,265.22	903,583.05
	TRUST AND AGENCY	854,558.04	571,044.72	441,348.72	984,254.04
Fund 704	PAYROLL FUND				
007.000	HUNT 9485 CHECKING	72,902.91	3,703,897.50	3,295,466.76	481,333.65
	TOTAL - ALL FUNDS	14,339,551.16	28,432,746.22	24,542,192.66	18,230,104.72

Custom Account Statement Michigan CLASS

Entity Name	Investor ID	Report Period	Start Date	End Date	Average Yield for the Period	
Superior Charter Township	MI-01-0220		4/1/2026	6/30/2026	3.7350%	
Account Number	Account Name	Beginning Balance	Contributions	Withdrawals	Ending Balance	Income Earned for Period
MI-01-0220-0001	LAW FUND	6,748,643.64	300,000.00	700,000.00	6,409,437.83	60,794.19
MI-01-0220-0002	GENERAL FUND	559,236.42	0.00	0.00	564,467.81	5,231.39
MI-01-0220-0003	FIRE FUND	2,575,389.68	600,000.00	1,550,000.00	1,645,256.71	19,867.03
MI-01-0220-0006	ARPA	721,035.35	0.00	0.00	727,780.29	6,744.94
MI-01-0220-0007	Building	1,032,905.03	150,000.00	0.00	1,192,798.66	9,893.63
MI-01-0220-0008	Parks	464,227.89	30,000.00	0.00	498,616.79	4,388.90
MI-01-0220-0009	Utilities-5529	220,334.77	0.00	0.00	222,395.89	2,061.12
MI-01-0220-0010	Utilities Reserves-8234	124,924.34	0.00	0.00	126,092.95	1,168.61
MI-01-0220-0011	Legal Defense Fund	154,401.85	0.00	0.00	155,846.18	1,444.33
MI-01-0220-0012	Superior Charter Township Utilities-5151	1,796,324.34	0.00	0.00	1,813,128.02	16,803.68
MI-01-0220-0013	Street Light Fund	7,840.32	0.00	7,868.56	0.81	29.05
MI-01-0220-0014	Trust and Agency	745,762.16	150,000.00	0.00	903,583.05	7,820.89
MI-01-0220-0015	Tax Account	147,042.84	0.00	0.00	148,418.35	1,375.51
Total		15,298,068.63	1,230,000.00	2,257,868.56	14,407,823.34	137,623.27

Treasurer's Investment Report
Superior Township Treasurer, Lisa A. Lewis

June 30, 2026

First - Safety
Second - Liquidity
Third - Yield

General Fund #101

	Financial Institutions	Type of Account	Interest Rate	Maturity Date	Comments
<i>JP Morgan Chase Bank</i>					
5503	General Bank Acct Gen Fund	Comm Checking	\$	364,760.99	Liquid
0002	Michigan Class Sweep Account				Investment
	Interest Earned		3.7350%	559,236.42 5,231.39	
			\$	564,467.81	
<i>Comerica Bank</i>					
5286	Reserve Accrued Absences	Comm Checking		19,427.33	Liquid
9108	Credit Card Account	Comm Checking		5,991.18	Liquid
6074	Geddes Road Fund	J-Fund		-	Investment
<i>Huntington</i>					
0768	Geddes Road Fund	Business		-	Liquid
6873	Fire Insurance Withholding	Public Funds		33,738.32	Liquid
4758	ARPA - Operating Checking	Checking	1.004%	14,657.47	Liquid
0006	ARPA - Michigan Class Sweep Account				Investment
	Interest Earned		3.7350%	721,035.35 6,744.94	
				727,780.29	
	Petty Cash			100.00	Liquid
	Register Drawer Cash			500.00	Liquid
	Balance @ 6/30/2026		\$	<u>1,731,423.39</u>	

Treasurer's Investment Report
Superior Township Treasurer, Lisa A. Lewis

June 30, 2026

First - Safety
Second - Liquidity
Third - Yield

Side Street Maintenance #203

	Financial Institution	Type of Account	Interest Rate	Maturity Date	Comments
	J P Morgan Chase Bank				
5503	General Bank Account Oakbrook & Washington Square	Comm Checking	\$ 63.79		Liquid
	Balance @ 6/30/2026		\$ 63.79		

Treasurer's Investment Report

June 30, 2026

Superior Township Treasurer, Lisa A. Lewis

First - Safety

Second - Liquidity

Third - Yield

Legal Defense Fund #211

	Financial Institution	Type of Account	Interest Rate	Maturity Date	Comments
JP Morgan Chase Bank					
5503	General Bank Account	Comm Checking	\$	25,837.54	Liquid
Michigan Class Sweep Account					
0011	Interest Earned		3.7350%	154,401.85	Investment
				1,444.33	
				155,846.18	
Balance @ 6/30/2026				\$ 181,683.72	

Treasurer's Investment Report
Superior Township Treasurer, Lisa A. Lewis

June 30, 2026

First - Safety
Second - Liquidity
Third - Yield

Street Light Fund #219

Financial Institution	Type of Account	Interest Rate	Dates	Comments
J P Morgan Chase Bank				
5503 General Bank Account	Comm Checking		\$ 124.24	Liquid
0013 Michigan Class Sweep Account				Investment
Interest Earned		3.7350%	7,840.32	
Withdrawals			29.05	
			(7,868.56)	
			0.81	
			\$ 125.05	

Balance @ 6/30/2026

Treasurer's Investment Report
Superior Township Treasurer, Lisa A. Lewis

June 30, 2026

First - Safety
Second - Liquidity
Third - Yield

Building Fund #249

	<i>Financial Institution</i>	<i>Type of Account</i>	<i>Interest Rate</i>	<i>Dates</i>	<i>Comments</i>
	J P Morgan Chase Bank				
5503	General Bank - Daily Operating	Comm Checking		75,955.10	Liquid
0007	Michigan Class Sweep Account				Investment
	Contributions			1,032,905.03	
	Interest Earned		3.7350%	150,000.00	
				9,893.73	
				<u>1,192,798.76</u>	
	Petty Cash			100.00	
	Balance @ 6/30/2026			<u>\$ 1,268,853.86</u>	

Treasurer's Investment Report

June 30, 2026

Superior Township Treasurer, Lisa A. Lewis

First - Safety

Second - Liquidity

Third - Yield

Law Fund #266

	Financial Institutions	Type of Account	Interest Rate	Maturity Date	Comments
5503	J P Morgan Chase Bank General Bank Account	Comm Checking	\$ 215,634.27		Liquid
0001	Michigan Class Sweep Account Contributions Withdrawals Interest Earned		6,748,643.64 300,000.00 (700,000.00) 60,794.19 <u>6,409,437.83</u>		Investment
Balance @ 6/30/2026			\$ 6,625,072.10		

Treasurer's Investment Report

June 30, 2026

Superior Township Treasurer, Lisa A. Lewis

First - Safety

Second - Liquidity

Third - Yield

Parks Fund #508

<i>Financial Institutions</i>	<i>Type of Account</i>	<i>Interest Rate</i>	<i>Maturity Date</i>	<i>Comments</i>
J P Morgan Chase Bank				
5503 General Bank - Daily Operating	Comm Checking		\$ 5,256.84	Liquid
0008 Michigan Class Sweep Account				
Contributions			464,227.89	
Interest Earned		3.7350%	30,000.00	
			4,388.90	
			498,616.79	
Balance @ 6/30/2026			\$ 503,873.63	

Treasurer's Investment Report
Superior Township Treasurer, Lisa A. Lewis

June 30, 2026

First - Safety
Second - Liquidity
Third - Yield

Fire Fund #206

<i>Financial Institutions</i>		<i>Type of Account</i>	<i>Interest Rate</i>	<i>Dates</i>	<i>Comments</i>
Huntington					
6014	Daily Operating	Hybrid Checking		\$ 171,476.32	Liquid
4740	Government T-Bills	T-Bill		2,744.43	Liquid
Comerica Bank					
5588	Fire Fund Daily Operating	* J-Fund		704,383.38	Liquid
5587	Fire Accrued Absences (RES)	* J-Fund		504,537.03	Liquid
0003	Michigan Class Sweep Account				Investment
	Contributions			2,575,389.68	
	Withdrawals			600,000.00	
	Interest Earned		3.7350%	(1,550,000.00)	
				<u>19,867.03</u>	
				1,645,256.71	
Balance @ 6/30/2026				\$ 3,028,397.87	

Treasurer's Investment Report

June 30, 2026

Superior Township Treasurer, Lisa A. Lewis

First - Safety

Second - Liquidity

Third - Yield

Utility Department #592

	Financial Institutions	Type of Account	Interest Rate	Dates	Comments
5151	Huntington Bank Government T-Bills	T-Bill		517,091.47	Liquid
0012	Michigan Class Sweep Account - 5151 Interest Earned		3.7350%	1,796,324.34 16,803.68 <u>1,813,128.02</u>	Investment
8234	JP Morgan Chase Bank Capital Reserve	Comm Checking		157,706.59	Liquid
0010	Michigan Class Sweep Account - 8234 Interest Earned		3.7350%	124,924.34 1,168.61 <u>126,092.95</u>	Investment
5529	Operating & Maintenance	Comm Checking		588,508.70	Liquid
0009	Michigan Class Sweep Account - 5529 Interest Earned		3.7350%	220,334.77 2,061.12 <u>222,395.89</u>	Investment
	Petty Cash			100.00	
	Balance @ 6/30/2026			<u>\$ 3,425,023.62</u>	

Treasurer's Investment Report

June 30, 2026

Superior Township Treasurer, Lisa A. Lewis

First - Safety

Second - Liquidity

Third - Yield

Trust and Agency Escrow Fund #701

Financial Institution	Type of Account	Dates	Comment
J P Morgan Chase Bank			
5503 General Bank Account	Comm Checking	\$ 80,670.99	Liquid
0014 Michigan Class Sweep Account			
Contributions		745,762.16	Investment
Interest Earned	3.7350%	150,000.00	
		7,820.89	
		903,583.05	
Balance @ 6/30/2026		\$ 984,254.04	

Treasurer's Investment Report
Superior Township Treasurer, Lisa A. Lewis

June 30, 2026

First - Safety
Second - Liquidity
Third - Yield

Payroll Account #704

<i>Financial Institution</i>	<i>Type of Account</i>	<i>Dates</i>	<i>Comments</i>
<i>Huntington</i> Payroll	Comm Checking	\$ 481,333.65	Liquid
Balance @ 6/30/2026		\$ 481,333.65	

Treasurer's Investment Report
Superior Township Treasurer, Lisa A. Lewis

June 30, 2026

First - Safety
Second - Liquidity
Third - Yield

Tax Checking

	Financial Institution	Type of Account	Interest Rate	Dates	Comments
	JPMorgan Chase Bank				
5560	Tax Collection Fund	Comm Checking		\$ 43,383.89	Liquid
0015	Michigan Class Sweep Account - 5529			147,042.84	
	Interest Earned		3.7350%	1,375.51	
				148,418.35	
	Balance @ 6/30/2026			\$ 191,802.24	

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Committee to Promote Superior Township

A Volunteer Committee

Fostering pride, unity and a sense of place among
Superior Township residents



C2PST August Highlights

- **Superior Spot Campaign:** C2PST continues supporting the Superior Spot Campaign as the initiative approaches its culmination, now giving away one lawn sign every two weeks from the information booth to encourage continued community participation and visibility.
- **Library Display:** C2PST has installed a new display at the library highlighting the upcoming Superior Hollow Disc Golf Course at Community Park. The display includes a map of the new 9-hole course and provides residents with an early look at this new recreational opportunity.
- **Folk Festival:** C2PST will host an information booth at the Michigan Folk School's Folk Festival on September 20th, providing an opportunity to connect with a different audience about Township initiatives, programs, and community resources.
- **Social Media Outreach:** C2PST continues using social media to highlight Superior Township through recurring series such as Vendor Spotlights, while also sharing timely updates, community activities, and other relevant Township information as opportunities arise.



Committee to Promote
Superior Township



Michigan Folk School
Folk Festival
Community + Craft Demonstrations + Music + Food
Saturday, September 19
10am-3pm
Staebler Farm County Park
7734 Plymouth Rd, Ann Arbor
MiFolkSchool.com

Vendor Spotlight!

DIXBORO FARMERS' MARKET

Depot Town Events/Rumble of the Bumble

Claire Broderick, representing Depot Town Events in Ypsilanti, joined the Dixboro Farmers' Market for the first time to promote Rumble of the Bumble, a community event dedicated to supporting pollinators. Inspired by a love of community, education, and environmental stewardship, Claire is working to raise awareness while encouraging others to help protect bees and other pollinators.



At the market, Claire distributed more than 1,200 free packets of milkweed and wildflower seeds along with information about Rumble of the Bumble and its fundraiser, which helps keep the event free and supports pollinator conservation efforts. She enjoys the opportunity to slow down, connect with people, and appreciate the beauty of the market. Claire describes the Dixboro community in one word: awesome, reflecting the warm welcome and support she has experienced.



Special Thank you to our Working Committee

Brenda Baker, Margery Dosey,
Carole Hann, Nancy Caviston, Abby Kahlert

Join our committee – just email us!

C2PST@superior-twp.org

141 of 350

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**SUPERIOR CHARTER TOWNSHIP
WASHTENAW COUNTY, MICHIGAN**

ORDINANCE NUMBER 204

TIMBER CREEK TAX EXEMPTION ORDINANCE

**FIRST READING: JULY 20, 2026
SECOND READING: AUGUST 17, 2026**

An Ordinance to provide for a service charge in lieu of taxes for a multiple family dwelling project for persons of low income to be financed or assisted pursuant to the provisions of the State Housing Development Authority Act of 1966.

THE CHARTER TOWNSHIP OF SUPERIOR ORDAINS:

Section .01. Short Title

This Ordinance shall be known and cited as the “Timber Creek” Tax Exemption Ordinance.

Section .02. Preamble

It is acknowledged that it is a proper public purpose of the State of Michigan and its political subdivisions to provide housing for its citizens of low income and to encourage the development of such housing by providing for a service charge in lieu of property taxes in accordance with the State Housing Development Authority Act of 1966 (1966 PA 346, as amended, MCL Section 125.1401 et seq.). Superior Charter Township is authorized by this Act to establish or change the service charge to be paid in lieu of taxes by an or all classes of housing exempt from taxation under this Act at any amount it chooses not to exceed the taxes that would be but for this Act. It is further acknowledged that such housing for persons of low income is a public necessity, and as Superior Charter Township will be benefited and improved by such housing, the encouragement of the same by providing certain real estate tax exemption for such housing is a valid public purpose; further, that the continuance of the provisions of this Ordinance for tax exemption and the service charge in lieu of taxes during the period contemplated in this Ordinance are essential to the determination of economic feasibility of housing developments which are constructed and financed in reliance on such tax exemption.

The Charter Township of Superior acknowledges that Elmington Affordable, LLC its successors and assigns (the “Sponsor”) has offered subject to receipt of a federally aided or state-aided mortgage and assumption of the existing LIHTC Program Regulatory Agreement as such terms are defined in the Act to own and operate a multi-family housing development identified as “Timber Creek” on certain property located off of MacArthur Boulevard to the south in Superior Charter Township, Washtenaw County, Michigan to serve persons of low income and that the Sponsor has offered to pay Superior Charter Township on account of this housing development an annual service charge for public services in lieu of all taxes. Timber Creek is also being developed in conjunction with a single-family site condominium development to be located adjacent to Timber Creek

(“Single-Family Development”) under a special district area plan. This Ordinance shall only apply to Timber Creek, the multi-family portion of the development and shall not apply to the Single-Family Development portion of the overall special district area plan.

Section .03. Definitions.

- A. Authority means the Michigan State Housing Development Authority.
- B. Act means the State Housing Development Authority Act, being Public Act 346 of 1966, of the State of Michigan, as amended.
- C. Annual Shelter Rent means the total collections during an agreed annual period from all occupants of a housing development representing rent or occupancy charges, exclusive of charges for gas, electricity, heat, or other utilities furnished to the occupants.
- D. Housing Development means a development which contains a significant element of housing for persons of low income and such elements of other housing, commercial, recreational, industrial, communal, and educational facilities as the Authority determines improve the quality of the development as it related to housing for persons of low income.
- E. Low Income Persons or Families means low income persons or families as defined in Section 15a (8) of the Act.
- F. LIHTC Program means the Low Income Housing Tax Credit Program administered by the Authority pursuant to Section 42 of the Internal Revenue Code of 1986, as amended.
- G. Mortgage Loan means any state-aided or federally-aided mortgage as such terms are defined in the Act to the Sponsor for the permanent financing of the Housing Development.
- H. Utilities means fuel, water, sanitary sewer service and/or electrical service which are paid by the Housing Development.
- I. Sponsor means person(s) or entities which received a Mortgage Loan to finance a Housing Development or assumed the existing LIHTC Program Regulatory Agreement. Elmington Affordable LLC is presently the Sponsor of the Housing Development identified in this Ordinance.
- J. Township means the Charter Township of Superior.

Section .04. Class of Housing Developments

It is determined that the class of Housing Developments to which the tax exemption shall apply and for which a service charge shall be paid in lieu of such taxes shall be housing developments for low income persons, which are financed or assisted pursuant to the Act. It is further determined that Timber Creek is of this class. On or before November 1 of each year, the Sponsor shall file an annual notification of eligibility for the exemption by affidavit which shall include certification of eligibility by the Authority with the local assessing officer.

Section .05. Establishment of Annual Service Charge

The Housing Development identified as Timber Creek and the property on which it is located shall be exempt from all property taxes from and after the date of enactment of this Ordinance. The Township, acknowledging that the Sponsor has established the continuing economic

feasibility of the Housing Development in reliance upon the enactment and continuing effect of this Ordinance and the qualification of the Housing Development for exemption from all property taxes and a payment in lieu of taxes as established in this Ordinance, agrees to accept payment of an annual service charge for public services in lieu of all property taxes. For the initial year under this agreement the Annual Service Charge shall be 4% of Annual Shelter Rents. For each year thereafter, the Annual Service charge shall be equal to the greater of the following:

- A. 4% of the Annual Shelter Rents actually collected and utilities; or
- B. The amount of the previous year's service charge increased by CPI, not to exceed 2% of that amount.

Additionally, Sponsor shall pay the administrative costs and attorney fees of the Township for establishment of the PILOT.

Section .06. Limitation on the Payment of Annual Service Charge

Notwithstanding Section 5, the service charge to be paid each year in lieu of taxes for the part of the Housing Development which is tax exempt and which is occupied by other than low income persons or families shall be equal to the full amount of the taxes which would be paid on that portion of the Housing Development if the Housing Development were not tax exempt.

The term "low income" as used herein shall be the same as found in Section 15a (8) of the Act.

The service charge provided by this Ordinance shall not exceed the tax that would be paid but for the Act and this Ordinance.

Section .07. Contractual Effect of Ordinance

Notwithstanding the provisions of Section 15a of the Act to the contrary, a contract between the Township and the Sponsor to provide tax exemption and accept payments in lieu of taxes is effectuated by enactment of this Ordinance.

Section .08. Payment of Service Charge

The service charge in lieu of taxes as determined under the Ordinance shall be payable in the same manner as general property taxes are payable to the Township except that the annual payment shall be paid on or before February 14th of each year. Payment of the service charge in lieu of taxes after February 14th shall be subject to an additional monthly service charge of 0.5% on the unpaid balance.

The Sponsor agrees to provide documentation by calendar year of monthly rents collected and occupancy by month and unit for each Housing Development provided that the identity of tenants remains anonymous. Units shall be identified by efficiency, one-bedroom, two-bedroom and three-bedroom designations.

The Township shall be responsible for the distribution of the service charges in lieu of taxes to the several taxing units levying the general property tax in the same proportion as prevailed with the general property tax in the previous calendar year or as otherwise provided in the Act.

Section .09. Duration

It is the intent of the Township and Sponsor that this Ordinance shall remain in effect and shall not terminate so long as the Housing Development shall remain subject to income and use restrictions imposed by HUD or Section 42 of the LIHTC program or MSHDA. The Township further reserves the right to repeal this Ordinance in accordance with the Act.

It is further the intent of the Parties that in the event Housing Development is sold, transferred, or refinanced by the Sponsor or a related entity of the Sponsor, this Ordinance shall remain in full force and effect and without further action by the Sponsor or the Township to otherwise change, alter or amend this Ordinance, provided, however, that in relation to a sale, the Township consented to such sale, which such consent shall not be unreasonably withheld upon notice of a sale by Sponsor to the Township.

Section .10. Severability

The various sections and provisions of this Ordinance shall be deemed to be severable, and should any section or provision of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid the same shall not affect the validity of the Ordinance as a whole or any section or provision of this Ordinance other than the section or provision so declared to unconstitutional or invalid.

Section .11. Effective Date; Publication

This Ordinance shall be published pursuant to Section 8 of the Charter Township Act, being MCL 42.8(b), by posting in the Office of the Clerk, 3040 N. Prospect Rd., Ypsilanti, 48198, and on the Township website – www.superior-twp.org – with notice of such in the Ann Arbor News, a newspaper of general circulation in the Township, qualified under state law to publish legal notices within 30 days following the final adoption thereof. This Ordinance shall become effective immediately upon said publication and the same shall be recorded in the Ordinance Book of the Township, and such recording authenticated by the signatures of the Supervisor and Clerk.



CHARTER TOWNSHIP OF SUPERIOR

3040 North Prospect Road Ypsilanti, MI 48198

Telephone (734) 482-6099 Fax (734) 482-3842

Please submit one completed form for each agenda item

TO: Superior Township Board of Trustees

FROM: Angela Robinson

DATE SUBMITTED: 8/10/26

BOARD MEETING DATE: 8/17/26

ITEM TITLE: Motion to Accept and File the Annual Financial Report for the Year Ended December 31, 2025

TYPE OF AGENDA ITEM (SELECT ONE):

- ☐ Resolution ☐ Discussion ☐ Presentation ☐ Appointment
☐ First Reading ☐ Policy Amendment ☐ Ordinance Amendment
☒ Other motion
-

DESCRIPTION OF ITEM/RESOLUTION:

Provide a clear/concise summary of the item being presented.

Motion to accept and file the Township's Annual Financial Report (audited financial statements) for the year ended December 31, 2025, prepared by Gabridge & Company, PLC, following presentation of the audit under Item 7A.

REQUESTED BOARD ACTION:

Specify the action you are asking the Board to take (e.g. approval, adoption, review, authorization).

Motion to accept and file the Annual Financial Report for the year ended December 31, 2025.

BACKGROUND/JUSTIFICATION:

Provide relevant history, previous board actions, community input, or project developments.

The audit was presented to the Board under Item 7A. The Board is now asked to formally accept and file the completed report as part of the Township's official record.

IMPACT ON TOWNSHIP BUDGET (if applicable):

N/A

TOWNSHIP DEPARTMENTS OR OUTSIDE AGENCIES INVOLVED:

List any departments or external entities responsible for or impacted by this item.

Treasurer's Office; Supervisor's Office; Clerk's Office; Gabridge & Company, PLC
(independent auditor)

DEADLINES OR URGENCY (if applicable):

Include any timelines, deadlines or reasons for urgency.

None noted.

SUPPORTING DOCUMENTS ATTACHED:

Include number of attachments and a brief title of each file.

None attached to this item — the full Annual Financial Report is included in the packet as supporting documentation under Presentations Item 7A.

CONTACT PERSON FOR QUESTIONS:

Name: Angela Robinson

Title: Township Clerk

Phone: 734-482-6099

Email: arobinson@superior-twp.org

Submit this form as part of one (1) combined PDF — Submission Form, Resolution, and Supporting Documents — and email it to the Clerk's Office within the applicable deadline.
Send to: arobinson@superior-twp.org, CC: sizzo@superior-twp.org, krankin@superior-twp.org, and edy@superior-twp.org



CHARTER TOWNSHIP OF SUPERIOR

3040 North Prospect Road Ypsilanti, MI 48198

Telephone (734) 482-6099 Fax (734) 482-3842

Please submit one completed form for each agenda item

TO: Superior Township Board of Trustees

FROM: Brian Camiller (Plante Moran)

DATE SUBMITTED: 8/10/26

BOARD MEETING DATE: 8/17/26

ITEM TITLE: Q2 Budget Amendment and Midyear summary

TYPE OF AGENDA ITEM (SELECT ONE):

- ☒ Resolution ☐ Discussion ☐ Presentation ☐ Appointment
☐ First Reading ☐ Policy Amendment ☐ Ordinance Amendment
☐ Other _____

DESCRIPTION OF ITEM/RESOLUTION:

Provide a clear/concise summary of the item being presented.

1. Budget amendment for activity through 6 months of the 2026 fiscal year.
2. Summary and explanation of significant activity, variances, changes, etc...

REQUESTED BOARD ACTION:

Specify the action you are asking the Board to take (e.g. approval, adoption, review, authorization).

Approve the Budget Amendment as presented.

BACKGROUND/JUSTIFICATION:

Provide relevant history, previous board actions, community input, or project developments.

The Township is now in the 2nd half of its 2026 fiscal year. As would be expected, some activities of the Township are deviating from the original budget as adopted last fall. We are proposing the first of several amendments before the end of 2026 in order to realign the 2026 budget with activity to date and new forecasts through the end of the year.

IMPACT ON TOWNSHIP BUDGET (if applicable):

Certain revenues and expenditures are being adjusted up or down. The amendment detail and the summary memo explain it all.

TOWNSHIP DEPARTMENTS OR OUTSIDE AGENCIES INVOLVED:

List any departments or external entities responsible for or impacted by this item.

Several departments are impacted as noted in the summary memo.

DEADLINES OR URGENCY (if applicable):

Include any timelines, deadlines or reasons for urgency.

This is not an urgent request; however, this information will quickly become stale as further developments happen.

SUPPORTING DOCUMENTS ATTACHED:

Include number of attachments and a brief title of each file.

1. Q2 Budget memo for board
2. Q2 Amendment

CONTACT PERSON FOR QUESTIONS:

Name: Brian Camiller, CPA

Title: Contracted accounting and finance advisor

Phone: 248-223-3840

Email: brian.camiller@plantemoran.com

Submit this form as part of one (1) combined PDF — Submission Form, Resolution, and Supporting Documents — and email it to the Clerk's Office within the applicable deadline.
Send to: arobinson@superior-twp.org, CC: sizso@superior-twp.org, krankin@superior-twp.org, and edy@superior-twp.org

**CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN**

**RESOLUTION TO APPROVE Q2 BUDGET AMENDMENTS
AND MID-YEAR SUMMARY FISCAL YEAR ENDING DECEMBER 31, 2026
COMPLIANCE WITH PUBLIC ACT 2 OF 1968**

RESOLUTION NUMBER: 2026-35

DATE: AUGUST 17, 2026

WHEREAS, the Charter Township of Superior Board of Trustees has reviewed the Township's revenues and expenditures for the first six months of the fiscal year ending December 31, 2026, together with projected activity through year-end; and

WHEREAS, pursuant to the Uniform Budgeting and Accounting Act, 1968 PA 2, as amended, including MCL 141.437, the Township is required to amend its general appropriations act when a deviation from the original budget becomes apparent and the amount of the deviation can be determined; and

WHEREAS, the Q2 review indicates that overall Township activity is generally consistent with the adopted 2026 budget, with certain revenue and expenditure adjustments necessary to reflect projected year-end results; and

WHEREAS, the proposed Q2 budget amendments affect the General Fund, Fire Fund, Street Lights Fund, Building Fund, Law Enforcement Fund, and Parks & Recreation Fund, as detailed in Attachment A, including adjustments to revenues, expenditures, and interfund transfers; and

WHEREAS, the Mid-Year Summary identifies financial and operational matters for continued Board review during the remainder of 2026, including fund-balance policy, the financial sustainability of current fire services, and municipal service delivery;

NOW, THEREFORE, BE IT RESOLVED, that the Charter Township of Superior Board of Trustees hereby approves the Q2 budget amendments for the fiscal year ending December 31, 2026, as set forth in Attachment A, which is incorporated herein by reference.

BE IT FURTHER RESOLVED, that the Charter Township of Superior Board of Trustees hereby receives and acknowledges the 2026 Mid-Year Summary presented in conjunction with the Q2 budget amendments.

BE IT FURTHER RESOLVED, that the Township's 2026 General Appropriations Act and affected fund budgets are amended in accordance with Attachment A, and Township Administration is authorized and directed to make the necessary accounting entries to implement the approved amendments.

BE IT FURTHER RESOLVED, that Township Administration shall continue to monitor revenues, expenditures, appropriations, and fund balances through the remainder of the 2026 fiscal year and present additional budget amendments to the Board as necessary to maintain compliance with applicable law.

Memorandum

To: Superior Charter Township Board of Trustees

From: Brian Camiller & Melanie Crowther, Plante Moran

Date: July 30, 2026

Subject: Q2 Budget Amendments for FYE December 31, 2026 (Compliance with Public Act 2 of 1968)

Purpose & Compliance Context

This memo requests Board approval of Q2 budget amendments to align fund and departmental budgets with projected balances as of December 31, 2026 and to ensure compliance with Michigan's Uniform Budgeting and Accounting Act (Public Act 2 of 1968). Under MCL 141.437, any deviation from the original General Appropriations Act must be amended as soon as it becomes apparent and quantifiable; amendments must clearly indicate each intended change to the affected appropriation items.

Mid-Year Assessment

Halfway through 2026, the Township's activity to date and projected through the end of the year is very consistent with the budget as originally adopted. Notable exceptions include:

General Fund

- Cell Tower – The original budget included \$678,000 for proceeds from the “sale” of the cell tower. During the audit, it was determined that the transaction as documented actually constituted a lease as defined by GASB 87. Under GASB 87, the revenue from the transaction is spread over the life of the contractual agreement. As a result, the Township is not able to recognize \$678,000 in 2026 even though the entire amount has been received already and there are no provisions in the agreement that would result in the Township being required to refund or partially refund any portion of that amount. Instead, that revenue will be recognized over 55 years with the unrecognized balance staying on the balance sheet and being reduced a little every year. The cash received up front in the transaction is still available for the Township to use at any time.
- Interest/Investment income – Due to a combination of an overall growing cash balance across most funds, interest rates staying steady, and recent investment decisions made by the Treasurer, investment income is significantly exceeding the original budget. This is helping offset the expenditures that are currently trending higher than anticipated.
- The Mighty Oak/CLR Academy – This project is funded with a portion of the Township's ARPA grant revenue as committed by the previous Township Board. The Township's

remaining ARPA revenue was transferred from the now-closed ARPA Fund to the General Fund at the end of 2025. This project was erroneously excluded from the 2026 budget, but is being funded with that Committed fund balance so there is no impact on the General Fund's Unassigned fund balance.

- Taxable Benefits – This is the most significant expenditure overage being addressed with the Q2 budget amendment; however, it is possible we will be reversing or partially reversing some of this amendment by the end of the year. As a percentage of the year, the expenses are currently trending over budget, but some or all of that may just be a timing issue. We will continue to monitor this closely through the end of the fiscal year.
- Assessor Department – The Township has hired WCA Assessing. Expenses previously budgeted for wages have been reallocated to contractual services.
- General Fund contribution to Parks & Recreation – During the budget process, the Township agreed to fund wages and fringes for the Parks department. To date, wages and fringes are trending below budget. Given the General Fund's ongoing financial recovery, this reallocation makes sense; however, if personnel activity begins to trend over the amended amount, the Township may consider providing additional funding.

Fire Fund

- Personnel costs of the Fire Fund are trending higher than anticipated in the original budget, especially overtime. The suggested budget amendment in response to this trend further reduces fund balance.
- The Township has entered into a “lease to own” agreement for a new fire truck. The accounting rules consider this an installment purchase. As such, the full cost of the fire truck is required to be recorded in the current year as both capital outlay expenditure and proceeds from issuance of debt revenue. The budget amendment includes this “gross up” to be consistent with GAAP. Debt service payments will be expensed as paid.
- The original budget for the Fire Fund was already budgeting a deficit for this year. The amendment exacerbates that deficit. This continues the multi-year trend of the Fire millage not being sufficient to fully fund Fire operations. Given the substantial capital needs of the Fire Department, including construction of a new fire station, this situation is not sustainable long-term. An additional revenue source must be obtained or created in order to maintain Fire services at the current level.

Law Enforcement Fund

- The Township has not been billed by Washtenaw County Sheriff through June. As such, we are not assessing this fund's budget to actual performance to date. That being said, we are including a budget amendment that increases revenue for interest income.

Parks & Recreation Fund

- As noted elsewhere, Parks and Recreation amendments include additional interest/investment income and a reduction to personnel costs.

Summary of Significant Amendments**1. Adjust Over Budget Line Items/Departments**

Wherever actuals already exceed (or are projected to exceed) appropriations, we will increase appropriations—and, where needed, re-estimate revenues or reduce other lines—so no department or fund remains over budget at 12/31, in line with MCL 141.437 requirements.

- o **Taxable Benefits, Fire OT and pension, The Mighty Oaks project, street lighting**

2. Interest Income Exceeding Expectations**3. Remove Cell Tower Easement Revenue - \$678,000****4. Installment purchase of new fire truck**

Next Steps for Township Board to Consider During Remainder of 2026

1. Develop and adopt a fund balance policy for General Fund
 2. Discuss and consider steps necessary to maintain fire services at current levels
 3. Like with Assessing, consider changes to other Township service methods. Outsourcing could be an option, but it's not the only option. Benchmark service delivery against similar sized municipalities in the region to generate ideas.
-

Requested Board Action

Motion: *Approve the Q2 budget amendments for the fiscal year ending December 31, 2026, as presented, in order to conform appropriations and revenue estimates to projected year end results and to maintain compliance with Public Act 2 of 1968. [MCL 141.437](#)*

Attachment A

GL Number	Description	Current Budget	Proposed Q2 Amendment Increase/ (Decrease)	Updated Amended Budget - 12.31.2026	Explanation
General Fund					
Revenue:					
101-000-665.000	INTEREST/DIVIDENDS	8,200	30,000	38,200	To bring inline with expected YE activity
101-000-676.000	ELECTION REIMBURSEMENTS	5,000	25,000	30,000	To bring inline with expected YE activity
101-000-693.000	SALE OF ASSETS	678,000	(678,000)	-	cell tower easement - adjust revenue recognition
	<i>Decrease to General Fund Revenue</i>		<u>(623,000)</u>		
Expenditures:					
101-191-725.000	TAXABLE BENEFITS	10,510	10,000	20,510	To bring inline with expected YE activity
101-215-725.000	TAXABLE BENEFITS	23,071	10,000	33,071	To bring inline with expected YE activity
101-253-725.000	TAXABLE BENEFITS	10,995	10,000	20,995	To bring inline with expected YE activity
101-257-703.000	SALARIES	221,536	(60,000)	161,536	Reclassify personnel costs to WCA contract
101-257-805.000	CONTRACT SERVICES	2,000	60,000	62,000	Reclassify personnel costs to WCA contract
101-261-955.004	THE MIGHTY OAKS PROJECT	-	44,000	44,000	To bring inline with expected YE activity
101-528-919.001	GARBAGE & YARD WASTE TAGS	1,000	1,000	2,000	To bring inline with expected YE activity
101-701-703.001	COMMISSION STIPENDS	3,000	1,000	4,000	To bring inline with expected YE activity
101-701-806.000	PROFESSIONAL SERVICES - OTHER	75,600	25,000	100,600	To bring inline with expected YE activity
					Reduce transfer to Parks & Recreation Fund from General
101-965-995.508	TRANSFER TO PARK FUND	343,947	(50,000)	293,947	Fund
	<i>Increase to General Fund Expenditures</i>		<u>51,000</u>		
	Fund Balance - Beginning	\$ 1,409,319		\$ 1,409,319	
	Change in Fund Balance	624,925	(674,000)	(49,075)	
	Fund Balance - Ending	\$ 2,034,244		\$ 1,360,244	

GL Number	Description	Current Budget	Proposed Q2 Amendment Increase/ (Decrease)	Updated Amended Budget - 12.31.2026	Explanation
Fire Fund					
Revenue:					
206-000-664.000	INTEREST/DIVIDENDS	80,000	20,000	100,000	To bring inline with expected YE activity
206-000-687.000	INSURANCE REIMBURSEMENTS INCOME	4,000	30,000	34,000	To bring inline with expected YE activity
206-000-688.000	MISCELLANEOUS INCOME	500	5,000	5,500	To bring inline with expected YE activity
206-000-692.000	PROCEEDS FROM ISSUANCE OF DEBT	-	1,200,000	1,200,000	Installment purchase of new fire truck
	<i>Increase to Fire Revenue</i>		<u>1,255,000</u>		
Expenditures:					
206-336-703.002	OVERTIME	250,000	60,000	310,000	To bring inline with expected YE activity
206-336-709.000	FICA	126,024	20,000	146,024	To bring inline with expected YE activity
206-336-715.000	PENSION	317,383	30,000	347,383	To bring inline with expected YE activity
206-336-725.000	TAXABLE BENEFITS	301,272	50,000	351,272	To bring inline with expected YE activity
206-338-934.000	REPAIR & MAINTENANCE	50,000	5,000	55,000	To bring inline with expected YE activity
206-336-985.000	EQUIPMENT OVER \$5,000	70,000	1,200,000	1,270,000	Installment purchase of new fire truck
	<i>Increase to Fire Expenditures</i>		<u>1,365,000</u>		
	Fund Balance - Beginning	\$ 1,824,120		\$ 1,824,120	
	Change in Fund Balance	(215,031)	(1,345,000)	(1,560,031)	
	Fund Balance - Ending	<u>\$ 1,609,089</u>		<u>\$ 264,089</u>	
Street Lights Fund					
Expenditures:					
219-448-920.000	UTILITIES	89,697	15,000	104,697	To bring inline with expected YE activity
	Fund Balance - Beginning	\$ 122,823		\$ 122,823	
	Change in Fund Balance	-	(15,000)	(15,000)	
	Fund Balance - Ending	<u>\$ 122,823</u>		<u>\$ 107,823</u>	
Building Fund					
Revenue:					
249-000-664.000	INTEREST/DIVIDENDS	10,000	25,000	35,000	To bring inline with expected YE activity
Expenditures:					
249-371-725.000	TAXABLE BENEFITS	27,993	10,000	37,993	To bring inline with expected YE activity
	Fund Balance - Beginning	\$ 1,034,670		\$ 1,034,670	
	Change in Fund Balance	1,289,983	15,000	1,304,983	
	Fund Balance - Ending	<u>\$ 2,324,653</u>		<u>\$ 2,339,653</u>	

GL Number	Description	Current Budget	Proposed Q2 Amendment Increase/ (Decrease)	Updated Amended Budget - 12.31.2026	Explanation
Law Enforcement Fund					
<u>Revenue:</u>					
266-000-664.000	INTEREST/DIVIDENDS	90,000	130,000	220,000	To bring inline with expected YE activity
	Fund Balance - Beginning	\$ 4,604,073		\$ 4,604,073	
	Change in Fund Balance	538,036	130,000	668,036	
	Fund Balance - Ending	<u>\$ 5,142,109</u>		<u>\$ 5,272,109</u>	
Parks & Recreation Fund					
<u>Revenue:</u>					
508-000-664.000	INTEREST/DIVIDENDS	10,000	10,000	20,000	To bring inline with expected YE activity
508-000-691.101	GENERAL FUND CONTRIBUTION	343,947	(50,000)	293,947	Reduce transfer to Parks & Recreation Fund from General Fund
	<i>Decrease to Parks & Recreation revenue</i>		<u>(40,000)</u>		
	Fund Balance - Beginning	\$ 510,268		\$ 510,268	
	Change in Fund Balance	(73,051)	(40,000)	(113,051)	
	Fund Balance - Ending	<u>\$ 437,217</u>		<u>\$ 397,217</u>	



CHARTER TOWNSHIP OF SUPERIOR

3040 North Prospect Road Ypsilanti, MI 48198

Telephone (734) 482-6099 Fax (734) 482-3842

Please submit one completed form for each agenda item

TO: Superior Township Board of Trustees

FROM: Michelle Marin

DATE SUBMITTED: 8/4/26

BOARD MEETING DATE: 8/17/26

ITEM TITLE: Clay Hill Farm and Market Area Plan Amendment

TYPE OF AGENDA ITEM (SELECT ONE):

- ☐ Resolution ☐ Discussion ☐ Presentation ☐ Appointment
☒ First Reading ☐ Policy Amendment ☐ Ordinance Amendment
☐ Other _____

DESCRIPTION OF ITEM/RESOLUTION:

Provide a clear/concise summary of the item being presented.

The applicant submitted a site plan for consideration that included a substantially reduced scope than what was approved in the 2023 Area Plan. As such, an amendment to the Area Plan is required prior to the approval of the site plan.

REQUESTED BOARD ACTION:

Specify the action you are asking the Board to take (e.g. approval, adoption, review, authorization).

Discussion and first reading, as appropriate

BACKGROUND/JUSTIFICATION:

Provide relevant history, previous board actions, community input, or project developments.

At the July 22, 2026 meeting, the Planning Commission recommended approval of the area plan amendment due to the revisions substantially complying with the intent of the original plan.

IMPACT ON TOWNSHIP BUDGET (if applicable):

TOWNSHIP DEPARTMENTS OR OUTSIDE AGENCIES INVOLVED:

List any departments or external entities responsible for or impacted by this item.

DEADLINES OR URGENCY (if applicable):

Include any timelines, deadlines or reasons for urgency.

ARPA and USDA funds are time sensitive

SUPPORTING DOCUMENTS ATTACHED:

Include number of attachments and a brief title of each file.

1. Ordinance for Area Plan Amendment
2. Planning Commission Resolution
3. Planners' Review
4. Engineers' Review
5. Area Plan Amendment Submittal

CONTACT PERSON FOR QUESTIONS:

Name: Michelle Marin

Title: Planning and Zoning Administrator

Phone: 909-762-6736

Email: planning@superior-twp.org

Submit this form as part of one (1) combined PDF — Submission Form, Resolution, and Supporting Documents — and email it to the Clerk's Office within the applicable deadline.

Send to: arobinson@superior-twp.org, CC: sizzo@superior-twp.org, krankin@superior-twp.org, and edy@superior-twp.org

**SUPERIOR CHARTER TOWNSHIP
WASHTENAW COUNTY, MICHIGAN**

ORDINANCE NUMBER 205

**ORDINANCE TO AMEND THE ZONING MAP OF CHARTER TOWNSHIP OF
SUPERIOR AND TO APPROVE THE AREA PLAN AMENDMENT FOR STPC 25-09,
CLAY HILL FARM AND MARKET**

FIRST READING: AUGUST 17, 2026

**THE CHARTER TOWNSHIP OF SUPERIOR, WASHTENAW COUNTY, STATE OF
MICHIGAN, ORDAINS:**

SECTION 1. PURPOSE AND INTENT

The purpose of this Ordinance is to approve the Area Plan Amendment for STPC 25-09, Clay Hill Farm and Market, in accordance with the Superior Charter Township Zoning Ordinance and the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended.

SECTION 2. FINDINGS

The Township Board hereby finds and determines the following:

- A. On August 21, 2023, Willow Run Acres received approval from Superior Charter Township for the Clay Hill Community Farm & Garden project through the Special District Area Plan process (STPC 23-04), resulting in the rezoning of three parcels.
- B. Since the original approval, significant progress has been made in developing the site.
- C. On June 16, 2025, Willow Run Acres received approval from Superior Charter Township for a 365-day extension of the approved Area Plan.
- D. The applicant submitted a request for an Area Plan Amendment for the Clay Hill Farm and Market project.
- E. The Superior Township Planning Commission reviewed the proposed Area Plan Amendment in accordance with the Michigan Zoning Enabling Act and the Superior Township Zoning Ordinance.
- F. A public hearing was duly noticed and held on April 22, 2026, at which interested persons were provided an opportunity to comment on the proposed amendment.
- G. On July 22, 2026, the Planning Commission adopted a resolution recommending approval of the Area Plan Amendment for STPC 25-09, Clay Hill Farm and Market.
- H. The Township Board finds that the proposed Area Plan Amendment is generally consistent with the goals and objectives of the Superior Township Master Plan, compatible with surrounding land uses, and will not adversely impact public health, safety, and welfare.
- I. The Township Board further finds that the proposed amendment represents a reasonable and appropriate modification to the previously approved plan.

SECTION 3. AREA PLAN AMENDMENT APPROVAL

The Township Board hereby approves the Area Plan Amendment for STPC 25-09, Clay Hill Farm and Market, as requested by Willow Run Acres and in accordance with Section 7.107D of the Superior Township Zoning Ordinance, subject to the following conditions:

1. Compliance with all applicable Township ordinances, regulations, and requirements.
2. Compliance with all applicable county, state, and federal agency requirements and permits.
3. Any additional conditions determined necessary by the Township Board during the development review process.

SECTION 4. SEVERABILITY

Should any section, clause, or provision of this Ordinance be declared invalid or unconstitutional by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

SECTION 5. REPEAL

All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

SECTION 6. EFFECTIVE DATE; PUBLICATION

This Ordinance shall be published pursuant to Section 8 of the Charter Township Act, being MCL 42.8(b), by posting in the Office of the Clerk, 3040 N. Prospect Rd., Ypsilanti, 48198, and on the Township website — www.superior-twp.org — with notice of such in the Ann Arbor News, a newspaper of general circulation in the Township, qualified under state law to publish legal notices within 30 days following the final adoption thereof. This Ordinance shall become effective immediately upon said publication and the same shall be recorded in the Ordinance Book of the Township, and such recording authenticated by the signatures of the Supervisor and Clerk.

**SUPERIOR CHARTER TOWNSHIP
WASHTENAW COUNTY, MICHIGAN**

**A PLANNING COMMISSION RESOLUTION TO RECOMMEND APPROVAL
TO THE TOWNSHIP BOARD OF THE AREA PLAN AMENDMENT
FOR STPC #25-09, CLAY HILL FARM AND MARKET**

RESOLUTION NUMBER: 2026-__

DATE: July 22, 2026

WHEREAS, on August 21, 2023, Willow Run Acres received approval from Superior Charter Township for the Clay Hill Community Farm & Garden project through the Special District Area Plan (STPC 23-04), resulting in the rezoning of three (3) parcels; and

WHEREAS, since the approval, significant progress has been made in developing the site; and

WHEREAS, on June 16, 2025, Willow Run Acres received approval from Superior Charter Township for a 365-day extension of the Area Plan; and

WHEREAS, the Planning Commission has reviewed the Area Plan Amendment in accordance with the applicable provisions of the Michigan Zoning Enabling Act (Public Act 110 of 2006, as amended) and the Superior Township Zoning Ordinance; and

WHEREAS, a public hearing was duly noticed and held on April 22, 2026, at which time interested persons were given the opportunity to comment on the proposed amendment; and

WHEREAS, the Planning Commission has considered the standards of review, the Township Master Plan, and the impacts of the proposed amendment on surrounding properties and the community as a whole; and

WHEREAS, The Planning Commission finds that the proposed Area Plan Amendment:

1. Is generally consistent with the goals and objectives of the Superior Township Master Plan;
2. Will not adversely impact public health, safety, and welfare;
3. Represents a reasonable and appropriate modification to the previously approved plan;
4. Is compatible with surrounding land uses, subject to any conditions noted herein.

NOW, THEREFORE, BE IT RESOLVED that the Superior Charter Township Planning Commission recommends that the Superior Township Board approve the proposed Area Plan Amendment for the Clay Hill Farm and Market project, as requested by Willow Run Acres, in alignment with Section 7.107D of the Zoning Ordinance.



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: July 17, 2026

Area Plan Amendment Review For Superior Township, Michigan

Applicant:	Willow Run Acres
Project Name:	Clay Hill Farm Market
Location:	1850 Harris Road and 9051 Macarthur Blvd (J-10-35-200-003, 004 and 009)
Plan Date:	July 16, 2026
Current Zoning:	PC, Planned Community
Action Requested:	Amendment to Area Plan Petition Approval

PROJECT DESCRIPTION

An application has been submitted by Willow Run Acres for an amendment to the approved Area Plan in the PC, Planned Community District. The applicant provided a full site plan for use as the area plan, which illustrates the proposed layout of a community garden and educational center, including composting and vermiculture sheds, hoop house, multi-purpose building, sheds, detention basin, parking area, and gardens throughout. The property is owned by the Township and Willow Run Acres was issued a 15 year lease.

The applicant previously received area plan approval from the Board of Trustees on October 16, 2023, which was extended on June 16, 2025. Following this extension, the applicant submitted a site plan for consideration by the Planning Commission. The site plan substantially deviated from the approved area plan. As such, an area plan amendment is required.

The Planning Commission recommended approval of an area plan amendment at the April 22, 2026, regular meeting, with the following conditions:

Benjamin R. Carlisle, *President* John L. Enos, *Vice President*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal* Brent Strong, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* Craig Strong, *Principal* Douglas J. Lewan, *Principal*
Richard K. Carlisle, *Past President/Senior Principal* R. Donald Wortman, *Past Principal*

1. Pending comprehensive soil testing by duly qualified professionals
2. Pending a due care plan or any remediation necessary by duly qualified professionals.

Michigan State University researchers assisted the Township as part of their ongoing work through MSU's College of Agriculture and Natural Science, which focuses on soil health, agricultural impacts, and PFAS-related environmental research. Their team regularly partners with local governments, communities, and landowners to investigate soil conditions, interpret environmental data, and develop science-based recommendations.

The project included collection of soil samples using established scientific sampling methods and specialized equipment. Prior to sampling, Dr. Jones reviewed historical information related to the Clay Hill sites to identify potential areas of concern and inform the testing parameters. The samples were analyzed by Metiri Group Laboratory, after which Dr. Jones and the MSU team evaluated the laboratory results and prepared recommendations based on their findings.

The investigation did not identify any significant soil health concerns or contamination requiring additional action. The testing results did not reveal PFAS or other environmental issues at levels warranting further investigation. The findings and supporting documentation were compiled into a summary report for presentation to the Township Board of Trustees.

Following receipt of these results, the Board of Trustees directed that the project scope be further reduced and phased. Improvements intended for completion by the end of 2026 using ARPA funding and a USDA grant were designated as Phase 2, while additional project elements were deferred to a future phase.

Willow Run Acres has conducted work on the property that was previously approved under “Phase 1” of the area plan.

Phase 1:

- J-10-35-200-009 (Harris Road)
 - Remove vegetation and plant crops, orchard, vineyard
 - Install a fence
 - Add a 12' x 12' shed (dirt floor)
 - Water spigot from well
 - Store a food cart on wheels
- J-10-35-200-003 (MacArthur Blvd West Parcel)
 - Install a well, which will include a pipeline to the Harris Road property
 - Pump House
- J-10-35-200-004 (MacArthur Blvd East Parcel)
 - Remove vegetation at eastern most border and plant a u-pick garden

The amended area plan petition includes three additional phases. The following structures and uses are in Phase 2, intended to be completed before 2027:

Phase 2:

- J-10-35-200-003 (MacArthur Blvd West Parcel)
 - Composting shed with solar array
 - Cargo shed
 - Interior walkways
 - Farmbot
 - Outdoor classroom area
 - Landscaping
 - Beehives
- J-10-35-200-004 (MacArthur Blvd East Parcel)
 - Remove any contaminated soil
 - Grading, detention basin, and other stormwater network features
 - Interior walkways
 - Pavement striping

Uses and structures to be included in Phase 3 are indicated below:

- Additional composting and cargo sheds
- Vermiculture shed
- Tea Tank
- Rainwater storage tank

Uses and structures to be included in Phase 4 are indicated below:

- Principal Building: Farmers Market Educational Center
- Additional rainwater storage tank

Features that were included in the original Area Plan approval which do not appear in the amended Area Plan application are listed below.

- Observational Tower
- Alpaca and fainting goat for children's entertainment and education
- Changes to the site layout

Aerial Photograph



The Zoning and existing land uses for the subject site and surrounding parcels are identified in the following table:

Direction	Zoning	Existing Use
North	A2 – Agriculture District	Vacant
South	R7	Multiple Family Residential
East	RC, and PD	Vacant
West	PSP and R4	Park, Stormwater, Single Family Residential

PROCESS

The Area Plan amendment procedure reflects the general Area Plan procedure outlined in 7.100. At this point in the process, the applicant is seeking approval of the Area Plan which area already zoned PC, Planned Community. The Planning Commission held the public

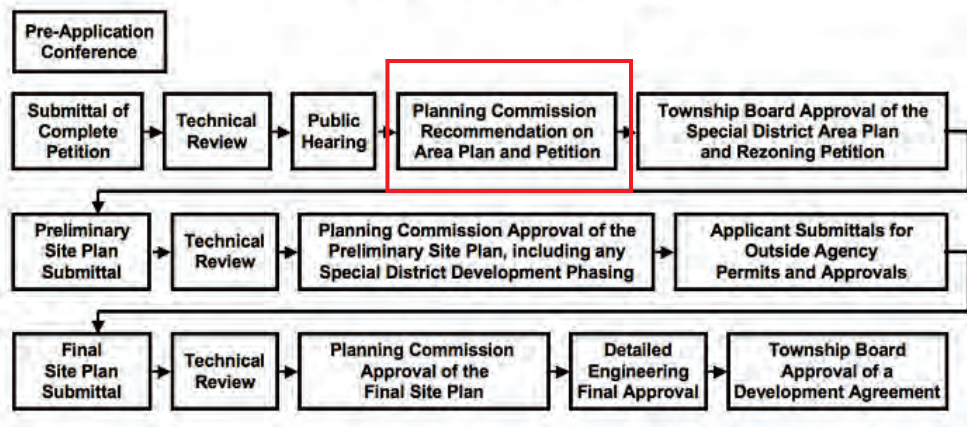
hearing and is the recommending body on the Area Plan. The Township Board has ultimate authority or approval or denial upon the Area Plan.

MASTER PLAN

Effective Date: August 14, 2008

Article 7
Special District Regulations

SECTION 7.100 REVIEW PROCEDURES



The site is located in the Geddes Road Urban Sub-area of the Township Growth Management Plan. As described in the Plan (Page 6-9 through 6-10):

This area of about one mile by four and one-half miles contains about 65% of the Township population in a mix of single-family, multi-family, and manufactured housing. There is also a small commercial area along the southern border of Superior Township, adjacent to the northern edge of the City of Ypsilanti and Ypsilanti Township, and another small commercial area across from the Township Fire Hall on Harris near MacArthur. This sub-area also includes the majority of land designated as the Urban Service Area of the Township (see Map 6-3).

Existing dwelling unit densities in some locations within the designated Urban Service Area range up to eight dwelling units per acre. Most of the undeveloped land is planned at a maximum density of approximately four dwelling units per acre to stay within available utility capacity, based on:

- 1) the amount of developable land in the Urban Service Area; and*
- 2) the size and capacity of utility infrastructure and the main sewer interceptor pipe;*
- 3) anticipated flow rates and infiltration of groundwater into the system.*

Housing ranges in age from many decades old to new construction and also varies in size from small apartment units to large homes. This subarea is very important to the Township as it provides a variety of housing types in a range of densities with public sewer and water service. This option is not available elsewhere in the Township. The Township will continue to focus on improvements in this area. Among the most immediate of these improvements will be stabilizing and strengthening existing residential neighborhoods. This will be accomplished through:

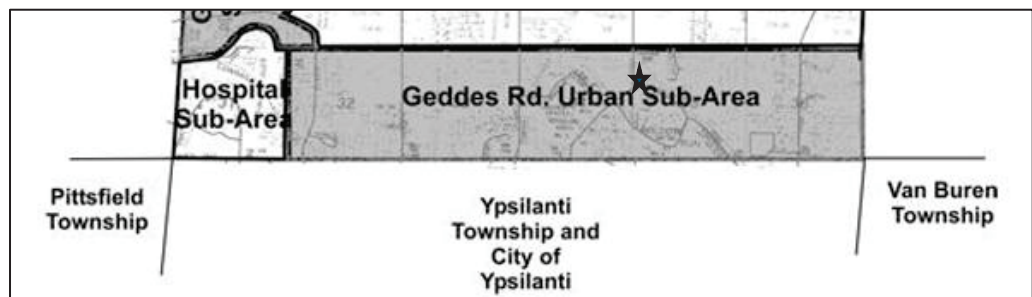
- *enforcement of property maintenance and building codes;*
- *support for resident-led initiatives to form or reactivate neighborhood groups or homeowners associations; and*
- *encouragement of public and private sector projects to remove blighted structures, rehabilitate older dwellings, and construct new infill dwellings on vacant lots.*

In addition, the Township expects that stalled or partially completed housing developments in this sub-area, which have already received preliminary or final approval from the Township, will be completed before development of additional urban residential lots may be approved.

The Township will also focus on further installation of sidewalks and paved bicycle/pedestrian pathways in those developed parts of the subarea that do not have them, and requiring all new development in the sub-area to put in sidewalks or an acceptable pedestrian/bike trail system.

The Future Land Use Plan (page 6-20) identifies this area as a Mixture of Urban Residential Development. The principal purpose of the Mixture of Urban Residential Development is to promote new residential development is expected at a density of four dwelling units per acre and is likely to occur via the Planned Community zoning classification (a form of planned unit development) where there are sensitive natural features, and via traditional subdivision or site condominium development designs in other areas.

The corresponding Zoning Plan (page 7-3) designates the area as Urban Residential Development.



The principal purpose of the Urban Residential District designation is to provide for a range of residential dwelling types at urban densities within individual zones tailored for that specific use. Densities range from two (2) to eight (8) dwelling units per acre. The bulk of land zoned into one of these districts is located in the designated Urban Service Area south of Geddes Road.

The Township's Master Plan is a comprehensive document that includes many other elements that should be considered these include community character/quality of life, impact/preservation of natural features, growth management, and housing and neighborhood design. These other elements should be considered by the Planning Commission.

PREVIOUS PLANNING COMMISSION REVIEW

The Planning Commission previously recommended approval of the Clay Hill Farm Area Plan and Rezoning on June 28, 2023. The proposed Area Plan amendment includes a reduction in the project scope beyond Phase 1.

The Planning Commission recommended approval of the reduced-scope Area Plan on April 22, 2026. The Board of Trustees subsequently referred the Area Plan back to the Planning Commission and requested a further reduction in scope, along with a phasing plan, which the applicant has now provided. As part of the review of the Area Plan, the Planning Commission may recommend any conditions they deem necessary to meet the required standards of the PC, Planned Community district. Each phase will require separate site plan approval, with Phase 2 site plan review anticipated in August 2026.

DISTRICT INTENT

Special Districts

As set forth in Section 7.001, the Authority to Establish Special Districts as defined in Article 2.0 (Zoning Districts), is established in accordance with Section 503 of the Michigan Zoning Enabling Act. These Special Districts are designed to accomplish the objectives of this Ordinance through a development review process intended to achieve integration of the proposed development project with the characteristics of the project area. These Special Districts are intended to permit flexibility in the regulation of land development; encourage innovation in land use and variety in design, layout, and type of structures constructed; achieve economy and efficiency in the development and use of land, natural resources, energy, and the provision of public services and facilities; encourage useful open space; and provide better housing, employment, and shopping opportunities particularly suited to the needs of the residents of the Township. The intent of these special districts is to:

- Provide for increased flexibility and encourage innovation in design and layout of land development, subject to proper administrative standards and procedures.
- Lessen the burden of traffic on streets and highways, and provide for an integrated system of sidewalks, pedestrian pathways, and other non-transportation facilities.
- Provide for a compatible mix of land uses in each Special District.
- Establish planning, review, and approval procedures that properly relate the type, design, and layout of development to the site and surrounding area.

- Encourage innovation in residential and nonresidential development so that greater opportunities for better housing, recreation, and shops conveniently located to each other may extend to all citizens and residents of Superior Township; and so that the growing demands of the Township's population may be met by a greater variety in type, design, and layout of buildings and by the conservation and more efficient use of open space ancillary to these buildings.

Planned Community District

The Township Zoning Ordinance has multiple "special districts", one of which is the PC, Planned Community District. The intent of the PC, Planned Community District is as follows:

The Planned Community (PC) Special District option encourages greater collaboration between the developer and the Township in the development process, and allows additional freedom for the developer to take an even more creative approach to land use and development than otherwise permitted under this Ordinance. The PC Special District option offers greater flexibility in the design of land development, maximizing the developer's ability to take advantage of natural topography, vegetation, watercourses, and other site features in designing the development.

STANDARDS

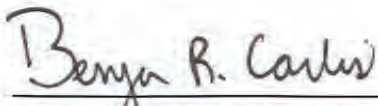
As set forth in Section 7.102.C, when reviewing an Area Plan amendment petition, the Planning Commission shall determine and provide evidence in its report to the Township Board that the petition meets the following standards:

- 1. Growth Management Plan policies.** The proposed development shall conform to the adopted Growth Management Plan.
- 2. Ordinance standards.** The proposed development shall conform to the intent, regulations, and standards of the proposed Special District and this Ordinance.
- 3. Public facilities.** The proposed development shall be adequately served by public facilities and services, such as highways, streets, police and fire protection, drainage courses, water and sanitary sewer facilities, and refuse disposal, or that the persons or agencies responsible for the proposed development shall be able to provide, in a manner acceptable to the Township Board, such facilities and services.
- 4. Open space and recreation areas.** The common open space, any other common properties, individual properties, and all other elements of a Special District are so planned that they will achieve a unified open space and recreation area system, with open space and all other elements in appropriate locations, suitably related to each other, the site, and the surrounding land.

- 5. Common areas and improvements.** The petitioner shall have made satisfactory provision to ensure that those areas shown on the plan for use by the public or by occupants of the development will be or have been irrevocably committed for that purpose. Provisions shall have been made to provide for the financing and maintenance of improvements shown on the plan for open space areas, and common use areas which are to be included within the development.
- 6. Location and layout.** The location of the proposed uses, layout of the site, and its relation to streets giving access to it, shall be such that traffic to, from, and within the site, and assembly of persons in connection therewith, will not be hazardous or inconvenient to the project or the neighborhood. In applying this standard, the Planning Commission shall consider, among other things, convenient routes for pedestrian traffic, particularly of children, relationship of the proposed project to main thoroughfares and street intersections, and the general character and intensity of the existing and potential development of the neighborhood.
- 7. Compatibility of land uses.** The proposed use(s), mix of housing unit types and densities, or mix of residential and non-residential uses shall satisfy the intent of the proposed Special District, conform to applicable use standards and limitations, and be acceptable in terms of convenience, privacy, compatibility, and similar standards.
- 8. Minimize adverse impacts.** That noise, odor, light, or other external effects from any source whatsoever, which is connected with the proposed use, will not adversely affect adjacent and neighboring lands and uses.
- 9. Preservation of natural features.** The proposed development shall create a minimum disturbance to natural features and landforms.
- 10. Streets.** Streets shall follow topography, be properly spaced, and be located and aligned in accordance with the intended function of each street. The property shall have adequate access to public streets. The plans shall provide for logical extensions of public streets and shall provide suitable street connections to adjacent parcels, where applicable.
- 11. Pedestrian facilities.** Major pedestrian circulation shall be provided for within the site and shall interconnect all use areas, where applicable. The pedestrian system shall provide for logical extensions of pedestrian ways outside the site, and pedestrian connections to the site boundaries, where applicable.

SUMMARY

We recommend that the Planning Commission consider the area plan amendment and have drafted a Resolution of Approval.



CARLISLE/WORTMAN ASSOC., INC
Benjamin R. Carlisle, AICP, LEED AP
President



CARLISLE/WORTMAN ASSOC., INC.
Michelle Marin, AICP
Associate Planner

cc: Emily Dabish Yahkind, Township Supervisor
Angela Robinson, Township Clerk
Dan Kimball, Fire Marshall
George Tsakof, Township Engineer
Mariah Cummings, Township Engineer



July 28, 2026

CHARTER TOWNSHIP OF SUPERIOR

3040 N. Prospect Road
Ypsilanti, MI 48198

Attention: **Emily Dabish Yahkind, Township Supervisor**

Regarding: **Clay Hill Farm Market
Preliminary Site Plan Review
OHM Job No. 0140-23-1050**

Dear Dabish Yahkind,

On behalf of the Township, we have reviewed the revised Preliminary Site Plan submittal for the above-referenced project, dated July 17, 2026. Our review has found that items included in our April 2, 2026, review letter have been addressed, and we have no further comments at the Preliminary Site Plan stage. We note that the grading plan will be reviewed in detail at the Final Site Plan stage.

The applicant has included a Phasing Plan on the cover sheet of the revised plans. Based on discussion with Township staff and the Applicant on June 19, 2026, it is our understanding that the Phasing Plan will distinguish work proposed for current construction from future phases of work.

Outside Agency Approvals

1. The stormwater management design will need to meet Washtenaw County Water Resources Commissioner (WCWRC) Standards. We understand that the plans have been submitted to WCWRC for review and approval, and a drain use application has been submitted for the proposed stormwater discharge to the Geddes Ridge Sub drain. The approval of the stormwater management design needs to be reasonably assured from the WCWRC prior to the Final Site Plan being presented to the Planning Commission. The applicant has indicated that they have addressed all previous review comments from WCWRC and are awaiting response.
2. The soil erosion and sedimentation control (SESC) measures on the site plan would need to meet the requirements of WCWRC. The applicant has indicated that the SESC plan has been approved. A copy of the approval letter from WCWRC will be required prior to Final Site Plan approval.
3. Any work proposed in the Harris Road and/or Macarthur Blvd. Right-of-way (ROW) would need to meet the requirements of the Washtenaw County Road Commission (WCRC). A copy of the approval letter from WCRC will be required prior to Final Site Plan approval. The applicant has indicated that they have addressed all previous review comments from WCRC and are awaiting response.
4. Our office has received a copy of the wetland delineation report completed for the subject parcels dated August 21, 2023, and a letter from the Michigan Department of Environment, Great Lakes, and Energy (EGLE) dated March 12, 2024, indicating no permit is required for wetlands.



5. Our office has received a copy of a Due Care Plan/Compliance Analysis dated January 31, 2024, concerning contamination located on the subject parcel 9045 MacArthur Blvd. We understand that additional soil testing was recently completed and the investigation did not identify any significant concerns.

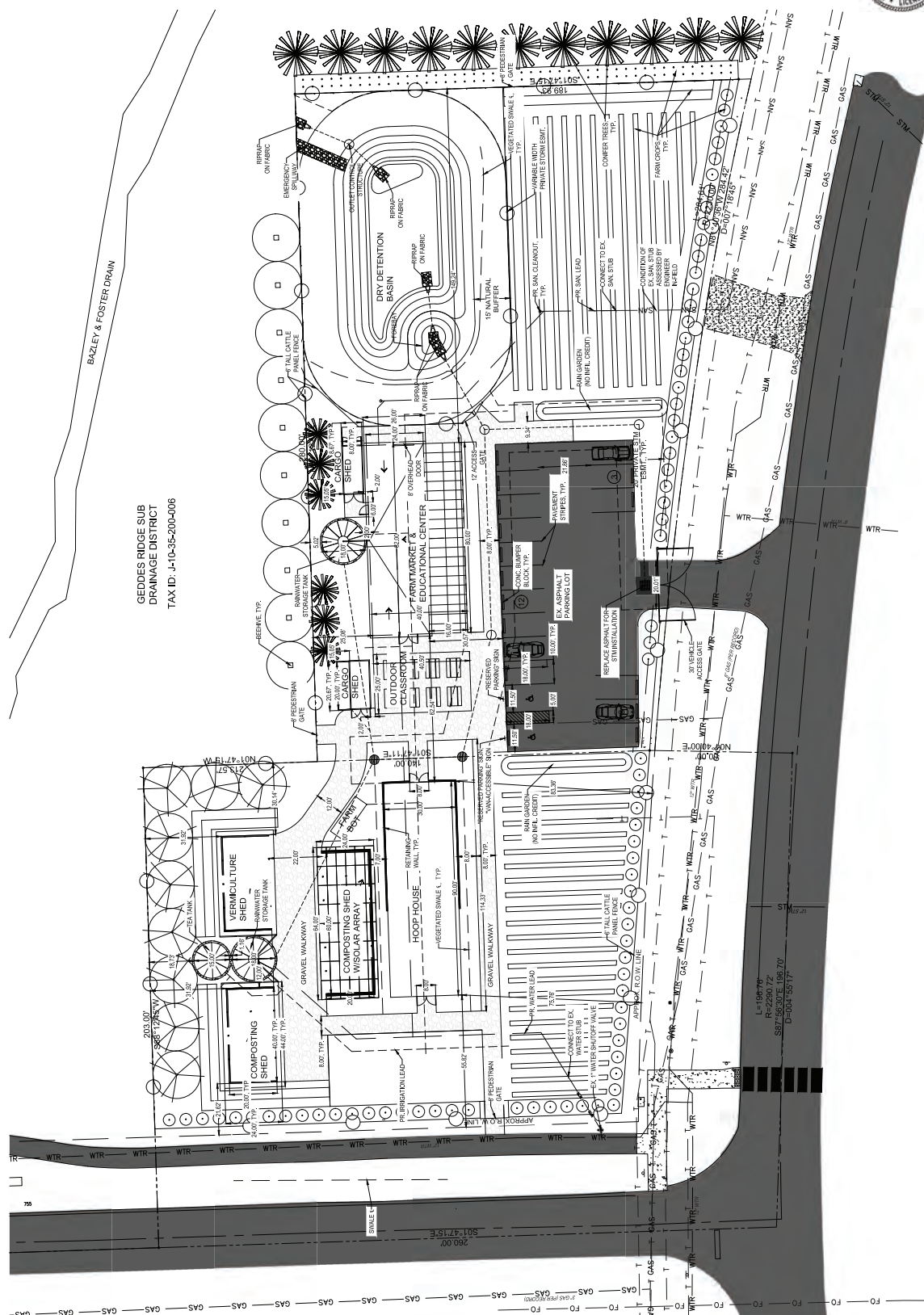
If you have any questions regarding our review, please do not hesitate to contact me at (734) 466-4592.

Sincerely,
OHM Advisors

Claire Martin, PE
Senior Project Manager

cc: Angela Robinson, Township Clerk (via e-mail)
Bill Balmes, Building Department (via e-mail)
Ben Carlisle, CWA, Township Planner (via email)
Michelle Marin, CWA, Township Planner
George Tsakoff, OHM Advisors
Mariah Cummings, OHM Advisors
file

\\ohm\dfs\Corporate\Projects\0126_0165\SITE_SuperiorTwp\2023\0140231050_Clay Hill Farm Market_1051 Area Plan\Review 3\2026.07.20_Clay Hill Farm Market_PSP.docx



GEDDES RIDGE SUB
DRAINAGE DISTRICT
TAX ID: J-10-35-200-006

THE LOCATIONS OF EXISTING
UNDERGROUND UTILITIES ARE SHOWN IN
APPROXIMATE WAY ONLY AND HAVE
NOT BEEN INDEPENDENTLY VERIFIED BY
OWNER OR ITS REPRESENTATIVE.
CONTRACTOR SHALL DETERMINE
EXACT LOCATION OF ALL EXISTING
UTILITIES BEFORE COMMENCING WORK.
CONTRACTOR SHALL BE FULLY RESPONSIBLE
FOR ANY AND ALL DAMAGES WHICH
MIGHT BE OCCASIONED BY THE
CONTRACTOR'S FAILURE TO EXACTLY
LOCATE AND PRESERVE ANY AND ALL
UNDERGROUND UTILITIES.



Know what's **below.**
Call before you dig.

INSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

LEGEND	
PROPOSED GRAVEL	PROPOSED STORM STRUCTURES
PROPOSED STORM SEWER	PROPOSED HYDRANT
PROPOSED WATER VALVE	PROPOSED WATER LEAD
PROPOSED SANITARY LEAD	EXISTING STORM STRUCTURE
EXISTING STORM SEWER	EXISTING HYDRANT
EXISTING WATER VALVE	EXISTING WATER MAIN
EXISTING SANITARY MANHOLE	EXISTING SANITARY SEWER
EXISTING FOREAID ELECTRIC	EXISTING SIGNAL
PROPOSED CULVERTS	EXISTING CULVERTS

PROVIDED PARKING = 18 SPACES

GROSS LOT AREA = 94,525 SF

NET LOT AREA = 78,887 SF

TOTAL FLOOR AREA = 9.020 SF

FLOOR AREA RATIO = 11.43%

12/15/2025	PER COUNTY	 Community Engineering Corps	 CITY OF DETROIT DETROIT, MI	CHAPTER NAME: EWB USA DETROIT LOCATION: DETROIT, MI CONTACT: CHAPTER@EWB-DETROIT.ORG	REIC: MICHELLE THOMPSON, P.E. PROJECT LEAD: ANDREW O'CONNOR PROJECT LEAD: DRAWN BY: ANDREW O'CONNOR	12/14/2025 4/15/2026 6/23/2026 7/13/2026	SECTION 35 TOWN 2 SOUTH, RANGE 7 EAST SUPERIOR CHARTER TOWNSHIP WASHTENAW COUNTY, MICHIGAN	CLAY HILL COMMUNITY FARM & GARDEN WILLOW RUN ACRES 111 SOUTH WALNUT BOULEVARD YPSILANTI, MI 48197	SCALE 0" = 10' 20" 1" = 20' FEET SHEET NO. C3
6/30/2026	PER COUNTY								
7/16/2026	PER TOWNSHIP								
	DATE								
	REVISION								
SITE PLAN									
SHEET 3 OF 3									

DRAINAGE NARRATIVE:
CONTRIBUTING AREA TO DETENTION BASIN = 0.52 ACRES
THE ON-SITE STORMWATER CONSISTS OF FOUR DRAINAGE AREAS: 1) A 0.05 ACRES AREA OF THE EXISTING AN UNDERGROUND STORM SEWER COLLECTION SYSTEM THAT DRAINAGE TO THE DETENTION BASIN; 2) A 0.05 ACRES OUTLETS INTO A DETENTION BASIN, RUNOFF FROM AN EXISTING SIDEWALK, VERMILION SHEL, FARM MARKET AND A 0.05 ACRES OF THE EXISTING SIDEWALK AND VERMILION SHEL; 3) A 0.05 ACRES OF THE EXISTING SIDEWALK AND VERMILION SHEL; 4) A 0.05 ACRES OF THE EXISTING SIDEWALK AND VERMILION SHEL. THE DETENTION BASIN IS CAPACITATED TO HOLD 100,000 GALLONS OF WATER. THE DETENTION BASIN IS CAPACITATED TO HOLD 100,000 GALLONS OF WATER.

now what's below.

Call before you dig.

CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

LEGEND	
-----	PROPERTY LINE
○	PROPOSED STOW STRUCTURES
●	PROPOSED STOW SENDER
○	PROPOSED HYDRANT
⊗	PROPOSED WATER VALVE
○	PROPOSED WATER LAID
○	PROPOSED SANITARY CLEANOUT
○	PROPOSED SANITARY LEAD
○	EXISTING STOW STRUCTURE
○	EXISTING STOW SENDER
⊗	EXISTING HYDRANT
⊕	EXISTING WATER VALVE
○	EXISTING WATER MAIN
⊗	EXISTING SANITARY MANHOLE
○	EXISTING SANITARY SENDER
○	EXISTING OVERHEAD ELECTRIC
■	EXISTING APN#1
■	PROPOSED CONTAINERS
■	EXISTING CONTAINERS

NOTE:
WATER LEAD CONNECTIONS TO
RAINWATER STORAGE TANKS MUST
HAVE BACKFLOW PREVENTION.

Manhole	Top of Structure	Bottom of Structure	Structure
1	2	4'	2
2	2	4'	2
3	2	4'	2
4	2	4'	2
5	4	4'	2
6	4	4'	2
7	4	4'	2
8	4	4'	2
9	4	4'	2
10	4	4'	2
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94	4	4'	2
95	4	4'	2
96	4	4'	2
97	4	4'	2
98	4	4'	2
99	4	4'	2
100	4	4'	2

GEDDES RIDGE SUB
DRAINAGE DISTRICT
TAX ID: J-10-35-200-006



NOTE:
CONTRACTOR TO VERIFY SIZE, DEPTH,
AND LOCATION OF EX. UTILITIES IN-FIELD
PRIOR TO MAKING CONNECTIONS.



0/19/2025	
1/15/2026	PER COUNTY
1/30/2026	PER COUNTY
1/16/2026	PER TOWNSHIP

CHAPTER NAME: EWB USA DETROIT
LOCATION: DETROIT, MI
CONTACT: CHAPTER@EWB-DETROIT.ORG

REIC: MICHELLE THOMPSON, P.E.
PROJECT LEAD: ANDREW O'CONNOR
PROJECT LEAD:
DRAWN BY: ANDREW O'CONNOR

12/14/2025
4/15/2026
6/23/2026
7/13/2026

SECTION 35
TOWN 2 SOUTH, RANGE 7 EAST
SUPERIOR CHARTER TOWNSHIP

WILLOW RUN ACRES
11 SOUTH WALLACE BOULEVARD
YPSILANTI, MI 48197

SCALE
0 10 20
1" = 20 FEET
SHEET NO.: C4
SHEET 4 OF 12



CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

STM STR 4 TO STM STR 6



SCALE:
1" = 20' HORIZ.
1" = 2' VERT.

BENCHMARKS:
(NAVD88 DATUM)

BENCHMARK 1
ARROW ON EX. WATER HYDRANT
ELEV. = 758.39

[illegible]

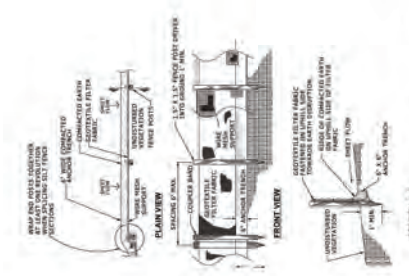
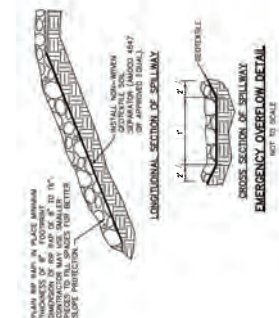
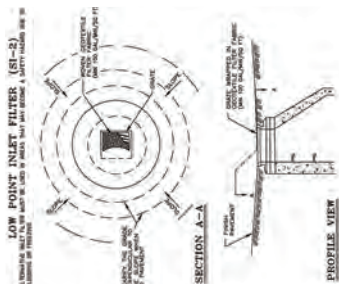
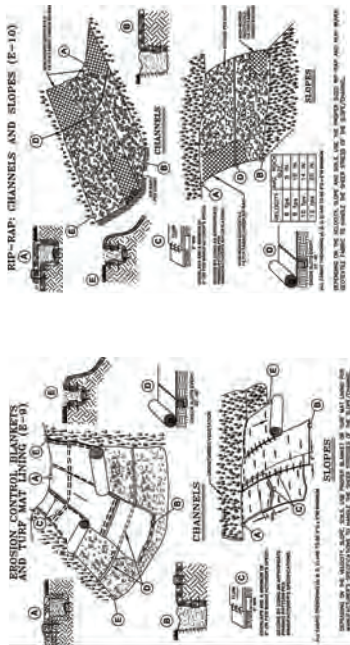
[illegible]

THE LOCATION OF EXISTING UTILITIES SHOWN ON THIS PLAN IS AN APPROXIMATE INDICATION ONLY AND DOES NOT CONSTITUTE A WARRANTY OF THE EXACT LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. ANY DAMAGE TO UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.



Call before you dig.

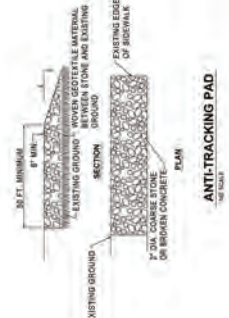
CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL WORKERS ARE PROPERLY TRAINED AND EQUIPPED TO SAFELY PERFORM THEIR DUTIES. ANY VIOLATIONS OF SAFETY PROTOCOLS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.



MATERIAL REQUIREMENTS		MATERIAL REQUIREMENTS	
CONCRETE	100	CONCRETE	100
STEEL	100	STEEL	100
WOOD	100	WOOD	100
ROCK	100	ROCK	100
GRASS	100	GRASS	100

SILT FENCE

NOTE: SILT FENCES ARE AN ACCEPTABLE ALTERNATIVE.

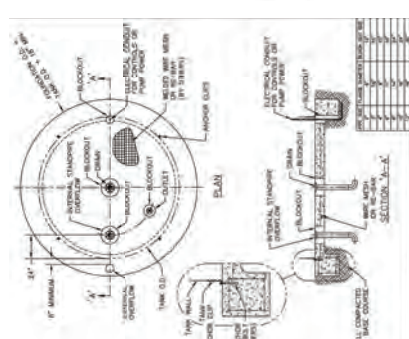
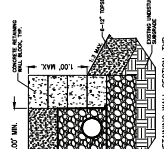
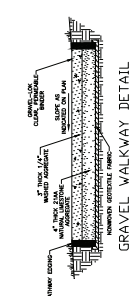
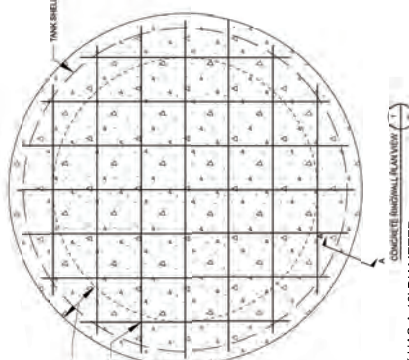
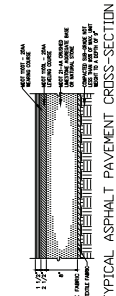


LEAF EATER COMMERCIAL FILTER

LEAF EATER ADVANCED FILTER



NOTE: ALL FENCES AND GATES HAVE A MINIMUM HEIGHT OF 6'. SEE PLAN FOR GATE WIDTHS. PEDESTRIAN GATES ARE SINGLE SPAN.



12/19/2025	PER COUNTY	CLAY HILL COMMUNITY FARM & GARDEN	SECTION 35	12/14/2025	REIC: MICHELLE THOMPSON, P.E.	CHAPTER NAME: EWB USA DETROIT	12/14/2025
4/15/2026	PER COUNTY	WILLOW RUN ACRES	TOWN 2 SOUTH, RANGE 7 EAST	4/15/2026	PROJECT LEAD: ANDREW O'CONNOR	LOCATION: DETROIT, MI	4/15/2026
6/30/2026	PER COUNTY	111 SOUTH WALLACE BOULEVARD	SUPERIOR CHARTER TOWNSHIP	6/23/2026	PROJECT LEAD: ANDREW O'CONNOR	CONTACT: CHAPTER@EWB-DETROIT.ORG	6/23/2026
7/16/2026	PER TOWNSHIP	WASHTENAW COUNTY, MICHIGAN	CHECK DONE	7/13/2026	DRAWN BY: ANDREW O'CONNOR	ROLE	7/13/2026
DATE	REVISION						

SCALE: 0' = 1' NO SCALE SHEET NO. C10 SHEET 10 OF 12



DATE	REVISION

THE LOCATION OF EXISTING AND PROPOSED UTILITIES ARE SHOWN ON THIS PLAN. THE EXISTING UTILITIES ARE SHOWN WITH DASHED LINES AND THE PROPOSED UTILITIES ARE SHOWN WITH SOLID LINES. THE EXISTING UTILITIES ARE SHOWN WITH DASHED LINES AND THE PROPOSED UTILITIES ARE SHOWN WITH SOLID LINES. THE EXISTING UTILITIES ARE SHOWN WITH DASHED LINES AND THE PROPOSED UTILITIES ARE SHOWN WITH SOLID LINES.



Know what's below. Call before you dig. CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE OWNER. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR ENSURING THAT ALL UTILITIES ARE PROTECTED. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR ENSURING THAT ALL UTILITIES ARE PROTECTED.

- LEGEND**
- PROPERTY LINE
 - PROPOSED STORM STRUCTURES
 - PROPOSED STORM CULVERTS
 - PROPOSED STORM CULVERTS
 - PROPOSED WATER VALVE
 - PROPOSED WATER VALVE
 - PROPOSED SANITARY CULVERT
 - PROPOSED SANITARY CULVERT
 - EXISTING STORM STRUCTURE
 - EXISTING STORM STRUCTURE
 - EXISTING WATER VALVE
 - EXISTING WATER VALVE
 - EXISTING SANITARY MANHOLE
 - EXISTING SANITARY MANHOLE
 - EXISTING SANITARY CULVERT
 - EXISTING SANITARY CULVERT
 - EXISTING ASPHALT
 - EXISTING ASPHALT
 - EXISTING CONTOURS
 - EXISTING CONTOURS

811

880± SF

3,627± SF

908± SF

1,678± SF

7,136± SF

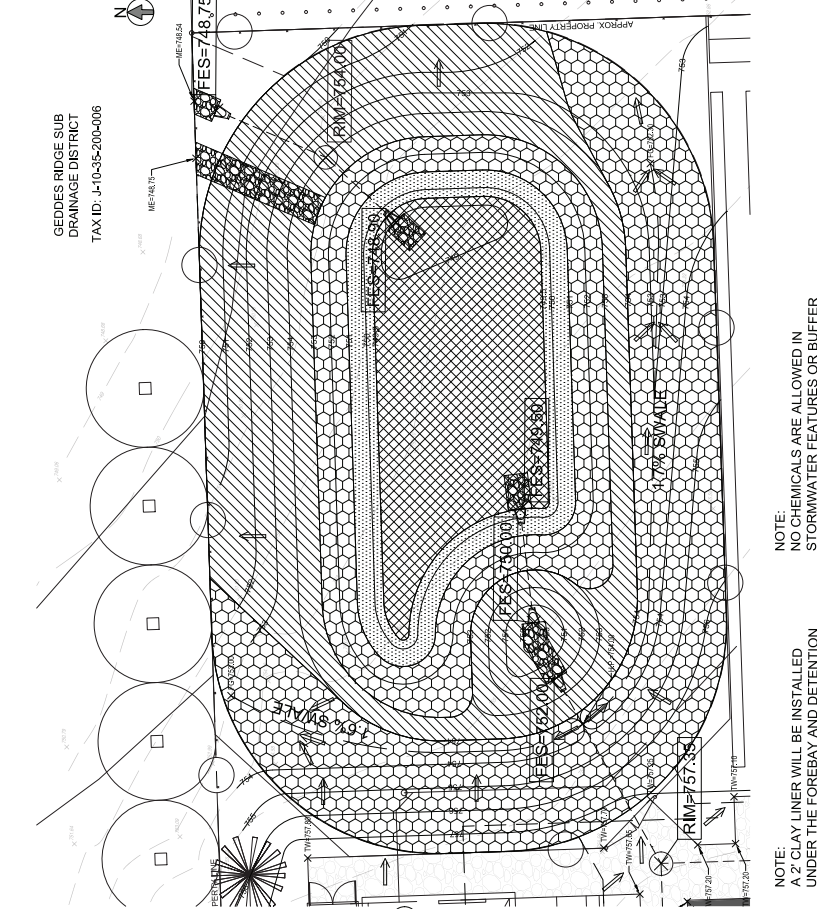
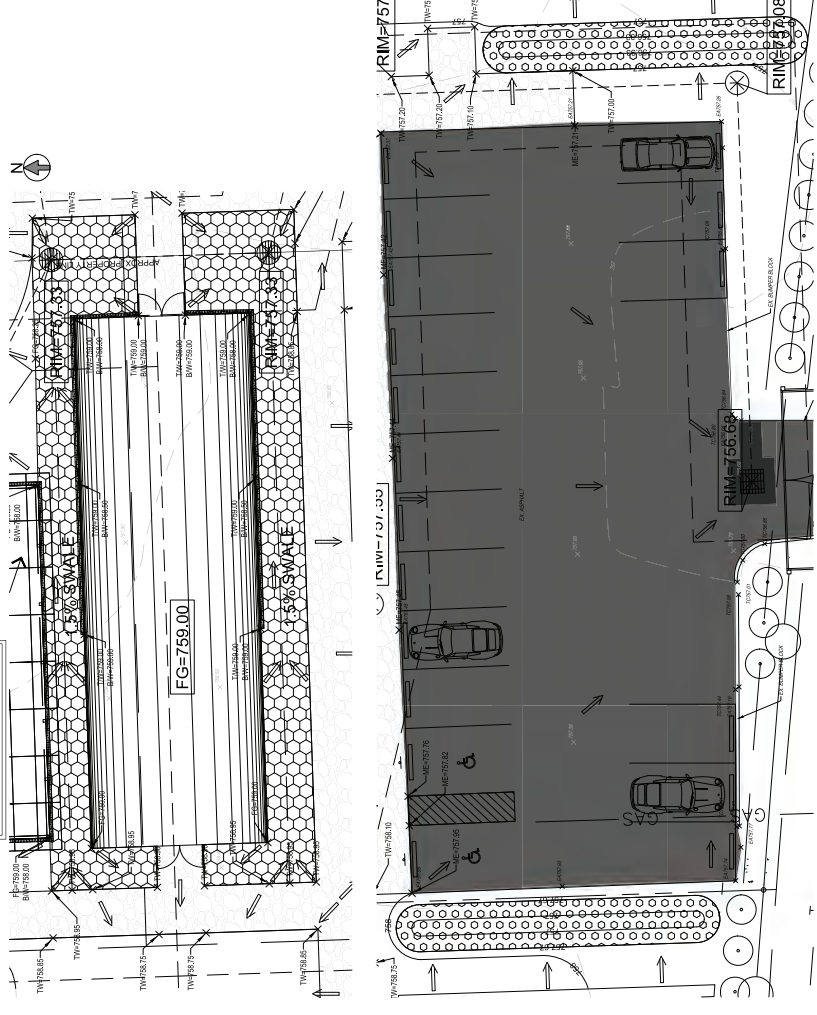
1,678± SF

CONTRACT NAME	CONTRACT NAME	CONTRACT NAME
CLAY HILL COMMUNITY FARM & GARDEN	CLAY HILL COMMUNITY FARM & GARDEN	CLAY HILL COMMUNITY FARM & GARDEN
111 SOUTH WALLACE BOULEVARD	111 SOUTH WALLACE BOULEVARD	111 SOUTH WALLACE BOULEVARD
YPSILANTI, MI 48197	YPSILANTI, MI 48197	YPSILANTI, MI 48197

CONTRACT NAME	CONTRACT NAME	CONTRACT NAME
CLAY HILL COMMUNITY FARM & GARDEN	CLAY HILL COMMUNITY FARM & GARDEN	CLAY HILL COMMUNITY FARM & GARDEN
111 SOUTH WALLACE BOULEVARD	111 SOUTH WALLACE BOULEVARD	111 SOUTH WALLACE BOULEVARD
YPSILANTI, MI 48197	YPSILANTI, MI 48197	YPSILANTI, MI 48197

CONTRACT NAME	CONTRACT NAME	CONTRACT NAME
CLAY HILL COMMUNITY FARM & GARDEN	CLAY HILL COMMUNITY FARM & GARDEN	CLAY HILL COMMUNITY FARM & GARDEN
111 SOUTH WALLACE BOULEVARD	111 SOUTH WALLACE BOULEVARD	111 SOUTH WALLACE BOULEVARD
YPSILANTI, MI 48197	YPSILANTI, MI 48197	YPSILANTI, MI 48197

CONTRACT NAME	CONTRACT NAME	CONTRACT NAME
CLAY HILL COMMUNITY FARM & GARDEN	CLAY HILL COMMUNITY FARM & GARDEN	CLAY HILL COMMUNITY FARM & GARDEN
111 SOUTH WALLACE BOULEVARD	111 SOUTH WALLACE BOULEVARD	111 SOUTH WALLACE BOULEVARD
YPSILANTI, MI 48197	YPSILANTI, MI 48197	YPSILANTI, MI 48197



NOTE: NO CHEMICALS ARE ALLOWED IN STORMWATER FEATURES OR BUFFER ZONES WITH THE FOLLOWING EXCEPTION: INVASIVE SPECIES MAY BE TREATED WITH CHEMICALS BY A CERTIFIED APPLICATOR.

NOTE: NO CHEMICALS ARE ALLOWED IN STORMWATER FEATURES OR BUFFER ZONES WITH THE FOLLOWING EXCEPTION: INVASIVE SPECIES MAY BE TREATED WITH CHEMICALS BY A CERTIFIED APPLICATOR.

DATE	REVISION
12/19/2025	PER COUNTY
4/15/2026	PER COUNTY
6/30/2026	PER TOWNSHIP
7/16/2026	PER TOWNSHIP



CHAPTER NAME: EWB USA DETROIT
LOCATION: DETROIT, MI
CONTACT: CHAPTER@EWB-DETROIT.ORG

REIC: MICHELLE THOMPSON, P.E.
PROJECT LEAD: ANDREW O'CONNOR
PROJECT LEAD: ANDREW O'CONNOR
DRAWN BY: ANDREW O'CONNOR

SECTION 35
TOWN 2 SOUTH, RANGE 7 EAST
SUPERIOR CHARTER TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CLAY HILL COMMUNITY FARM & GARDEN
WILLOW RUN ACRES
111 SOUTH WALLACE BOULEVARD
YPSILANTI, MI 48197

SCALE: 0 5 10
1" = 10 FEET
SHEET NO.: C12
SHEET 12 OF 12



LEGAL DESCRIPTION J -10-35-200-006

[illegible]

LEGAL DESCRIPTION J -10-35-200-006

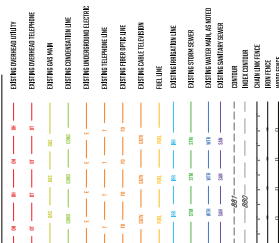
[illegible]

SITE LOCATION MAP

NOT TO SCALE



EXISTING UTILITY LEGEND



NOTES

- DRAWING BASED ON NAD83 MEAN STATE PLANE COORDINATES SYSTEM, ZONE 10N, INTERNATIONAL FOOT.
- THE SURVEY WILL NOT SHOW ALL EXISTING RECORDS UNTIL AN UPDATED TITLE POLICY HAS BEEN FURNISHED TO THE SURVEYOR OF THE COUNTY.
- ALL EXISTING AREAS ARE ACCORDING TO EXISTING EASEMENTS
- THE LOCATION OF THE EXISTING UTILITIES AS SHOWN WERE OBTAINED FROM CITY PLANNING DEPARTMENT, MINNEAPOLIS COMPANIES RECORDS, NO GUARANTEE CAN BE MADE REGARDING THE COMPLETENESS OR EXACTNESS OF THE UTILITIES LOCATION, IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE FIELD LOCATION OF ALL UTILITIES.

BENCHMARK DATA:

LEUCHENBERG 1
ARROW ON HYPERBANT
LEW 756,20

LEUCHENBERG 2
ARROW ON HYPERBANT
LEW 756,20

FLOODPLAIN NOTE:

THE SUBJECT PROPERTY LIES IN FLUJO 20M "T", ACCORDING TO GLOBE INSURANCE RATE MAP, MAP NO. 281000000 FOR WASHINGTON COUNTY, MINNESOTA, DATED APRIL 03, 2002 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. LINES SHOWN HAVE BEEN FULLY TRANSLATED FROM FEMA DATABASE INFORMATION SUPPLIED BY THE FEMA MAP SERVICE CENTER (FEMA/INMCT-FEMA-2001). MAP NOT PRINTED.

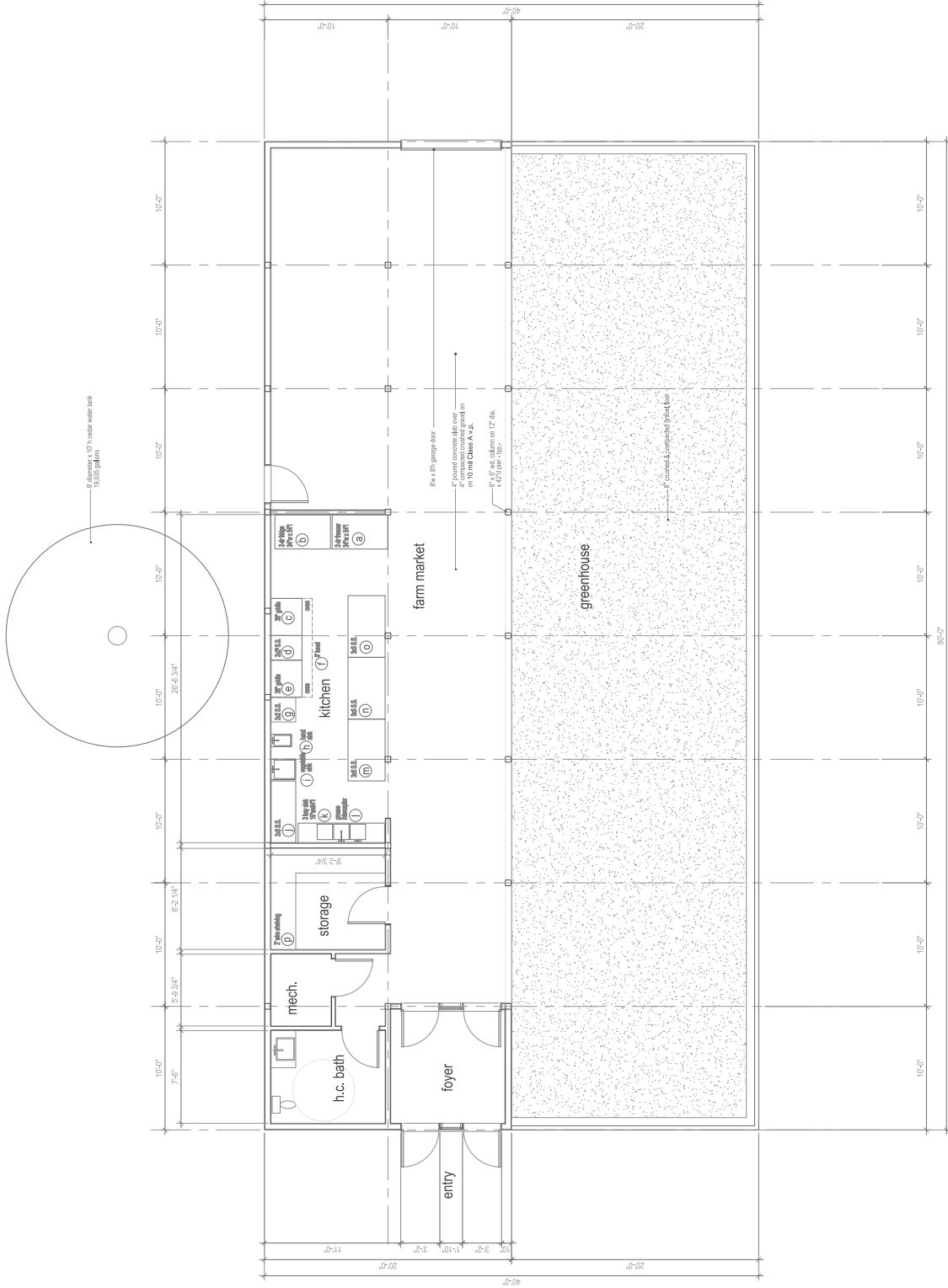
SOILS DATA

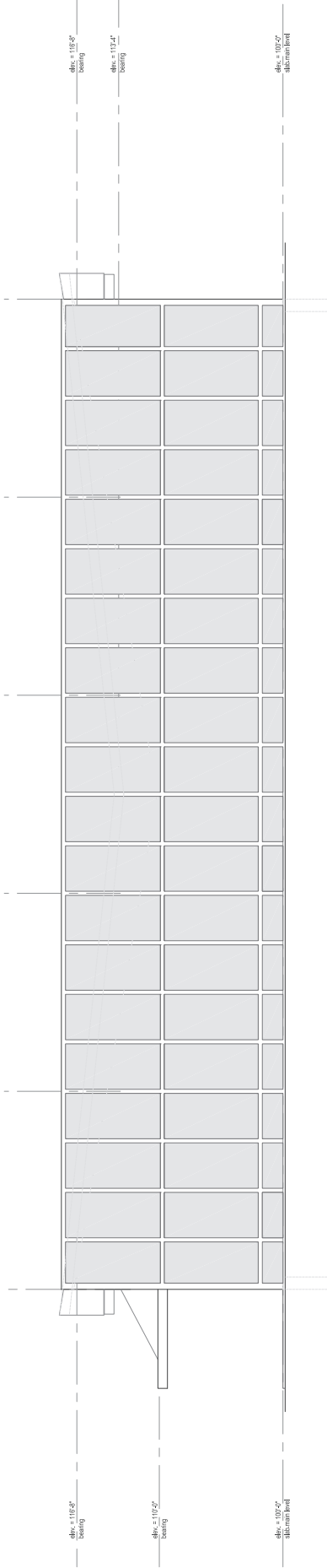
Source: U.S. Department of Agriculture, National Agricultural Statistics Service, *Survey of Current Conditions*, 1997.

STORM STRUCTURE TABLE					
STRUCTURE ID.	NORTHING	EASTING	STRUCTURE TYPE	SEA ELEVATION	PPHS
1	00000240007	00000040000	CATD BARRN	0000 730.00	12" RSP RW. - 764.00 (50)
2	00000240008	00000040001	CATD BARRN	0000 731.00	12" RSP RW. - 763.00 (0)
3	00000240009	00000040002	RSP DETPWN	12" RSP RW. - 735.00	
4	00000240010	00000040003	RSP DETPWN	12" RSP RW. - 735.00	
5	00000240011	00000040004	RSP DETPWN	12" RSP RW. - 735.00	
6	00000240012	00000040005	RSP DETPWN	12" RSP RW. - 735.00	
7	00000240013	00000040006	RSP DETPWN	40" CULVERT RW. - 763.00	
8	00000240014	00000040007	RSP DETPWN	12" RSP RW. - 764.00	
9	00000240015	00000040008	RSP DETPWN	12" RSP RW. - 764.00	
10	00000240016	00000040009	RSP DETPWN	12" RSP RW. - 763.00	
11	00000240017	00000040010	RSP DETPWN	12" RSP RW. - 763.00	
12	00000240018	00000040011	RSP DETPWN	12" RSP RW. - 763.00	
13	00000240019	00000040012	CATD BARRN	0000 730.00	12" RSP RW. - 764.00 (0)

SANITARY STRUCTURE TABLE					
STRUCTURE I.D.	NORTHING	EASTING	STRUCTURE TYPE	RIM ELEVATION	PIPES
1	N=281865.5888	E=123357.171700	SANITARY MANHOLE	RIM = 736.54	12" RCP INV. = 710.05

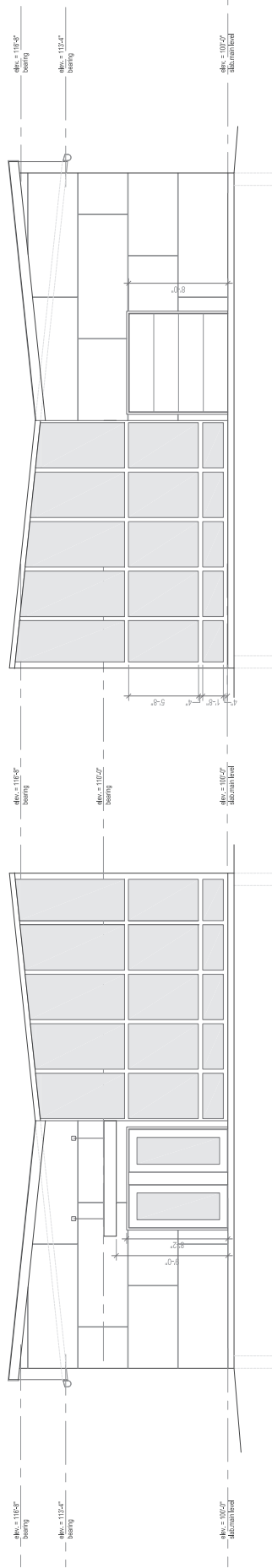
a	freezer	Morley MFC-200-BAL-SS-4 35" x 59" x 11' 6.25"
		112v
b	fridge	Morley MFC-200-BAL-SS-4 35" x 59" x 11' 6.25"
		112v
c	3 bay sink A. Superior Oven	30" x 60" x 12" gas
		30" x 54" x 37" 3/4"
d	SS Table	Advance Table TS-3024 30" x 60" x 12" w/ undershelf
		30" x 54" x 37" 3/4"
e	Range w/ Burner A. Commercial Oven	Star 60540MRF 36" x 60" x 11' 6.25"
		gas
f	Commercial Kitchen Hood	Hobas SCH648 type 1 80" x 60" x 28"
		gas
g	SS Table	Advance Table SS-302 30" x 60" x 12" w/ undershelf
		30" x 54" x 37" 3/4"
h	Hand Sink	Advance Table TS-302-SS-4 30" x 60" x 12" w/ undershelf
		30" x 54" x 37" 3/4"
i	compartent sink	Advance Table TS-302-SS-4 30" x 60" x 12" w/ undershelf
		30" x 54" x 37" 3/4"
j	SS Table	Advance Table TS-302-SS-4 30" x 60" x 12" w/ undershelf
		30" x 54" x 37" 3/4"
k	3 bay sink	Advance Table TS-302-SS-4 30" x 60" x 12" w/ undershelf
		30" x 54" x 37" 3/4"
l	great mixer	Advance Table TS-302-SS-4 30" x 60" x 12" w/ undershelf
		30" x 54" x 37" 3/4"
m	SS Table	Advance Table TS-302-SS-4 30" x 60" x 12" w/ undershelf
		30" x 54" x 37" 3/4"
n	SS Table	Advance Table TS-302-SS-4 30" x 60" x 12" w/ undershelf
		30" x 54" x 37" 3/4"
o	SS Table	Advance Table TS-302-SS-4 30" x 60" x 12" w/ undershelf
		30" x 54" x 37" 3/4"
p	SS Wire Shelving	Advance Table TS-302-SS-4 30" x 60" x 12" w/ undershelf
		30" x 54" x 37" 3/4"





3D South Elevation

1/4" = 1'-0"

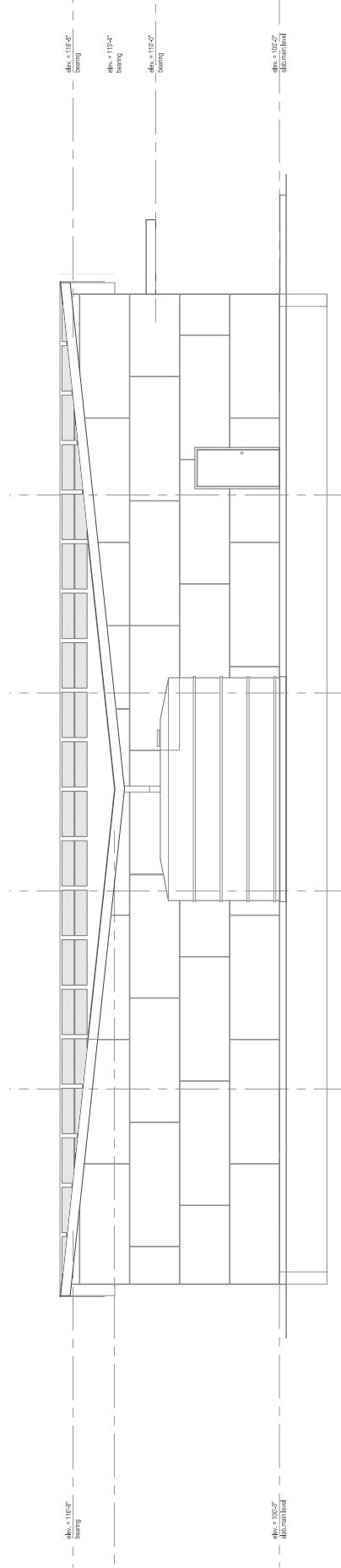


3B West Elevation

1/4" = 1'-0"

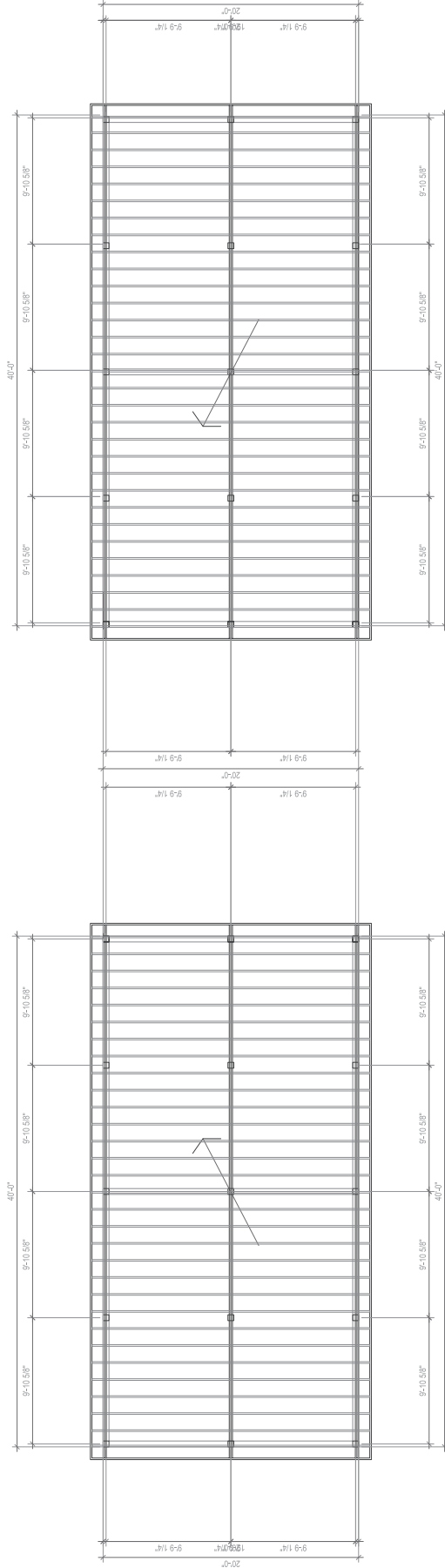
3C East Elevation

1/4" = 1'-0"



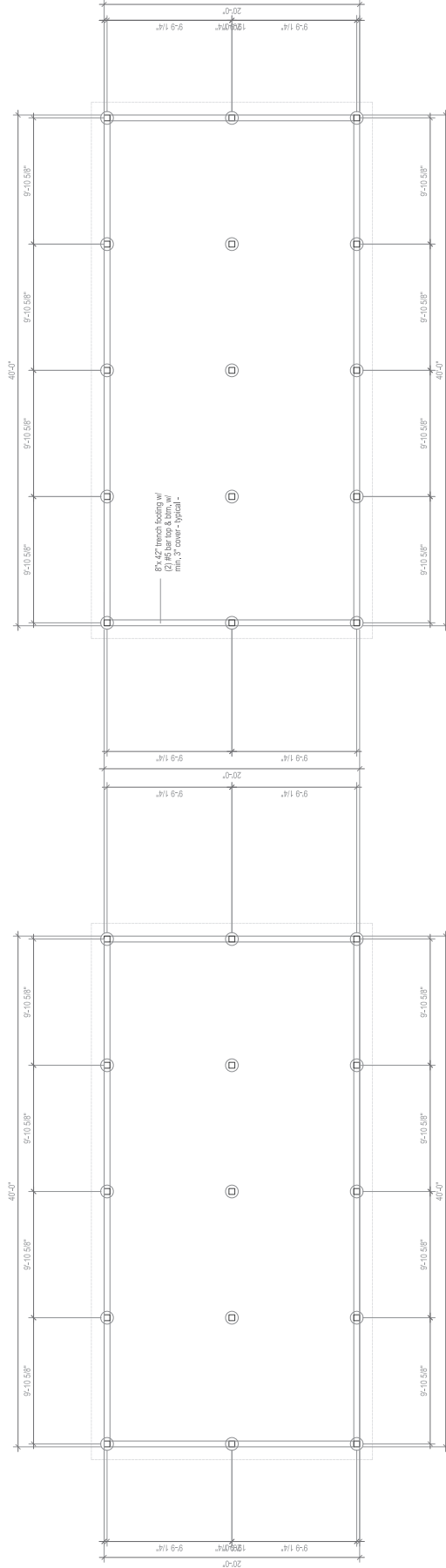
3A North Elevation

1/4" = 1'-0"



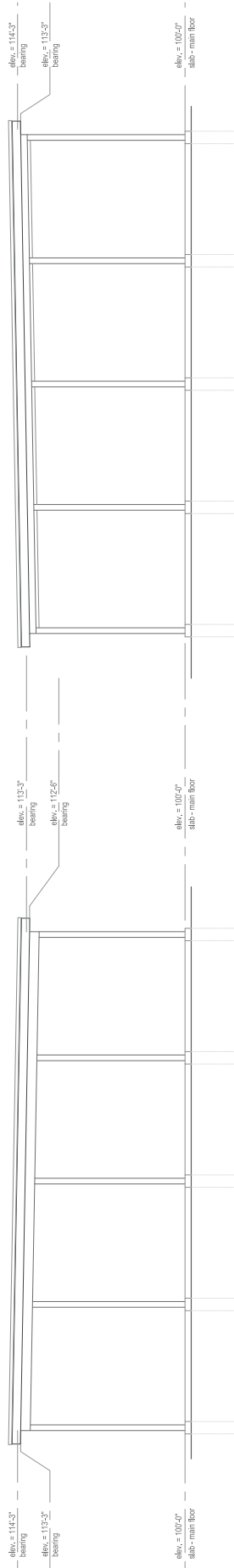
4C West Composting Shed Roof Framing Plan

4D East Composting Shed Roof Framing Plan



4A West Composting Shed Plan

4B East Composting Shed Plan

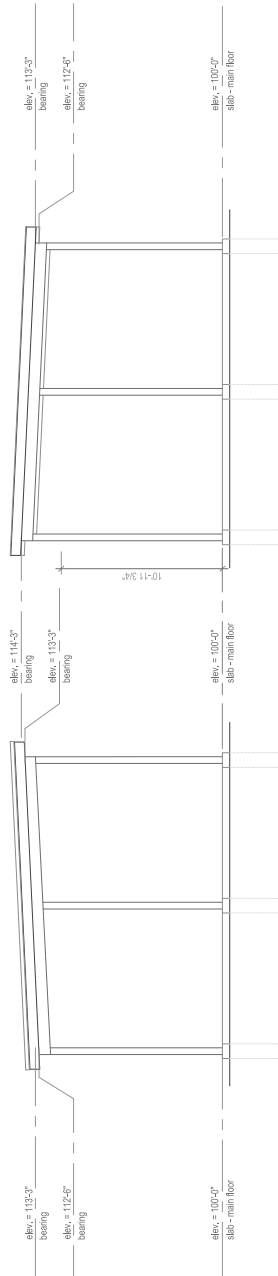


5G West Composting Shed South Elevation

5H East Composting Shed South Elevation

1/4" = 1'-0"

1/4" = 1'-0"

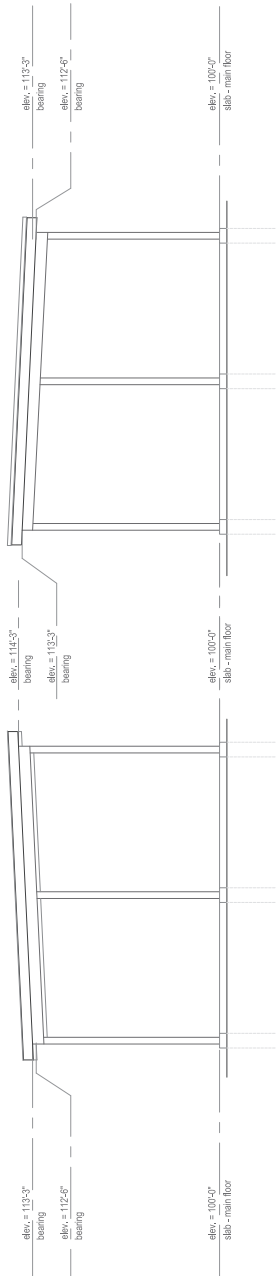


5E East Composting Shed West Elevation

5F East Composting Shed East Elevation

1/4" = 1'-0"

1/4" = 1'-0"

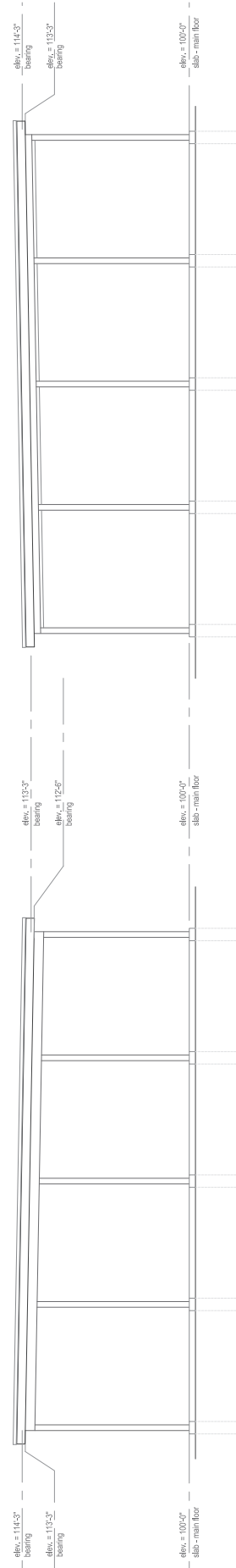


5C West Composting Shed West Elevation

5D West Composting Shed East Elevation

1/4" = 1'-0"

1/4" = 1'-0"

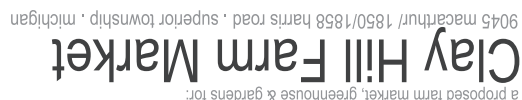


5A West Composting Shed North Elevation

5B East Composting Shed North Elevation

1/4" = 1'-0"

1/4" = 1'-0"

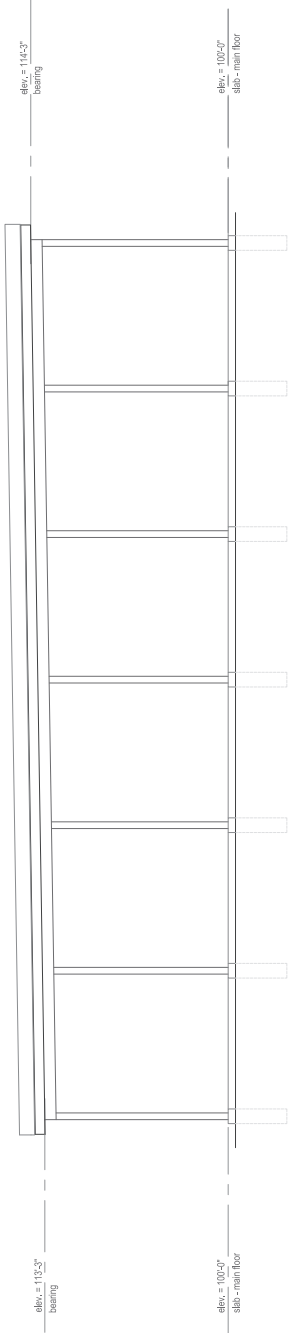


Solar Array/
Composting Shed
Plan

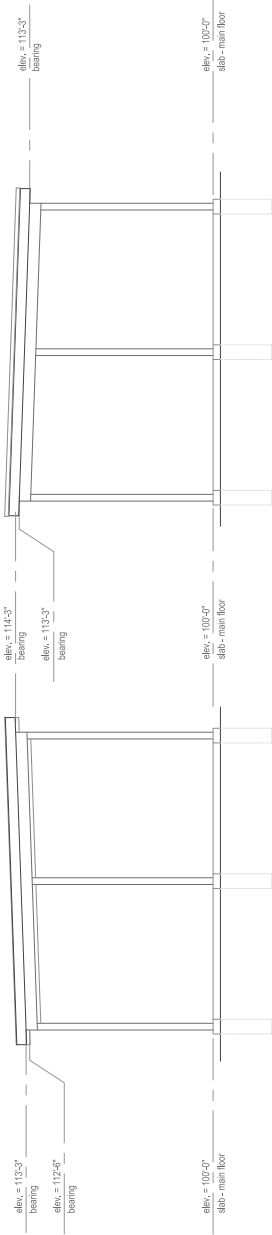
jan. 25, 2025	- final
feb. 3, 2025	- revised
apr. 7, 2025	- revised
july 3, 2025	- final
april 16, 2026	- revised
july 14, 2026	- revised

A6



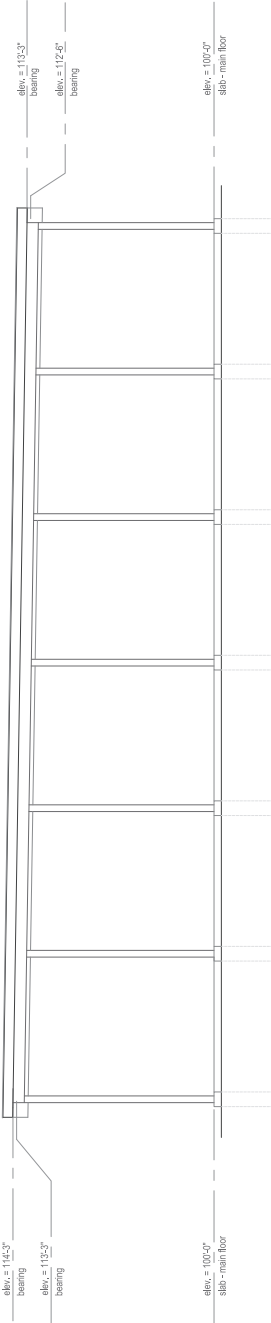


7D Elevated Solar Array/ Composting Shed North Elevation



7B Solar Array/ Composting Shed East Elevation

7C Solar Array/ Composting Shed West Elevation



7A Elevated Solar Array/ Composting Shed South Elevation



CHARTER TOWNSHIP OF SUPERIOR

3040 North Prospect Road Ypsilanti, MI 48198

Telephone (734) 482-6099 Fax (734) 482-3842

Please submit one completed form for each agenda item

TO: Superior Township Board of Trustees

FROM: Claire Martin, OHM Advisors 

DATE SUBMITTED: 8/5/26

BOARD MEETING DATE: 8/17/26

ITEM TITLE: Resolution of Support for the Submission of a Connecting Communities Grant for Final Engineering of the Plymouth Rd Path

TYPE OF AGENDA ITEM (SELECT ONE):

- ☒ Resolution ☐ Discussion ☐ Presentation ☐ Appointment
☐ First Reading ☐ Policy Amendment ☐ Ordinance Amendment
☐ Other _____

DESCRIPTION OF ITEM/RESOLUTION:

Provide a clear/concise summary of the item being presented.

Resolution of Support for the Submission of a Washtenaw County Connecting Communities Grant Application for Final Engineering of the Plymouth Road Pathway Extension from the Dixboro Project to Tanglewood. Application is due 8/27/26 and requires a resolution of support for the application.

REQUESTED BOARD ACTION:

Specify the action you are asking the Board to take (e.g. approval, adoption, review, authorization).

Approval of resolution of support.

BACKGROUND/JUSTIFICATION:

Provide relevant history, previous board actions, community input, or project developments.

The board approved a resolution supporting a grant application for an engineering study in August 2025. WCPARC awarded the grant at the end of 2025. Since then OHM has been working on an engineering study to extend the pathway, with work funded primarily by the County. The memo summarizing the engineering study will be complete this month. The next step in the project is finding funding for the remainder of the engineering work. If the grant is awarded work would begin in 2027.



IMPACT ON TOWNSHIP BUDGET (if applicable):

\$5000 in local match in 2027 from the general fund

TOWNSHIP DEPARTMENTS OR OUTSIDE AGENCIES INVOLVED:

List any departments or external entities responsible for or impacted by this item.

Washtenaw County Parks and Recreation Commission, Washtenaw County Road Commission (permitting agency)

DEADLINES OR URGENCY (if applicable):

Include any timelines, deadlines or reasons for urgency.

8/27/26 grant application deadline

SUPPORTING DOCUMENTS ATTACHED:

Include number of attachments and a brief title of each file.

Resolution

OHM Advisors Final Engineering Proposal (note: the proposal is attached for reference, the board is not being asked to award the proposal at this time).

CONTACT PERSON FOR QUESTIONS:

Name: Claire Martin, PE

Title: Senior Project Manager (OHM Advisors)

Phone: 734-466-4592

Email: claire.martin@ohm-advisors.com

Submit this form as part of one (1) combined PDF — Submission Form, Resolution, and Supporting Documents — and email it to the Clerk's Office within the applicable deadline. Send to: arobinson@superior-twp.org, CC: sizso@superior-twp.org, krankin@superior-twp.org, and edy@superior-twp.org

**CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN**

**RESOLUTION OF SUPPORT FOR THE SUBMISSION OF A WASHTENAW COUNTY
CONNECTING COMMUNITIES GRANT APPLICATION FOR FINAL ENGINEERING
OF THE PLYMOUTH ROAD PATHWAY PHASE II**

RESOLUTION NUMBER: 2026-36

DATE: AUGUST 17, 2026

WHEREAS, the Charter Township of Superior desires to extend the Plymouth Road Pathway east from The Dixboro Project to Tanglewood Drive to provide pedestrian and bicycle access to the Tanglewood subdivision, Church Street, and the commercial buildings at Ford Road; and,

WHEREAS, the project would provide a continuous non-motorized pathway on Plymouth Road through the Hamlet of Dixboro; and,

WHEREAS, the project is indicated as a Priority 1 connection in the Non-Motorized Pathway Plan within the 2023-2027 Superior Township Parks, Recreation, and Open Space Master Plan; and

WHEREAS, the Charter Township of Superior received a Washtenaw County Parks and Recreation Commission (WCPARC) Connecting Communities grant for an engineering study of the project in late 2025; and,

WHEREAS, the engineering study will be complete in August 2026; and,

WHEREAS, the Washtenaw County Parks and Recreation Commission Connecting Communities Program has a total of \$600,000 committed to funding non-motorized transportation projects in Washtenaw County in 2026; and,

WHEREAS, applications are due for the 2026 program on August 27, 2026, by 4:00 P.M.; and,

WHEREAS, OHM Advisors has prepared a final engineering proposal for a fee of \$64,000; and,

WHEREAS, a resolution of support is required to be submitted with the application from the Charter Township of Superior Board of Trustees.

NOW, THEREFORE BE IT RESOLVED that the Charter Township of Superior Board of Trustees supports the submission of an application for \$59,000 to the Washtenaw County Connecting Communities Program, with \$5,000 in local match, for the final engineering of the Plymouth Road Pathway Phase II.



August 5, 2026

Emily Dabish Yahkind
Supervisor
Superior Charter Township
3040 N. Prospect Road
Superior Township, MI 48198

RE: Proposal for Professional Services
Plymouth Road Pathway Phase II from Dixboro Project to Tanglewood Drive
Final Engineering and Bidding Assistance

Dear Ms. Dabish Yahkind:

Thank you for contacting us to provide professional services to the Charter Township of Superior (the Township) for the final engineering of the Plymouth Road Pathway Phase II. We have prepared this letter proposal based on the information provided and discussions with you and Superior Township staff. This proposal is being prepared in preparation for a Connecting Communities grant submission in August 2026, as the Township received a \$24,000 grant for a preliminary engineering study in November 2025 and preliminary engineering is nearing completion. This proposal represents our understanding of the project, scope of services, schedule and compensation.

Statement of Understanding

We understand the Township desires to install a proposed 8-ft to 10-ft wide HMA pathway to extend the existing pathway along the Plymouth Road corridor, consistent with the Township's Parks & Recreation Master Plan. The Township desires to extend the pathway approximately 2100-ft to the east, starting at the existing path terminus at The Dixboro Project restaurant and extending to the Tanglewood subdivision at Ford Road.

It is understood that the Township received a Washtenaw County Parks and Recreation Commission (WCPARC) Connecting Communities grant in November 2025 to fund \$24,000 towards a preliminary engineering study. OHM Advisors (OHM) is currently under contract for this preliminary engineering study and is anticipating completion of the study in August 2026.

Based on the survey completed during preliminary engineering, two (2) permanent easement acquisitions are recommended to be acquired by the Township to allow for safer separation from the roadway. The preparation of easement sketches was included in the preliminary engineering effort. In addition, it is also recommended to have a design meeting with the owner of the Red Arrow Motel property, as a large portion of their existing parking lot is currently within the road right-of-way and will require modification for the pathway crossing.

A midblock crossing will be required due to the limited right-of-way and the cemetery on the south/east side of Plymouth Road. Washtenaw County Road Commission (WCRC) has provided comments on the location and design of the crosswalk. Signal modifications to the signal at Ford Rd is also desired to allow access from the pathway and the Tanglewood neighborhood to the businesses in the northeast corner of the intersection.

The Township elected not to proceed with a Michigan Natural Resources Trust Fund (MNRTF) grant in 2026 due to budget constraints; however, it is anticipated that this could be a funding option in future years. The current



project estimate is approximately \$830,000 for construction costs, with \$1,040,000 in total project costs (including previous engineering efforts). It is anticipated that the Township would apply for \$400,000 in MNRTF funding and approximately \$300,000 in Connecting Communities funding in 2027 towards a future year's construction (2028 or 2029). It is also anticipated that the Township would apply for approximately \$59,000 in funding in August 2026 towards final engineering.

Our proposal includes final engineering services to create shovel ready documents for construction. Below is our scope of services, schedule, fee, and assumptions related to this effort.

Scope of Services

Our Scope of Services includes the tasks required to complete the final engineering of the project. Specific tasks to complete this project are as follows:

Task 1 – FINAL ENGINEERING

The following tasks will be undertaken as a part of the final engineering effort:

1. Design kickoff with the Township and WCRC to review preliminary engineering results and discuss next steps.
2. Meet with three (3) property owners to discuss pathway design along their frontage. One (1) site meeting for each property owner is budgeted.
3. Traffic signal design for two (2) intersections:
 - a. One (1) midblock crossing with a rectangular rapid flashing beacon (RRFB) and advance RRFB. It is anticipated that this crossing location will be at Church St.
 - b. Signal improvements at the Plymouth Rd & Ford Rd intersection to add pedestrian signals.
4. Prepare a permit set of pathway plans (60% design level). The plans will include a cover sheet, legend sheet, notes and details, soil erosion and sedimentation control measures, construction plan and profile sheets, traffic signal design sheets, and standard applicable MDOT and WCRC details.
5. Incorporate comments from property owners, permitting agencies, and Township staff into a final set of 100% design plans. Plans will include all sheets from 60% design plans as well as detailed grading plans.
6. Prepare an updated engineer's opinion of probable cost based on the final 100% design.
7. Prepare a contract book that includes necessary specifications, bid form, and appendices for bidding.

Deliverables

- ▼ Kickoff Meeting Minutes
- ▼ 60% Design Plans
- ▼ 100% Bidding Documents

Task 2 - PERMITTING

The following tasks will be undertaken to assist in securing permits for the project:

1. Prepare an application to the Washtenaw County Road Commission (WCRC) for use of the County Right-



of-way. One (1) round of County permit comments has been budgeted.

2. Prepare an application to the Washtenaw County Water Resources Commission (WCWRC) for soil erosion and sedimentation control. One (1) plan revision has been budgeted to address comments.

Deliverables

- ▼ Permit applications

Task 3 – BIDDING ASSISTANCE

The following tasks will be completed to bid the project, should the Township choose to move forward with the project:

1. Work with the Township Clerk's office to advertise the construction documents on BidNet.
2. Respond to bidding questions and issue an Addenda if necessary. One (1) addendum has been budgeted.
3. Review bids and qualifications of the low bidder through communication with contractor references and internal team familiarity as applicable. Prepare a Bid Summary letter to the Township for board of trustees review.

Deliverables

- ▼ Bid Tab
- ▼ Bid Summary Letter

Schedule

The following table outlines the task durations for major project milestones:

TASK	TASK DURATION
Permit Set (60% Design)	8 weeks
Bidding Package	6 weeks after permit comments received
Advertisement	4 weeks

Potential schedule related items that may impact task durations are as follows:

- ▼ Easement acquisition timelines
- ▼ Permit review times
- ▼ Future grant application timelines

We are prepared to commence work on this project immediately upon receipt of your written authorization to proceed.

Compensation

OHM Advisors will provide the above-outlined professional services for a fee not-to-exceed **\$64,000**. Our professional services will be performed on an hourly basis.



Notes:

1. Fees were determined based on the noted assumptions. OHM Advisors proposes to confirm these assumptions with the Township prior to commencing services.
2. The cost associated with each task assumes authorization and execution of all the tasks.
3. **“Hourly (Estimated Fee)”** represents the budget estimate for the Task. Budget estimate shall serve as a maximum. Any requested work beyond this fee must be approved by the Township prior to proceeding.

Clarifications and Assumptions

Our Proposal was prepared based on the following assumptions:

- ▶ If additional labor effort or change in schedule is required beyond described herein, OHM Advisors will negotiate an amendment with the Township. OHM Advisors will not proceed with additional services without written authorization to proceed from the Township.
- ▶ It is assumed that the alignment has been finalized during the preliminary engineering stage and will not change. Additional topographic survey and/or design related to requests for alignment changes will be considered an additional service.
- ▶ It is anticipated that the project will utilize a combination of state and local funds for construction, and thus AASHTO guidelines for pathway construction are not required to be followed (e.g. the pathway width will be 8-ft instead of 10-ft).
- ▶ It is assumed that a grant application to the Michigan Department of Natural Resources Trust Fund (MNRTF) would be submitted in April 2027. This would be a future effort and is not captured in this scope of work.
- ▶ Construction Engineering and Contract Administration efforts would be captured in a future scope of work should the project move forward to construction.

Client Responsibilities

- ▶ The Township will provide a single point of contact to OHM Advisors who is knowledgeable about the project needs and desired outcomes.
- ▶ The Township will be responsible for negotiation of easements with property owners.

Authorization and Acceptance

If this proposal is acceptable to you, your signature on this letter with a copy returned to me will serve as our authorization to proceed. Upon execution, this Proposal, the Terms & Conditions and the other attachments will form our agreement.



Thank you for giving us the opportunity to be of service. We look forward to working with you on this project. This proposal is valid for 30 days from the date of this letter. If you have any questions or comments, please contact me at claire.martin@ohm-advisors.com or 734-466-4592.

Sincerely,
OHM Advisors

Acceptance
Charter Township of Superior

Claire Martin, PE
Senior Project Manager

Emily Dabish Yahkind, Supervisor Date

Attachments: Terms and Conditions

cc: George Tsakoff, Principal in Charge, OHM Advisors
 Angela Robinson, Township Clerk

1. THE AGREEMENT. These Terms and Conditions and the attached Proposal or Scope of Services, shall constitute the entire Agreement between Orchard, Hiltz & McCliment, Inc. (OHM ADVISORS), a registered Michigan Corporation, and CLIENT. OHM ADVISORS and CLIENT may be referred to individually as a Party or collectively as Parties. This Agreement supersedes all prior negotiations or agreements and may be amended only by written agreement signed by both Parties.

2. CLIENT RESPONSIBILITIES. CLIENT, at no cost, shall:

- a. Provide access to the project site to allow timely performance of the services.
- b. Provide all information in CLIENT'S possession as required by OHM ADVISORS to perform the services.
- c. Designate a person to act as CLIENT'S representative who shall transmit instructions, receive information, define CLIENT policies, and have the authority to make decisions related to services under this Agreement.

3. PROJECT INFORMATION. OHM ADVISORS shall be entitled to rely on the accuracy and completeness of services and information furnished by CLIENT, other design professionals, or consultants contracted directly to CLIENT.

4. PERIOD OF SERVICE. The services shall be completed within the time specified in the Proposal or Scope of Services, or if no time is specified, within a reasonable amount of time. OHM ADVISORS shall not be liable to CLIENT for any loss or damage arising out of any failure or delay in rendering services pursuant to this Agreement that arise out of circumstances that are beyond the control of OHM ADVISORS.

5. COMPENSATION. CLIENT shall pay OHM ADVISORS for services performed in accordance with the method of payment, as stated in the Proposal or Scope of Services. CLIENT shall pay OHM ADVISORS for reimbursable expenses for subconsultant services, equipment rental, or other special project related items at a rate of 1.15 times the invoice amount.

6. TERMS OF PAYMENT. Invoices shall be submitted to the CLIENT each month for services performed during the preceding period. CLIENT shall pay the full amount of the invoice within thirty days of the invoice date. If payment is not made within thirty days, the amount due to OHM ADVISORS shall include interest at the rate of one (1%) percent per month from said thirtieth day.

7. STANDARD OF CARE. OHM ADVISORS shall perform its services under this Agreement in a manner consistent with the professional skill and care ordinarily provided by members of the same profession practicing in the same or similar locality under the same or similar conditions.

8. RESTRICTION OF REMEDIES. OHM ADVISORS is responsible for work of its employees while they are engaged on OHM ADVISORS' projects. As such, and in order to minimize legal fees and costs related to any dispute, CLIENT agrees to restrict any and all remedies it may have, be they in contract, tort, or otherwise, to OHM ADVISORS, and to waive any claims against individual employees.

9. LIMIT OF LIABILITY. To the fullest extent permitted by law, CLIENT agrees that, notwithstanding any other provision in this Agreement, the total liability in the aggregate, of OHM ADVISORS to CLIENT and anyone claiming by, through, or under CLIENT, for any claims, losses, damages or costs whatsoever arising out of, resulting from, or in any way related to this Agreement or the services provided by OHM ADVISORS pursuant to this Agreement, shall be limited to the total amount of \$25,000 or the compensation received by OHM ADVISORS on the Proposal or Scope of Services in question, whichever is greater, and irrespective of whether the claim sounds in breach of contract, tort, or otherwise.

10. ASSIGNMENT. Neither Party to this Agreement shall transfer, sublet, or assign any duties, rights under or interest in this Agreement without the prior written consent of the other Party.

11. NO WAIVER. Failure of either Party to enforce, at anytime, the provisions of this Agreement shall not constitute a waiver of such provisions or the right of either Party at any time to avail themselves of such remedies as either may have for any breach of such provisions.

12. GOVERNING LAW. The laws of the State of Michigan will govern the validity of this Agreement, its interpretation and performance.

13. INSTRUMENTS OF SERVICE. OHM ADVISORS shall retain ownership of all reports, drawings, plans, specifications, electronic data and files, and other documents (Instruments of Service) prepared by OHM ADVISORS. OHM ADVISORS shall retain all common law, statutory and other reserved rights, including, without limitation, all copyrights thereto. CLIENT, upon payment in full for OHM's services, shall have a limited license to use OHM's Instruments of Service for or in conjunction with repairs, alterations or maintenance to the project involved but for no other purpose. CLIENT shall not reuse or make any modifications to the Instruments of Service without prior written authorization by OHM ADVISORS. In accepting and utilizing any Instruments of Service or other data on any electronic media provided by OHM ADVISORS, CLIENT agrees they will perform acceptance tests or procedures on the Instruments of Service or other data within 30 days of receipt of the file.

14. CERTIFICATIONS. OHM ADVISORS shall not be required to execute certifications to which it has a reasonable objection, or that would require knowledge, services, or responsibilities beyond the scope of this Agreement, nor shall any certifications be construed as a warranty or guarantee by OHM ADVISORS. OHM ADVISORS shall have 14 days to review proposed certification language prior to the requested date of execution.

15. TERMINATION. Either Party may at any time terminate this Agreement upon giving the other Party 7 calendar days prior written notice. CLIENT shall within 45 days of termination pay OHM ADVISORS for all services rendered and all expenses incurred up to the date of termination in accordance with compensation provisions in this Agreement.

16. RIGHT TO SUSPEND SERVICES. In the event CLIENT fails to pay OHM ADVISORS the amount shown on any invoice within 45 days of the date of the invoice, OHM ADVISORS may, after giving 7 days' notice to CLIENT, suspend its services until payment in full for all services and expenses is received, and shall have no liability for any delay or damage caused by such suspension of services.

17. OPINIONS OF PROBABLE COST. OHM ADVISORS preparation of opinions of probable construction cost represents OHM ADVISORS' judgment as a design professional familiar with the industry. CLIENT recognizes that OHM ADVISORS has no control over costs of labor, equipment, materials, or a contractor's pricing. OHM ADVISORS makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to bids, proposals, or actual construction cost. If CLIENT requires greater assurance than this, they agree to obtain an independent cost estimate(s).

18. JOB SITE SAFETY. Neither the professional activities of OHM ADVISORS, nor the presence of OHM ADVISORS or our employees and subconsultants at a construction site shall relieve the contractor or any other entity of their obligations, duties, and responsibilities including, but not limited to, construction means, methods, sequences, techniques or procedures necessary for performing, superintending or coordinating all portions of the construction work in accordance with the Contract Documents and the health or safety precautions required by any regulatory agency. OHM ADVISORS has no authority to exercise any control over any construction contractor or any other entity or their employees in connection with their work or any health or safety precautions.

19. CONTRACTOR SUBMITTALS. If included in the services to be provided, OHM ADVISORS shall review the contractor's submittals such as shop drawings, product data, and samples for the limited purpose of checking for conformance with information given and the design concept expressed in the construction documents issued by OHM ADVISORS. Review of such submittals is not for the purpose of determining the accuracy and completeness of other information such as dimensions, quantities, and installation or performance of equipment or systems, which are the contractor's responsibility. OHM ADVISORS review shall not constitute approval of safety precautions or construction means, methods, techniques, sequences or procedures. OHM ADVISORS approval of a specific item shall not indicate approval of an assembly of which the item is a component.

20. CONSTRUCTION OBSERVATION. If requested, OHM ADVISORS shall visit the project construction site to generally observe the construction work and answer questions that CLIENT may have. OHM ADVISORS shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the construction work, or to determine whether the construction work is being constructed in accordance with the Contract Documents.

21. HAZARDOUS MATERIALS. As used in this Agreement, the term Hazardous Materials shall mean any substances, including without limitation asbestos, toxic or hazardous waste, PCBs, combustible gases and materials, petroleum or radioactive materials (as each of these is defined in applicable federal statutes) or any other substances under any conditions and in such quantities as would pose a substantial danger to persons or property exposed to such substances at or near the project site. Both Parties acknowledge that OHM ADVISORS' Scope of Services does not include any services related any Hazardous Materials. In the event OHM ADVISORS or any other person or entity involved in the project encounters any Hazardous Materials, or should it become known to OHM ADVISORS that such materials may be present on or about the jobsite or any adjacent areas that may affect the performance of OHM ADVISORS' services, OHM ADVISORS may, at its sole option and without liability for consequential or any other damages, suspend performance of its services under this Agreement until CLIENT retains appropriate qualified consultants and/or

contractors to identify and abate or remove the Hazardous Materials and warrants that the jobsite is in full compliance with all applicable laws and regulations. CLIENT agrees, notwithstanding any other provision of this Agreement, to the fullest extent permitted by law, to indemnify and hold harmless OHM ADVISORS, its officers, partners, employees and subconsultants (collectively, OHM ADVISORS) from and against any and all claims, suits, demands, liabilities, losses, damages or costs, including reasonable attorneys' fees and defense costs arising out of or in any way connected with the detection, presence, handling, removal, abatement, or disposal of any asbestos or hazardous or toxic substances, products or materials that exist on, about or adjacent to the project site, whether liability arises under breach of contract or warranty, tort, including negligence, strict liability or statutory liability, regulatory or any other cause of action, except for the sole negligence or willful misconduct of OHM ADVISORS.

22. WAIVER OF CONSEQUENTIAL DAMAGES. The Parties waive consequential damages for claims, disputes or other matters in question arising out of or relating to this Agreement. This mutual waiver is applicable, without limitation, to all consequential damages due to either Party's termination of this Agreement.

23. WAIVER OF SUBROGATION. The Parties waive all rights against each other and any of their contractors, subcontractors, consultants, agents, and employees, each of the other, for all losses and damages to the extent covered by insurance obtained pursuant to a written contract or other insurance applicable to the property or construction work.

24. THIRD PARTIES. Nothing contained in this Agreement shall create a contractual relationship with, or a cause of action in favor of, a third party against either CLIENT or OHM ADVISORS.

25. CODE REVIEW/ACCESSIBILITY. In providing its services under this Agreement, OHM ADVISORS may have to interpret federal, state, county and/or local laws, codes, ordinances, regulations and/or statutes. CLIENT understands and agrees that these may be subject to different and possibly contradictory interpretations by relevant governmental officials charged with interpreting same and furthermore understands and agrees that OHM ADVISORS does not warrant or guarantee that their interpretation will be consistent with the interpretation of the relevant governmental officials. OHM ADVISORS shall not be liable for unreasonable or unforeseeable interpretation of federal, state, county and/or local laws, codes, ordinances, regulations and/or statutes by governmental officials charged with interpreting same.

26. DISPUTE RESOLUTION. In an effort to resolve any conflicts that arise during the project or following the completion of the project, the Parties agree that all disputes between them arising out of or relating to this Agreement shall be submitted to nonbinding mediation, unless the Parties mutually agree otherwise, as a prerequisite to further legal proceedings. The Parties agree to share the mediator's fee and any filing or administrative fees equally, and the mediation shall be held in the place where the project is located, unless another location is mutually agreed upon.



CHARTER TOWNSHIP OF SUPERIOR

3040 North Prospect Road Ypsilanti, MI 48198

Telephone (734) 482-6099 Fax (734) 482-3842

Please submit one completed form for each agenda item

TO: Superior Township Board of Trustees

FROM: Dan Kimball, Fire Chief

DATE SUBMITTED: 8/7/26

BOARD MEETING DATE: 8/17/26

ITEM TITLE: RESOLUTION AUTHORIZING A CONTRACT FOR MOLD
REMEDIAATION AT SUPERIOR TOWNSHIP FIRE STATION #2

TYPE OF AGENDA ITEM (SELECT ONE):

- ☒ Resolution ☐ Discussion ☐ Presentation ☐ Appointment
☐ First Reading ☐ Policy Amendment ☐ Ordinance Amendment
☐ Other _____

DESCRIPTION OF ITEM/RESOLUTION:

Provide a clear/concise summary of the item being presented.

Resolution aims to approve mold remediation services for Fire Station #2.

REQUESTED BOARD ACTION:

Specify the action you are asking the Board to take (e.g. approval, adoption, review, authorization).

Approval

BACKGROUND/JUSTIFICATION:

Provide relevant history, previous board actions, community input, or project developments.

Station # 2 has a bad mold situation, which has been verified through mold testing. The mold can have health impacts on fire fighter staff if it is not resolved.

IMPACT ON TOWNSHIP BUDGET (if applicable):

Approx. \$8,500.00

TOWNSHIP DEPARTMENTS OR OUTSIDE AGENCIES INVOLVED:

List any departments or external entities responsible for or impacted by this item.

N/A

DEADLINES OR URGENCY (if applicable):

Include any timelines, deadlines or reasons for urgency.

ASAP to ensure fire fighter health and safety.

SUPPORTING DOCUMENTS ATTACHED:

Include number of attachments and a brief title of each file.

Submission Request Form, Chiefs Recommendation, Resolution, 5x Remediation Company Bids, Lab Report

CONTACT PERSON FOR QUESTIONS:

Name: Dan Kimball

Title: Fire Chief

Phone: 734-340-3923

Email: dkimball@superior-twp.org

Submit this form as part of one (1) combined PDF — Submission Form, Resolution, and Supporting Documents — and email it to the Clerk's Office within the applicable deadline.

Send to: arobinson@superior-twp.org, CC: sizzo@superior-twp.org, krankin@superior-twp.org, and edy@superior-twp.org

**CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN**

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR MOLD
REMEDiation AT SUPERIOR TOWNSHIP FIRE STATION #2**

RESOLUTION NUMBER: 2026-37

DATE: AUGUST 17, 2026

WHEREAS, the Superior Township Fire Department has identified mold contamination within Fire Station #2; and

WHEREAS, a professional mold assessment determined that mold is present at levels that could become airborne, creating a potential health and safety concern for firefighters, Township employees, and visitors to the facility; and

WHEREAS, the Township solicited competitive proposals from qualified contractors to perform the required mold remediation services; and

WHEREAS, the Township received the following five bids:

- SERVPRO: \$8,481.68
- 1-800 Water Damage: \$8,842.75
- SunGlo: \$11,287.79
- Paul Davis: \$13,464.63
- Belfor: \$31,123.90

WHEREAS, the proposal submitted by SERVPRO in the amount of Eight Thousand Four Hundred Eighty-One Dollars and Sixty-Eight Cents (\$8,481.68) is the lowest responsive and responsible bid received; and

WHEREAS, Fire Chief Dan Kimball has reviewed the proposals and recommends awarding the contract to SERVPRO based on cost, responsiveness, and the need to promptly address the identified health hazard.

NOW, THEREFORE, BE IT RESOLVED, that the Charter Township of Superior Board of Trustees hereby authorizes the award of the mold remediation contract for Fire Station #2 to SERVPRO in the amount of \$8,481.68.

BE IT FURTHER RESOLVED, that the Township Board authorizes the Township Supervisor, Township Clerk, and/or other appropriate Township officials to execute all necessary agreements and documents to complete the work.

BE IT FURTHER RESOLVED, that the Township Board finds it is in the best interest of the Township to proceed with the remediation without delay due to the findings contained in the mold assessment report indicating that mold spores have the potential to become airborne, creating an unnecessary health risk to personnel and occupants of Fire Station #2.

Fire Chief Recommendation

To: Superior Charter Township Board of Trustees

As Fire Chief, I recommend the Township award the mold remediation contract to **SERVPRO** for the amount of **\$8,481.68**. The mold assessment identifies conditions that warrant prompt remediation to protect the health and safety of our firefighters, Township employees, and anyone occupying Station #2. Delaying this work could allow additional mold growth and increase the likelihood of airborne mold spores, resulting in greater health concerns and potentially higher remediation costs in the future.

Based on the bids received, SERVPRO submitted the lowest responsive and responsible proposal while meeting the project requirements. I respectfully request the Township Board approve this resolution and authorize the work to begin as soon as practical.

Respectfully submitted,

Dan Kimball

Fire Chief

Superior Township Fire Department



MOLD QUEST

INTERNATIONAL

9575 Commerce Road
Commerce Township, MI 48382
(248) 694-3021

Client: Superior Township
8795 Macarthur Boulevard
Ypsilanti, MI 48198

Project Site: 8795 Macarthur Boulevard
Ypsilanti, MI 48198
Project #: RMK-26228

MoldQuest International LLC (MoldQuest) conducted a limited moisture and microbial assessment at 8795 Macarthur Boulevard in Ypsilanti, MI. The assessment followed methods and procedures consistent with good commercial or customary practice. This report is exclusively for the use and benefit of our Client and is not intended for the use or benefit of any other person or entity.

Property Description/History

The subject unit consisted of a one-story firehouse with a slab-on-grade foundation. The interior was finished with drywall over a wood frame and exposed cinder block. The structure was environmentally controlled via forced-air HVAC system.

Per the Client, microbial growth is present on ceiling tiles along the exterior walls of the Bunk Room and upper wall drywall is soft to the touch. Microbial growth is reported to be present on building materials in the affected areas. A microbial assessment has been requested.

Purpose/Scope of Investigation

This investigation was performed to evaluate the subject property for the presence of water damage and/or microbial growth. At the request of the Client, the scope of this investigation was limited to non-invasive visual observations and moisture meter testing within the Bunk Room, plus limited non-viable fungal air sampling to determine if spore aerosolization/cross-contamination issues are indicated. One outdoor air sample was collected to serve as a basis of interpretation for the indoor sample results.

Visual Inspection

- 1st Floor – Bunk Room
 - Ceiling drop-tiles exhibit water staining/damage and microbial growth (intermittent).
 - Microbial growth was present at/along exterior walls (including the closets along the south wall).
- 1st Floor – Laundry Room
 - No evidence of microbial growth or water staining/damage was observed on visible/accessible surfaces.
- 1st Floor – Shower
 - Ceiling drywall exhibits water staining/damage at/around exhaust fan.
- 1st Floor – Bathroom
 - No evidence of microbial growth or water staining/damage was observed on visible/accessible surfaces.

Moisture Meter Test Results

Materials found to exceed 15% saturation (or 300 relative for non-porous/semi-porous materials) were as follows:

- 1st Floor – Bunk Room
 - Upper exterior wall drywall (all walls).
 - East wall drywall floor to ceiling near center of wall.
- 1st Floor – Laundry Room
 - None. All (accessible) materials measured <13% WME or <300 relative (for concrete/block).
- 1st Floor – Shower
 - None. All (accessible) materials measured <13% WME or <300 relative (for concrete/block).
- 1st Floor – Bathroom
 - None. All (accessible) materials measured <13% WME or <300 relative (for concrete/block).

Sample Results

Non-Viable Air Samples

Fungal Group/Genus	E242295-1 Bunk Rm/Baths	E242295-2 Kit/Bath/UTR	E242295-3 Break Rm	E242295-4 Laundry	E242295-5 Outdoor Air
<i>Alternaria</i>	0 /m ³	0 /m ³	0 /m ³	0 /m ³	0 m ³
<i>Arthrinium</i>	0 /m ³	0 /m ³	0 /m ³	0 /m ³	0 m ³
Ascospores	0 /m ³	0 /m ³	0 /m ³	0 /m ³	587 /m ³
Basidiospores	107 /m ³	53 /m ³	160 /m ³	480 /m ³	2,030 /m ³
<i>Bipolaris/Drechslera</i> group	0 /m ³	0 /m ³	0 /m ³	0 /m ³	0 m ³
<i>Cercospora</i> group	0 /m ³	0 /m ³	0 /m ³	0 /m ³	0 m ³
<i>Chaetomium</i>	0 /m ³	0 /m ³	0 /m ³	0 /m ³	0 m ³
<i>Cladosporium</i>	267 /m ³	53 /m ³	107 /m ³	160 /m ³	1,970 /m ³
<i>Curvularia</i>	0 /m ³	0 /m ³	0 /m ³	0 /m ³	0 m ³
<i>Epicoccum nigrum</i>	0 /m ³	0 /m ³	0 /m ³	0 /m ³	0 m ³
<i>Erysiphe/Oidium</i>	0 /m ³	0 /m ³	0 /m ³	0 /m ³	0 m ³
<i>Fusarium</i>	0 /m ³	0 /m ³	0 /m ³	0 /m ³	0 m ³
<i>Ganoderma</i>	0 /m ³	0 /m ³	0 /m ³	53 /m ³	0 m ³
<i>Helicomyces</i> group	0 /m ³	0 /m ³	0 /m ³	0 /m ³	0 m ³
Mitospores	0 /m ³	0 /m ³	0 /m ³	0 /m ³	0 m ³
<i>Nigrospora</i>	0 /m ³	0 /m ³	0 /m ³	0 /m ³	0 m ³
<i>Penicillium/Aspergillus</i> group	213 /m ³	160 /m ³	213 /m ³	320 /m ³	533 /m ³
<i>Pestalotiopsis</i>	0 /m ³	0 /m ³	0 /m ³	0 /m ³	0 m ³
<i>Pithomyces</i>	0 /m ³	0 /m ³	0 /m ³	0 /m ³	0 m ³
<i>Polythrincium</i>	0 /m ³	0 /m ³	0 /m ³	0 /m ³	0 m ³
Rusts	0 /m ³	0 /m ³	0 /m ³	0 /m ³	0 m ³
Smuts/Periconia/Myxomycetes	0 /m ³	0 /m ³	0 /m ³	53 /m ³	53 /m ³
<i>Stachybotrys</i>	0 /m ³	0 /m ³	0 /m ³	0 /m ³	0 m ³
<i>Stemphylium</i>	0 /m ³	0 /m ³	0 /m ³	0 /m ³	0 m ³
<i>Torula</i>	0 /m ³	0 /m ³	0 /m ³	0 /m ³	0 m ³
<i>Trichothecium</i>	0 /m ³	0 /m ³	0 /m ³	0 /m ³	0 m ³
Pollen	0 /m ³	53 /m ³	0 /m ³	53 /m ³	0 m ³
Debris Rating	M	I.	I.	I.	I.
Fragments	N/A	N/A	N/A	N/A	N/A
Total Count	587 /m³	266 /m³	480 /m³	1,070 /m³	5,170 /m³

IAQ Conclusions

Air samples collected on 07/10/2026 indicate that total fungal counts at each indoor test location were low (none exceeding 1,070 spores/m³) relative to the total outdoor count (5,170 spores/m³).

All detected individual indoor fungal groups/genera were either (A) at levels which were similar to or less than the current outdoor count for that group/genus, and/or (B) were within the historic outdoor range for the group/genus, and/or (C) present at trace* levels only. No "target" organisms (e.g., *Stachybotrys* sp. – a.k.a. "black" mold) were detected at any indoor sample site.

These sample results indicate that spore aerosolization and/or cross-contamination of exposed surfaces/contents and/or the HVAC systems servicing the residence has NOT occurred.

Containment and Personal Protection

All remediation should be performed under strict containment conditions. IICRC defined Condition 3 work zones should be separated from the remainder of the structure using polyethylene sheeting material (Poly) with a zippered entry/exit point. HVAC vents should be sealed. A negative pressure differential ≥5 Pascals (Pa) should be applied to the containment area(s) via air exhausted directly to the outdoors through a high-volume HEPA filtration unit.

All workers shall don appropriate personal protective equipment, including Tyvek coveralls, respiratory protection (P100), eye protection, and gloves. ***The work zone should remain under containment/vacuum conditions until acceptable PRE/T results are obtained.***

*Trace is defined as 1 spore raw count or <50 spores/m³ extrapolated
Trace amounts "pass" for "target" organisms at one spore raw count only, if detected at one indoor location only



3130 Old Farm Lane, Suite 1
Commerce Twp., MI 48390

877-665-3373

Laboratory Report

Prepared Exclusively For:

MoldQuest
Matt Koche
9575 Commerce Rd
Commerce Twp, MI 48382
248-694-3021
mk@moldquest.com



Project: STFH No. 2 - I

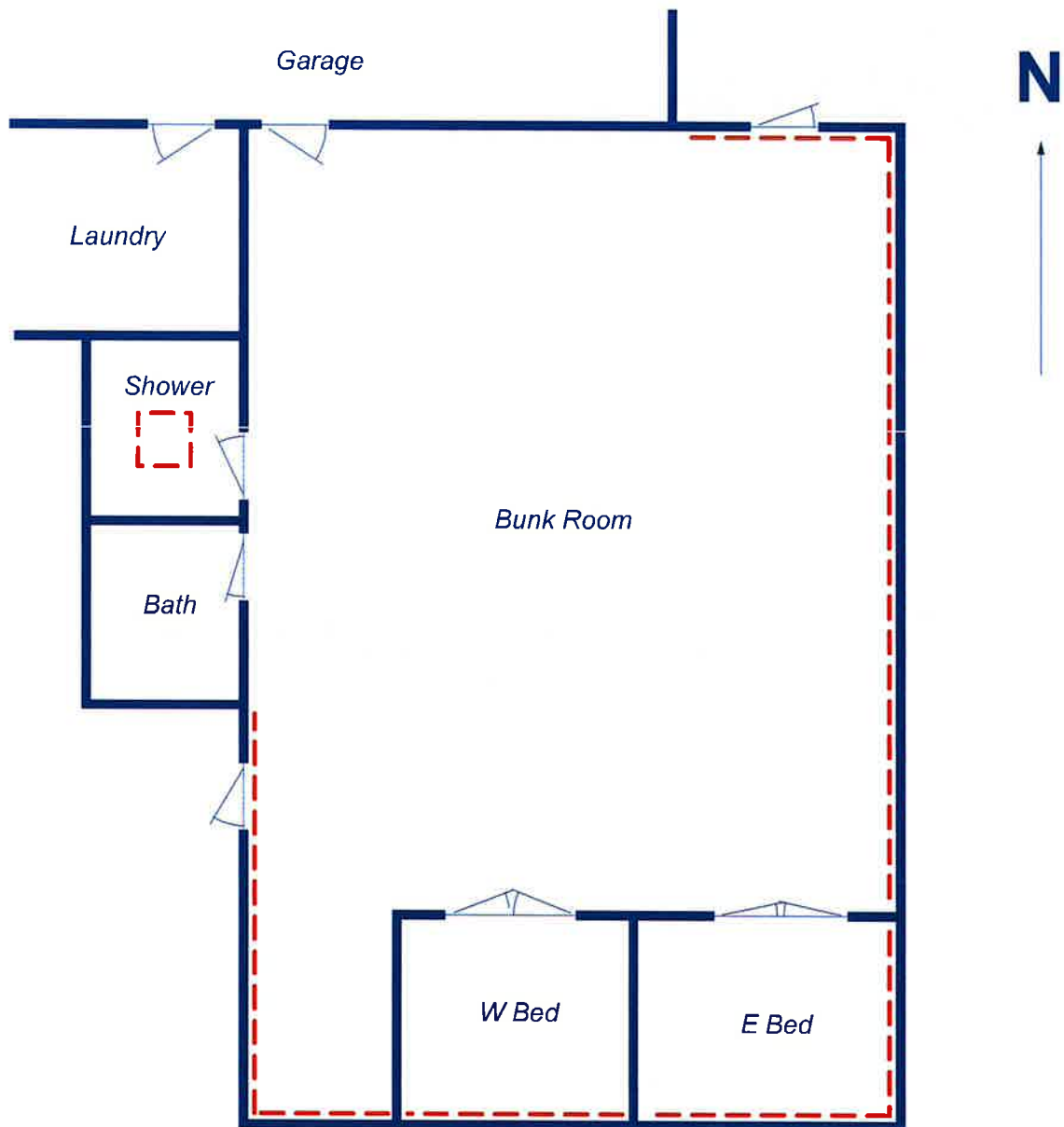
Report Date: 07/10/2026

Sampled: 07/10/2026

Received: 07/10/2026

Analyzed: 07/10/2026

Lab # E242295



* This diagram is for reference purposes only, and may not be exact in dimension or scale. The colored boxes encompass the general area of visible fungal growth and/or water damage, saturation/staining. Solid/Filled boxes indicate inaccessible areas (due to quantity/placement of contents). This diagram is not intended to portray exact remediation boundaries

Figure 1: Floor Plan (First Floor)
With Notes



Report Prepared For: MoldQuest
Project Name: STFH No. 2 - I
Report Date: 07/10/2026
Lab Number: E242295

1 - Laboratory Results

Location: Bunk Rm / Baths

Sample # E242295 - 1	Sample Identification	Raw Count	Spores/cu. m	Percent(%)
Medium Type: Air-O-Cell	- Fungi -			
Serial # 42539437	Cladosporium	5	267	45.49%
Exposure: 15.00 l/min. for 5.00 min.	Pen/Asp group	4	213	36.29%
Total Volume: 75.00 liters	Basidiospores	2	107	18.23%
Reporting Limit: 53 Spores/cu. m	Total Fungi	11	587	100.00%

Background Item	Level
Dust / Debris	Medium
Opaque Particles	Medium

Location: Kit / Bath / UTR

Sample # E242295 - 2	Sample Identification	Raw Count	Spores/cu. m	Percent(%)
Medium Type: Air-O-Cell	- Fungi -			
Serial # 42539459	Pen/Asp group	3	160	60.15%
Exposure: 15.00 l/min. for 5.00 min.	Basidiospores	1	53	19.92%
Total Volume: 75.00 liters	Cladosporium	1	53	19.92%
Reporting Limit: 53 Spores/cu. m	Total Fungi	5	266	100.00%
	- Other -			
	Pollen	1	53	100.00%

Background Item	Level
Dust / Debris	Low
Opaque Particles	Low

Location: Break Rm

Sample # E242295 - 3	Sample Identification	Raw Count	Spores/cu. m	Percent(%)
Medium Type: Air-O-Cell	- Fungi -			
Serial # 42539456	Pen/Asp group	4	213	44.38%
Exposure: 15.00 l/min. for 5.00 min.	Basidiospores	3	160	33.33%
Total Volume: 75.00 liters	Cladosporium	2	107	22.29%
Reporting Limit: 53 Spores/cu. m	Total Fungi	9	480	100.00%

Background Item	Level
Dust / Debris	Low
Opaque Particles	Low



Report Prepared For: MoldQuest
Project Name: STFH No. 2 - I
Report Date: 07/10/2026
Lab Number: E242295

Location: Laundry

Sample # E242295 - 4

Medium Type: Air-O-Cell
Serial # 42539447
Exposure: 15.00 l/min. for 5.00 min.
Total Volume: 75.00 liters
Reporting Limit: 53 Spores/cu. m

Sample Identification	Raw Count	Spores/cu. m	Percent(%)
- Fungi -			
Basidiospores	9	480	45.03%
Pen/Asp group	6	320	30.02%
Cladosporium	3	160	15.01%
Ganoderma	1	53	4.97%
Smuts/Periconia/Myxomycetes	1	53	4.97%
Total Fungi	20	1,070	100.00%
- Other -			
Pollen	1	53	100.00%

Background Item	Level
Dust / Debris	Low
Opaque Particles	Low

Location: OD - Reference

Sample # E242295 - 5

Medium Type: Air-O-Cell
Serial # 42539445
Exposure: 15.00 l/min. for 5.00 min.
Total Volume: 75.00 liters
Reporting Limit: 53 Spores/cu. m

Sample Identification	Raw Count	Spores/cu. m	Percent(%)
- Fungi -			
Basidiospores	38	2,030	39.24%
Cladosporium	37	1,970	38.08%
Ascospores	11	587	11.35%
Pen/Asp group	10	533	10.30%
Smuts/Periconia/Myxomycetes	1	53	1.02%
Total Fungi	97	5,170	100.00%

Background Item	Level
Dust / Debris	Low
Opaque Particles	Low

Analytic Methods and Formulas:

Calculated results may include one more significant figure than is mathematically justified in order to accommodate the client's needs.

IMS Laboratory Analytical Method: 2.2 (method for analyzing spore trap). Counting and identification performed at 600X magnification.

Spores/cu. m is determined by: $\text{Raw Count} \times 4000 / (\text{sampling rate} \times \text{sampling time})$.

Note that this report may use mold-specific units of measure, such as Spores/cu. m and CFU/cu. m, for Sample Identifications which are not mold. Examples include pollen, fabric and fiberglass fibers, insect particles, and ash. In this context, "CFU" and "Spore" refer to individual pieces of the identified material. For Background Items, the Levels are defined thus: "Very Low" is present on less than 5% of sample area; "Low" is present on 6%-25% of sample area; "Medium" is present on 26%-50% of sample area; "High" is present on 51%-75% of sample area; "Very High" is present on 76%-100% of sample area.



Report Prepared For: MoldQuest
Project Name: STFH No. 2 - I
Report Date: 07/10/2026
Lab Number: E242295

IMS Laboratory, LLC is accredited through the AIHA LAP and participates in Environmental Microbiology Proficiency Testing, EMPAT #172958. Data is provided in compliance with AIHA LAP policy modules and ISO/IEC 17025:2017 guidelines.



Kathryn C. Langley 07/10/2026

Kathryn C. Langley, Laboratory Manager

- 4 -

This report has been prepared by IMS Laboratory, LLC at the request of and for the exclusive use of MoldQuest. Read the important terms, conditions, and limitations that apply to this report carefully.



Report Prepared For: MoldQuest
 Project Name: STFH No. 2 - I
 Report Date: 07/10/2026
 Lab Number: E242295

2 - Spore Trap Comparison Chart

SAMPLING LOCATIONS

1: Bunk Rm / Baths
 2: Kit / Bath / UTR
 3: Break Rm
 4: Laundry
 5: OD - Reference

Spores per Cubic Meter

Mold Name \ Location #	1	2	3	4	5
<i>Alternaria</i>					
<i>Arthriniun</i>					
Ascospores					587
Basidiospores	107	53	160	480	2,030
<i>Bipolaris / Drechslera group</i>					
<i>Chaetomium</i>					
<i>Cladosporium</i>	267	53	107	160	1,970
<i>Curvularia</i>					
<i>Erysiphe/Oidium</i>					
<i>Fusarium</i>					
<i>Ganoderma</i>				53	
Mitospores					
Pen/Asp group	213	160	213	320	533
<i>Pithomyces</i>					
<i>Polythrincium</i>					
Rust					
<i>Smuts/Periconia/Myxomycetes</i>				53	53
<i>Stachybotrys</i>					
<i>Stemphylium</i>					
<i>Torula</i>					
Unknown Fungi					
FUNGAL TOTAL	587	266	480	1,070	5,170
Pollen		53		53	
Pollen					

Please refer to the Laboratory Results section for additional details.

Remediation Recommendations

1st Floor – Bunk Room:

1. Remove contents.
2. Remove upper 4' of exterior wall drywall.
 - Extend east wall drywall removal to floor from 7' south of NW corner extending south 11' & from SW corner extending north 4'.
3. Remove ceiling drop-tiles.
4. Remove any/all exposed cavity insulation.
 - Inspect cavity(s). Extend drywall removal until 2' past any cavity damage/growth (if present).
5. Wood materials exhibiting water damage or microbial growth should be treated as follows:
 - Remove any materials which exhibit evidence of rot/degradation.
 - Materials which exhibit evidence of microbial growth should be abrasively cleaned (sanded or similar).
6. Scour any/all concrete/cinderblock surfaces exhibiting efflorescence, staining or growth.
7. Verify/dry all remaining materials to <15% WME.
8. All remaining/exposed surfaces should be detail cleaned via a HEPA vacuum and/or damp wipe process.

1st Floor – East Bunk Closet:

1. Remove contents.
2. Remove upper 4' of E&S wall drywall.
3. Remove ceiling drop-tiles.
4. Remove any/all exposed cavity insulation.
 - Inspect cavity(s). Extend drywall removal until 2' past any cavity damage/growth (if present).
5. Wood materials exhibiting water damage or microbial growth should be treated as follows:
 - Remove any materials which exhibit evidence of rot/degradation.
 - Materials which exhibit evidence of microbial growth should be abrasively cleaned (sanded or similar).
6. Scour any/all concrete/cinderblock surfaces exhibiting efflorescence, staining or growth.
7. Verify/dry all remaining materials to <15% WME.
8. All remaining/exposed surfaces should be detail cleaned via a HEPA vacuum and/or damp wipe process.

1st Floor – West Bunk Closet:

1. Remove contents.
2. Remove upper 4' of south wall drywall.
3. Remove ceiling drop-tiles.
4. Remove any/all exposed cavity insulation.
 - Inspect cavity(s). Extend drywall removal until 2' past any cavity damage/growth (if present).
5. Wood materials exhibiting water damage or microbial growth should be treated as follows:
 - Remove any materials which exhibit evidence of rot/degradation.
 - Materials which exhibit evidence of microbial growth should be abrasively cleaned (sanded or similar).
6. Scour any/all concrete/cinderblock surfaces exhibiting efflorescence, staining or growth.
7. Verify/dry all remaining materials to <15% WME.
8. All remaining/exposed surfaces should be detail cleaned via a HEPA vacuum and/or damp wipe process.

1st Floor – Shower:

1. Remove contents.
2. Remove 2'x2' of ceiling drywall centered on exhaust vent/fan.
 - If damage/growth extends to walls: remove upper wall drywall as needed.
3. Remove any/all exposed cavity insulation.
 - Inspect cavity(s). Extend drywall removal until 2' past any cavity damage/growth (if present).
4. Wood materials exhibiting water damage or microbial growth should be treated as follows:
 - Remove any materials which exhibit evidence of rot/degradation.
 - Materials which exhibit evidence of microbial growth should be abrasively cleaned (sanded or similar).
5. Scour any/all concrete/cinderblock surfaces exhibiting efflorescence, staining or growth.
6. Verify/dry all remaining materials to <15% WME.
7. All remaining/exposed surfaces should be detail cleaned via a HEPA vacuum and/or damp wipe process.

Notes & Other Areas:

1. Any/all active water sources must be corrected, or damage/growth will likely recur.
2. Indoor relative humidity (Rh) should be maintained at <50% year-round.

Post Remediation Evaluation (PRE)

At the completion of the above procedures, all fans (air-movers), dehumidifiers and recirculating HEPA scrubbers should be disabled (intakes should be plugged/wrapped prior to shutting down the units). **Negative air machines (NAM) should remain operating on the "low" setting until acceptable clearance sampling results are obtained.** NAM units should exhaust directly to the outdoor air if possible. All cleaned surfaces should remain exposed for evaluation. Opaque coatings should not be applied prior to evaluation as they will hinder the ability of the investigator to perform a thorough clearance investigation.

Clearance confirmation should be performed by a qualified investigator experienced in mold contamination and familiar with recent property history. Prior to collecting any clearance samples, the investigator shall perform a thorough visual inspection and moisture evaluation of the remaining materials within the remediated area. Should any portion of the remediated area be deemed suspect by the investigator based on this evaluation, it should be brought to the attention of the remediation contractor, and additional remediation efforts shall be implemented prior to collecting clearance samples. Clearance sampling should be performed to evaluate the effectiveness of the remediation effort. Clearance samples should include, at a minimum, non-viable fungal IAQ testing of the affected (IICRC Condition 2&3) zones and egress pathways.

Limitations

All the professional opinions presented in this report are based solely on the scope of work conducted. The data presented by MoldQuest International LLC in this report was collected and analyzed using generally accepted industry methods and practices at the time the report was generated. This report is based on limited information obtained at the time of our investigation. No assumptions should be made regarding areas outside of our scope of investigation based on the information contained in this report. No inferences regarding other conditions, locations, or materials, at a later or earlier time may be made based on the contents of this report. No warranty is made.

MoldQuest International LLC's liability arising from any services rendered shall not exceed the total fee paid by the Client to MoldQuest International, LLC. This report was prepared for the sole use of our Client. The use of this report by anyone other than our Client or MoldQuest International LLC is strictly prohibited without the express written consent of MoldQuest International LLC. Portions of this report may not be used independently of the entire report. MoldQuest International LLC reserves the right to revise our opinions and conclusions if necessary and warranted by the discovery of new or additional information.



Matthew W. Koche, IH, CMC
Council Certified Microbial Consultant
Board-awarded by the American Council for Accredited Certification



July 14, 2026

Date



Report Prepared For: MoldQuest
Project Name: STFH No. 2 - I
Report Date: 07/10/2026
Lab Number: E242295

3 - Warranties, Legal Disclaimers, and Limitations

IMS's scope of accreditation through the AIHA LAP is for the following FoT(s) / Method(s): Fungal Air - Culturable (SOP 2.4 Cultured Air Sample Reporting); Fungal Bulk - Culturable (SOP 2.5); Fungal Surface - Culturable (SOP 2.5); Fungal Air - Direct Examination (SOP 2.2 and 2.3); Fungal Bulk - Direct Examination (SOP 2.6); and Fungal Surface - Direct Examination (SOP 2.1).

The study and understanding of molds is a progressing science. Because different methods of sampling, collection and analysis exist within the indoor air quality industry, different inspectors or analysts may not always agree on the mold concentrations present in a given environment. Additionally, the airborne levels of mold change frequently and by large amounts due to many factors including activity levels, weather, air exchange rates (indoors), and disturbance of growth sites. It is possible for report interpretations and ranges of accuracy to vary since comprehensive, generally accepted industry standards do not currently exist for indoor air quality inspections of mold in residential indoor environments. This report is intended to provide an analysis based upon samples taken at the site at the time of the inspection. Mold levels can and do change rapidly, especially if home building materials or contents remain wet for more than 24 hours, or if they are wet frequently. This report is not intended to provide medical or healthcare advice. All allergy or medical-related questions and concerns, including health concerns relating to possible mold exposure, should be directed to a qualified physician. If this report indicates indoor mold levels that are higher than in typical indoor living spaces relative to the outdoor environment, or indicates any findings that are of concern to you, further evaluation by a trained mold professional or a Certified Industrial Hygienist (CIH) may be advisable.

Results pertain only to the samples tested as received by IMS. Unless otherwise noted in the body of this report the condition of samples upon receipt was acceptable. Blank samples are reported in the same manner as all other samples. The results are not corrected for contamination.

This report is generated by IMS at the request of, and for the exclusive use of, the IMS client named on this report. Project Name, Project Number, Sampling Date, Sampling Locations and Exposure times and rates have been provided to IMS by the client, and may affect the validity of the results. The analysis of the test samples is performed by IMS. This report applies only to the samples taken at the time, place and location referenced in the report and received by IMS, and to the property and weather conditions existing at that time only. Please be aware, however, that property conditions, inspection findings and laboratory results can and do change over time relative to the original sampling due to changing conditions, the normal fluctuation of airborne mold, and many other factors. IMS does not furnish, and has no responsibility for, the inspector or inspection service that performs the inspection or collects the test samples. It is the responsibility of the end-user of this report to select a properly trained professional to conduct the

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This report has been prepared by IMS Laboratory, LLC at the request of and for the exclusive use of MoldQuest. Read the important terms, conditions, and limitations that apply to this report carefully.



Report Prepared For: MoldQuest
Project Name: STFH No. 2 - I
Report Date: 07/10/2026
Lab Number: E242295

inspection and collect appropriate samples for analysis and interpretation. Neither IMS, nor its affiliates, subsidiaries, suppliers, employees, agents, contractors and attorneys ("IMS related party") are able to make and do not make any determinations as to the safety or health condition of a property in this report. The client and client's customer are solely responsible for the use of, and any determinations made from, this report, and no IMS related party shall have any liability with respect to decisions or recommendations made or actions taken by either the client or the client's customer based on the report.

Samples analyzed by IMS are disposed the day that they are analyzed. Storage may be available for a fee with written request at the time the samples are submitted for analysis.

IMS hereby expressly disclaims any and all representations and warranties of any kind or nature, whether express, implied or statutory, related to the testing services or this report including, but not limited to, damages for loss of profit or goodwill regardless of the negligence (either sole or concurrent) of IMS and whether IMS has been informed of the possibility of such damages, arising out of or in connection with IMS's services or the delivery, use, reliance upon or interpretation of test results by client or any third party. In no event will IMS be liable for any special, indirect, incidental, punitive, or consequential damages of any kind regardless of the form of action whether in contract, tort (including negligence), strict product liability or otherwise, arising from or related to the testing services or this report.

IMS accepts no legal responsibility for the purposes for which the client uses the test results. IMS will not be held responsible for the improper selection of sampling devices even if we supply the device to the user. The user of the sampling device has the sole responsibility to select the proper sampler and sampling conditions to insure that a valid sample is taken for analysis. Additionally, neither this report nor IMS makes any express or implied warranty or guarantee regarding the inspection or sampling done by the inspector, the qualifications, training or sampling methodology used by the inspector performing the sampling and inspection reported herein, or the accuracy of any information provided to IMS serving as a basis for this report. The total liability of IMS related to or arising from this report to a client or any third party, whether under contract law, tort law, warranty or otherwise, shall be limited to direct damages not to exceed the fees actually received by IMS from the client for the report. The invalidity or unenforceability, in whole or in part, of any provision, term or condition herein shall not invalidate or otherwise affect the enforceability of the remainder of these provisions, terms and conditions. Client shall indemnify IMS and its officers, directors and employees and hold each of them harmless for any liability, expense or cost, including reasonable attorney's fees, incurred by reason of any third party claim in connection with IMS's services, the test result data or its use by client.

- End of Lab Report Number E242295 -

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This report has been prepared by IMS Laboratory, LLC at the request of and for the exclusive use of MoldQuest. Read the important terms, conditions, and limitations that apply to this report carefully.



SERVPRO of Farmington & Farmington Hills

Franchise #8945
31168 W. 8 Mile Rd
Farmington Hills, MI 48336
business: 248-427-1500 fax: 248-427-1447
Tax ID: 26-1298351 (FCH Enterprises, INC)

Client: Superior Twp Fire Station - ESTIMATE
Property: 8795 MaArthur Blvd
Superior Twp, MI 48198

Operator: SERVPRO8

Estimator: Briana Hernandez
Position: Operations Manager
Company: SERVPRO
Business: 31168 W 8 Mile Rd
Farmington Hills, MI 48336

Business: (248) 427-1500
E-mail: servpro.bhernandez@gmail.com

Type of Estimate: Mold
Date Entered: 7/22/2026 Date Assigned:

Price List: MIDE8X_JUL26
Labor Efficiency: Restoration/Service/Remodel
Estimate: SUPERIOR_TWP_MOLD



SERVPRO of Farmington & Farmington Hills

Franchise #8945
31168 W. 8 Mile Rd
Farmington Hills, MI 48336
business: 248-427-1500 fax: 248-427-1447
Tax ID: 26-1298351 (FCH Enterprises, INC)

SUPERIOR_TWP_MOLD

SUPERIOR_TWP_MOLD

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
1. Equipment decontamination charge - per piece of equipment Note: for setup and take down	3.00 EA	0.00	45.59	0.00	136.77
3. Add for personal protective equipment (hazardous cleanup) Note: 4 techs, 2 sets each	8.00 EA	0.00	22.49	0.00	179.92
4. Respirator - Full face - multi-purpose resp. (per day) Note: 4 techs, 1 full face each, for 2 days	8.00 DA	0.00	7.61	0.00	60.88
22. Containment Barrier/Airlock/Decon. Chamber floor protection for contents in engine bay.	150.00 SF	0.00	1.13	0.00	169.50
25. Equipment setup, take down, and monitoring (hourly charge) for monitoring setting up equipment and taking down.	3.00 HR	0.00	70.71	0.00	212.13
26. Single axle dump truck - per load - including dump fees	1.00 EA	345.21	0.00	0.00	345.21
Total: SUPERIOR_TWP_MOLD				0.00	1,104.41

SKETCH1

Main Level

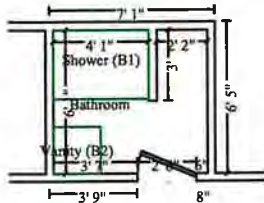
Main Level

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
5. Neg. air fan/Air scrub.-Large (per 24 hr period)-No monit.	5.00 DA	0.00	120.00	0.00	600.00
6. Add for HEPA filter (for negative air exhaust fan)	0.25 EA	0.00	224.86	0.00	56.22
9. Deodorize building - fog with antimicrobial	8,578.21 CF	0.00	0.09	0.00	772.04
18. Ducting - lay-flat - Large	12.00 LF	0.00	0.50	0.00	6.00
20. Floor protection - self-adhesive plastic film	941.54 SF	0.60	0.00	0.00	564.92
Total: Main Level				0.00	1,999.18



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Franchise #8945
31168 W. 8 Mile Rd
Farmington Hills, MI 48336
business: 248-427-1500 fax: 248-427-1447
Tax ID: 26-1298351 (FCH Enterprises, INC)



Bathroom

Height: 8'

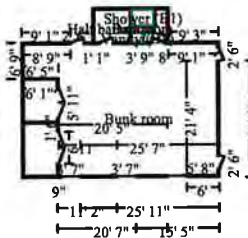
234.00 SF Walls	38.99 SF Ceiling
272.99 SF Walls & Ceiling	27.08 SF Floor
3.01 SY Flooring	28.83 LF Floor Perimeter
31.33 LF Ceil. Perimeter	

Door

2' 6" X 6' 8"

Opens into BUNK_ROOM

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
24. Tear out wet drywall, cleanup, bag - Cat 3	4.00 SF	1.76	0.00	0.00	7.04
27. HEPA Vacuuming - Light - (PER SF)	272.99 SF	0.00	0.50	0.00	136.50
Totals: Bathroom				0.00	143.54



Bunk room

Height: 8'

770.72 SF Walls	766.94 SF Ceiling
1,537.66 SF Walls & Ceiling	766.94 SF Floor
85.22 SY Flooring	96.75 LF Floor Perimeter
121.17 LF Ceil. Perimeter	

Window

3' 7" X 3'

Opens into Exterior

Window

3' 7" X 3'

Opens into Exterior

Window

3' 7" X 4'

Opens into Exterior

Door

2' 6" X 6' 8"

Opens into Exterior

Door

2' 6" X 6' 8"

Opens into Exterior

Door

2' 6" X 6' 8"

Opens into BATHROOM

Door

2' 6" X 6' 8"

Opens into HALF_BATHROOM

Door

2' 6" X 6' 8"

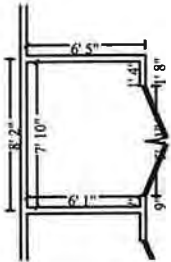
Opens into Exterior



SERVPRO of Farmington & Farmington Hills

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business: 248-427-1500 fax: 248-427-1447
Tax ID: 26-1298351 (FCH Enterprises, INC)

CONTINUED - Bunk room



Subroom: Room2 (1)

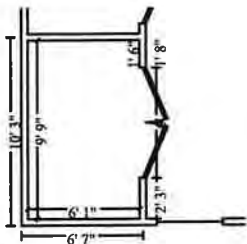
Height: 8'

183.22 SF Walls	47.65 SF Ceiling
230.88 SF Walls & Ceiling	47.65 SF Floor
5.29 SY Flooring	21.92 LF Floor Perimeter
27.83 LF Ceil. Perimeter	

Door

5' 11" X 6' 8"

Opens into BUNK_ROOM



Subroom: Room3 (2)

Height: 8'

213.33 SF Walls	59.31 SF Ceiling
272.65 SF Walls & Ceiling	59.31 SF Floor
6.59 SY Flooring	25.67 LF Floor Perimeter
31.67 LF Ceil. Perimeter	

Door

6' X 6' 8"

Opens into BUNK_ROOM

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
8. Remove wet ceiling tile & drywall and bag - Cat 3	873.90 SF	2.18	0.00	0.00	1,905.10
11. Tear out wet drywall, cleanup, bag - Cat 3	145.00 SF	1.76	0.00	0.00	255.20
12. Tear out and bag wet insulation - Category 3 water	145.00 SF	1.33	0.00	0.00	192.85
13. Clean and deodorize carpet - Light	873.90 SF	0.00	0.50	0.00	436.95
19. HEPA Vacuuming - Light - (PER SF)	2,041.18 SF	0.00	0.50	0.00	1,020.59
15. Content Manipulation charge - per hour	12.00 HR	0.00	58.05	0.00	696.60
21. Dehumidifier (per 24 hr period)- 110-159 ppd - No monitor.	6.00 EA	0.00	121.21	0.00	727.26
23. Provide plastic mattress cover & packing tape - Twin size	6.00 EA	0.00	6.19	0.00	37.14
Totals: Bunk room				0.00	5,271.69
Total: Main Level				0.00	7,414.41
Total: SKETCH1				0.00	7,414.41
Line Item Totals: SUPERIOR_TWP_MOLD				0.00	8,518.82



SERVPRO of Farmington & Farmington Hills

Franchise #8945
31168 W. 8 Mile Rd
Farmington Hills, MI 48336
business: 248-427-1500 fax: 248-427-1447
Tax ID: 26-1298351 (FCH Enterprises, INC)

Grand Total Areas:

1,588.61	SF Walls	953.45	SF Ceiling	2,542.06	SF Walls and Ceiling
941.54	SF Floor	104.62	SY Flooring	196.17	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	237.50	LF Ceil. Perimeter
941.54	Floor Area	1,016.31	Total Area	1,639.28	Interior Wall Area
1,144.17	Exterior Wall Area	136.67	Exterior Perimeter of Walls		
0.00	Surface Area	0.00	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		

Coverage	Item Total	%	ACV Total	%
Dwelling	8,481.68	99.56%	8,481.68	99.56%
Other Structures	0.00	0.00%	0.00	0.00%
Contents	37.14	0.44%	37.14	0.44%
Total	8,518.82	100.00%	8,518.82	100.00%



SERVPRO of Farmington & Farmington Hills

Franchise #8945
31168 W. 8 Mile Rd
Farmington Hills, MI 48336
business: 248-427-1500 fax: 248-427-1447
Tax ID: 26-1298351 (FCH Enterprises, INC)

Summary for Dwelling

Line Item Total	8,481.68
Replacement Cost Value	\$8,481.68
Net Claim	\$8,481.68

Briana Hernandez
Operations Manager

2



SERVPRO of Farmington & Farmington Hills

Franchise #8945
31168 W. 8 Mile Rd
Farmington Hills, MI 48336
business: 248-427-1500 fax: 248-427-1447
Tax ID: 26-1298351 (FCH Enterprises, INC)

Summary for Contents

Line Item Total	37.14
Replacement Cost Value	\$37.14
Net Claim	\$37.14

Briana Hernandez
Operations Manager



1-800 WATER DAMAGE

FEDERAL EIN# 27-3671985

Specialists in Water/Sewage Restoration and Mold Remediation

Client: Superior Township (MOLD)
Property: 9795 MacArthur Blvd.
Ypsilanti, MI 48198

Home: (734) 612-9951

Operator: FRED_ART

Estimator: Keith Kilroy

Business: (248) 412-4030
E-mail: keith.kilroy@1800waterdamage.com

Type of Estimate: Other

Date Entered: 7/21/2026

Date Assigned: 7/20/2026

Price List: MIAA8X_JUL26

Labor Efficiency: Restoration/Service/Remodel

Estimate: SUPERIOR TWP (MOLD)

The following pages contain a detailed breakdown of the services that will be performed by 1-800 WATER DAMAGE

Total cost for the work detailed in the following pages is **\$8,842.75**

***** PLEASE NOTE: This estimate is valid for 30 days from date of issue. Further indoor air quality testing may be required due to possible changing environmental conditions beyond that time.**

If you have any questions about the work performed or the invoice, please contact our office at **248-412-4030**

Thank you in advance for your cooperation.

LFA Ventures, Inc.

**dba 1-800-WATER DAMAGE of SE Michigan
7792 Boardwalk Rd.
Brighton, MI 48116
Federal EIN: 27-3671985**

Checks can be made payable to 1-800-WATER DAMAGE of SE Michigan.

SUMMARY: We (1-800 WATER DAMAGE) were contacted by Jeff Kujawa at the Superior Twp. Fire Department, on Monday, July 20th, 2026 to access their station for a possible mold situation. I observed suspect microbial growth on the drop ceiling tiles in multiple areas of the bunk room, as well as on the ceiling in the shower room. They have already gotten an indoor air quality test done by Mold Quest, which showed the air quality to be within acceptable limits, however they did put together a protocol for remediation. Following is the scope of work we will perform to re-mediate the basement.

MITIGATION WORK:

- Set up 2 HEPA air scrubber in the bunk room to help clean the air while remediation takes place.

1st Floor – Bunk Room:

- Remove contents.



- Remove upper 4' of exterior wall drywall. Extend east wall drywall removal to floor from 7' south of NW corner extending south 11' & from SW corner extending north 4'.
- Remove ceiling drop-tiles.
- Remove any/all exposed cavity insulation. Inspect cavity(s). Extend drywall removal until 2' past any cavity damage/growth (if present).
- Wood materials exhibiting water damage or microbial growth will be abrasively cleaned (sanded or similar).
- Scour any/all concrete/cinderblock surfaces exhibiting efflorescence, staining or growth.
- Every square inch of all remaining surfaces including walls, floors will be HEPA vacuumed

1st Floor – East Bunk Closet:

- Remove contents.
- Remove upper 4' of E&S wall drywall.
- Remove ceiling drop-tiles.
- Remove any/all exposed cavity insulation. Inspect cavity(s). Extend drywall removal until 2' past any cavity damage/growth (if present).
- Wood materials exhibiting water damage or microbial growth will be abrasively cleaned (sanded or similar).
- Scour any/all concrete/cinderblock surfaces exhibiting efflorescence, staining or growth.
- Every square inch of all remaining surfaces including walls, floors will be HEPA vacuumed

1st Floor – West Bunk Closet:

- Remove contents.
- Remove upper 4' of south wall drywall.
- Remove ceiling drop-tiles.
- Remove any/all exposed cavity insulation. Inspect cavity(s). Extend drywall removal until 2' past any cavity damage/growth (if present).
- Wood materials exhibiting water damage or microbial growth will be abrasively cleaned (sanded or similar).
- Scour any/all concrete/cinderblock surfaces exhibiting efflorescence, staining or growth.
- Every square inch of all remaining surfaces including walls, floors will be HEPA vacuumed

1st Floor – Shower:

- Remove contents.
- Remove 2'x2' of ceiling drywall centered on exhaust vent/fan. If damage/growth extends to walls: remove upper wall drywall as needed.
- Remove any/all exposed cavity insulation. Inspect cavity(s). Extend drywall removal until 2' past any cavity damage/growth (if present).
- Wood materials exhibiting water damage or microbial growth will be abrasively cleaned (sanded or similar).
- Scour any/all concrete/cinderblock surfaces exhibiting efflorescence, staining or growth.
- Every square inch of all remaining surfaces including walls, floors will be HEPA vacuumed

NOTE: THIS ESTIMATE DOES NOT INCLUDE ANY POSSIBLE DRYING OF WET MATERIALS AFTER ALL MOLD REMEDIATION WORK IS COMPLETE, THE COST OF INDOOR AIR QUALITY CLEARANCE TEST, OR ANY REBUILD COSTS. THESE COSTS ARE ADDITIONAL AND THE RESPONSIBILITY OF THE HOMEOWNER

MOLD GROWTH / SOURCE: Initial here; _____

The source of mold growth may / may not be known. The source of mold growth will need to be corrected prior to work commencement. It is the responsibility of the client/property owner to verify the source has been corrected.

DUMPSTER TRAILERS: Initial here; _____

1 800 Water Damage does its best to estimate the number of dumpster trailers required to complete the demolition work, however often times unforeseen circumstances may arise that will require additional dumpsters. When this situation happens, additional charges of \$660.00 will be billed to the homeowner, and transversely, we will reduce our charges if the number required is less than what was initially billed

OTHER HAZARDOUS MATERIALS: Initial here; _____

This Proposal assumes that there are no asbestos containing materials, lead paint, hazardous chemicals, bacteria, or other
SUPERIORTWP(MOLD)

7/23/2026

Page: 2



1-800 WATER DAMAGE

FEDERAL EIN# 27-3671985

Specialists in Water/Sewage Restoration and Mold Remediation

contaminants (other than mold) present at the property. Additional costs will be incurred for identification and removal of these contaminants. The client/property owner is to notify 1-800 WATER DAMAGE if he/she/it knows if any of these contaminants are present in the materials to be disturbed.

REPAIRS / RESTORATION: Initial here; _____

Repairs or cleaning that is required as a result of remediation including, but not limited to, damage to drywall, texture, paint, wallpaper, carpet, or any other flooring or finish materials (i.e. damage from staples or tape used to build a containment area) is not the responsibility of 1-800 WATER DAMAGE. In many cases, this secondary damage is not only likely, but probable.

ENVIRONMENTAL DISCLOSURE & DISCLAIMER: (Initial here; _____)

The client/property owner acknowledges and understands that 1-800 WATER DAMAGE is not an Environmental Testing Company and has not made, and will not be making, any representations or warranties, either express or implied, to the client/property owner, or his/her/its agents or assigns, concerning the environmental condition of the subject property and/or the premises including, but not limited to mold, lead, bio-hazards, fungus, hazardous waste, substances or materials, or asbestos. 1-800 WATER DAMAGE has recommended to the client/property owner, or his/her/its agents or assigns, to hire an Environmental Testing Company or Consultant to perform the environmental testing if he/she/it has concerns regarding the environmental condition of the subject property or premises.

ENVIRONMENTAL TESTING (BY OTHERS): Initial here; _____

If the client/property owner hires a third party evaluator and/or laboratory for testing, their services will need to be coordinated with 1-800 WATER DAMAGE and testing must be completed no later than 36 hours after initial remediation. Costs for a third party evaluator and/or laboratory testing are not included in this Proposal. Due to the nature of mold remediation, it is possible that third party post remediation verification (clearance testing) may not pass after initial remediation. 1-800 WATER DAMAGE is not responsible for any additional remediation testing by a third party evaluator and/or laboratory.

UNABLE and/or UNWILLING TO HIRE TESTING CONSULTANT: (Initial here; _____)

If client/property owner declines to hire a third party evaluator and/or laboratory to perform testing, client/property owner expressly releases, indemnifies and holds 1-800 WATER DAMAGE, its owners, subsidiaries, subcontractors, agents, successors and assigns, harmless against any and all claims, demands, causes of action, expenses or suits or any kind, including attorney's fees, on account of, incidental to, or in any way related to 1-800 WATER DAMAGE's mold remediation work performed at the property.



1-800 WATER DAMAGE

FEDERAL EIN# 27-3671985

Specialists in Water/Sewage Restoration and Mold Remediation

2020-03-23-0943

2020-03-23-0943

DESCRIPTION	QTY	UNIT PRICE	TOTAL
1. Add for personal protective equipment (hazardous cleanup) *** 4 staff @ 3 days = 12 suits	12.00 EA @	23.27 =	279.24
2. Respirator - Full face - multi-purpose resp. (per day) - 4 @ 5 days *** 4 staff @ 3 days = 12 masks	12.00 DA @	8.37 =	100.44
3. Respirator cartridge - HEPA & vapor & gas (per pair) - 4 @ 5 days	4.00 EA @	40.25 =	161.00
4. Content Manipulation charge - per hour *** Labor hours to move contents out of the work space	16.00 HR @	62.92 =	1,006.72
5. Provide box & tape - small size *** Provide boxes to box miscellaneous content	20.00 EA @	2.75 =	55.00
6. Bubble wrap - 24" wide - Add-on cost for fragile items	100.00 LF @	0.24 =	24.00
7. Haul debris - per pickup truck load - including dump fees *** Dumpster to haul debris after demo takes place	1.00 EA @	224.44 =	224.44

Main Level

Bunk Room

Height: 8'

Door	2' 6" X 6' 8"	Opens into SHOWER
Door	2' 6" X 6' 8"	Opens into BATH
Door	3' X 6' 8"	Opens into Exterior
Door	2' 6" X 6' 8"	Opens into W_BED
Door	2' 6" X 6' 8"	Opens into E_BED
Door	3' X 6' 8"	Opens into Exterior
Door	2' 6" X 6' 8"	Opens into Exterior

DESCRIPTION	QTY	UNIT PRICE	TOTAL
SELECTIVE DEMOLITION			
8. Tear out drywall, cleanup, bag, per LF - to 4' - Cat 3	50.75 LF @	11.24 =	570.43
9. Tear out drywall, cleanup, bag - Cat 3	64.00 SF @	2.08 =	133.12
10. Tear out and bag wet insulation, per LF - 2' - Cat 3	267.00 LF @	2.86 =	763.62
11. Remove suspended ceiling tile and bag - Cat 3	753.36 SF @	0.81 =	610.22
REMEDIATION / CLEANING			
12. HEPA Vacuuming - Detailed - (PER SF) *** Floor billed @ *2 to account for horizontal surfaces of furniture and contents	1,589.59 SF @	1.08 =	1,716.76

E Bed

Height: 8'

Door	2' 6" X 6' 8"	Opens into BUNK_ROOM
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DESCRIPTION	QTY	UNIT PRICE	TOTAL
-------------	-----	------------	-------

SUPERIORTWP(MOLD)

7/23/2026

Page: 4

**CONTINUED - E Bed**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
SELECTIVE DEMOLITION			
13. Tear out drywall, cleanup, bag, per LF - to 4' - Cat 3	15.00 LF @	11.24 =	168.60
14. Tear out and bag wet insulation, per LF - 2' - Cat 3	60.00 LF @	2.86 =	171.60
15. Remove suspended ceiling tile and bag - Cat 3	54.06 SF @	0.81 =	43.79
REMEDIATION / CLEANING			
16. HEPA Vacuuming - Detailed - (PER SF)	278.97 SF @	1.08 =	301.29
*** Floor billed @ *2 to account for horizontal surfaces of furniture and contents			

W Bed			Height: 8'	
Door	2' 6" X 6' 8"	Opens into BUNK_ROOM		
DESCRIPTION	QTY	UNIT PRICE	TOTAL	
SELECTIVE DEMOLITION				
17. Tear out drywall, cleanup, bag, per LF - to 4' - Cat 3	7.75 LF @	11.24 =	87.11	
18. Tear out and bag wet insulation, per LF - 2' - Cat 3	31.00 LF @	2.86 =	88.66	
19. Remove suspended ceiling tile and bag - Cat 3	44.68 SF @	0.81 =	36.19	
REMEDIATION / CLEANING				
20. HEPA Vacuuming - Detailed - (PER SF)	243.88 SF @	1.08 =	263.39	
*** Floor billed @ *2 to account for horizontal surfaces of furniture and contents				

Shower			Height: 8'	
Door	2' 6" X 6' 8"	Opens into BUNK_ROOM		
DESCRIPTION	QTY	UNIT PRICE	TOTAL	
SELECTIVE DEMOLITION				
21. Tear out drywall, cleanup, bag - Cat 3	4.00 SF @	2.08 =	8.32	
REMEDIATION / CLEANING				
22. HEPA Vacuuming - Detailed - (PER SF)	222.45 SF @	1.08 =	240.25	
*** Floor billed @ *2 to account for horizontal surfaces of furniture and contents				



1-800 WATER DAMAGE

FEDERAL EIN# 27-3671985

Specialists in Water/Sewage Restoration and Mold Remediation

Bath

Height: 8'

Door

2' 6" X 6' 8"

Opens into BUNK_ROOM

DESCRIPTION

QTY

UNIT PRICE

TOTAL

REMEDIATION / CLEANING

23. HEPA Vacuuming - Detailed - (PER SF)

221.67 SF @

1.08 =

239.40

*** Floor billed @ *2 to account for horizontal surfaces of furniture and contents

Equipment

DESCRIPTION

QTY

UNIT PRICE

TOTAL

24. Equipment setup, take down, and monitoring (hourly charge)

0.66 HR @

75.38 =

49.75

*** 2 pieces of equipment at 20 minutes each for setup & takedown (2*20/60 = 0.66 hour)

25. Negative air fan/Air scrubber (24 hr period) - No monit. 3@5 days

10.00 DA @

79.20 =

792.00

*** Based on cubic volume of air in basement and main floor; 1 HEPA air scrubber will be in the basement. 1 will be placed on the main floor. 2 HEPA air scrubbers total

26. Add for HEPA filter (for negative air exhaust fan)

2.00 EA @

241.53 =

483.06

*** One HEPA filter billed for 2 air scrubbers used on job = 2 filters

27. Equipment decontamination charge - per piece of equipment

5.00 EA @

44.87 =

224.35

*** 2x HEPA air scrubbers, 3x HEPA Vacuums = 5 pieces of equipment

Grand Total Areas:

1,626.70 SF Walls

929.87 SF Ceiling

2,556.57 SF Walls and Ceiling

929.87 SF Floor

103.32 SY Flooring

198.59 LF Floor Perimeter

0.00 SF Long Wall

0.00 SF Short Wall

227.09 LF Ceil. Perimeter

929.87 Floor Area

990.68 Total Area

1,626.70 Interior Wall Area

1,159.11 Exterior Wall Area

135.09 Exterior Perimeter of Walls

0.00 Surface Area

0.00 Number of Squares

0.00 Total Perimeter Length

0.00 Total Ridge Length

0.00 Total Hip Length



1-800 WATER DAMAGE

FEDERAL EIN# 27-3671985

Specialists in Water/Sewage Restoration and Mold Remediation

Summary for Dwelling

Line Item Total	8,842.75
Replacement Cost Value	\$8,842.75
Net Claim	\$8,842.75

Keith Kilroy

While 1-800-WATER DAMAGE employs drying, mitigation, and remediation practices that are consistent with and beyond industry standards, we give no express guarantee that microbial growth will not occur in the future. Obviously if additional moisture is introduced into the structure in the future, further damage may occur.

We can verify that affected materials are dry on the day we leave the job, which we will be happy to show the customer in a final walk-through session.

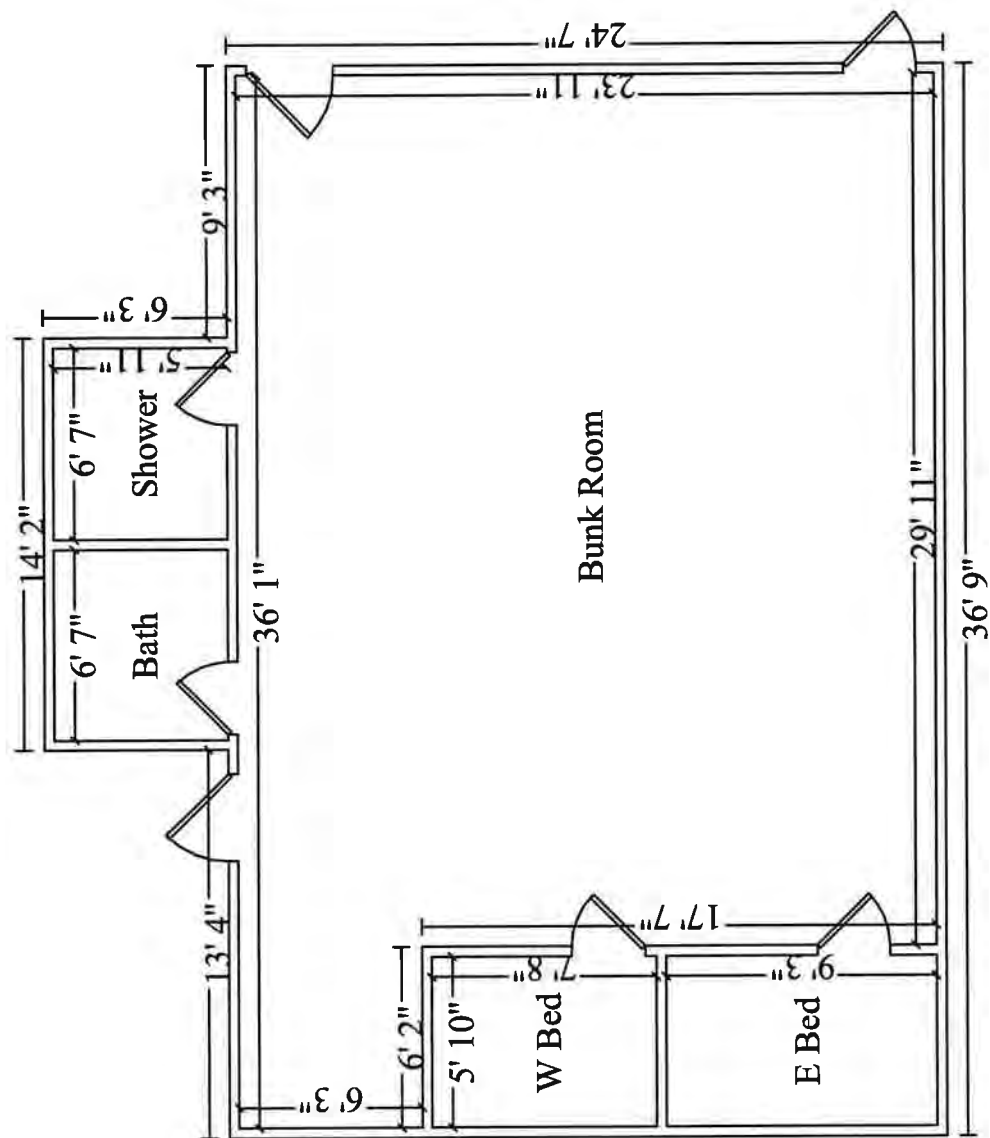
Because of industry standards and proper working procedures, we cannot remove or reduce any of the items from the estimates. We can reduce our level of service, thereby reducing the total cost of the estimate. Any reduction in service may result in sub-standard drying and mitigation, and therefore 1-800-Water Damage will require a release of all liability for services performed.

Total cost for the work detailed in the following pages is **\$8,842.75**

I agree to the total cost of this estimate and will provide a 50% down payment of \$4,421.38 upon work commencement. Balance of \$4,421.37 will be due upon completion of work

Signed _____

3





SunGlo Restoration Services Inc.

Corporate Office
42860 W. 9 Mile Road
Novi, MI. 48375
Tax I.D. 38-2728853
License 21002118244

Insured: Township, Superior
Property: 8795 Macarthur Boulevard
Ypsilanti, MI 48198

Claim Rep.: Self Pay

Estimator: Brandon Wigginton

Business: (248) 302-5831
E-mail: wiggintonb@sunglo services.
com

Contractor:
Company: Sunglo Restoration Services

Claim Number:	Policy Number:	Type of Loss:
---------------	----------------	---------------

Date Contacted: 7/20/2026 12:30 PM

Date of Loss: 7/13/2026 12:00 AM

Date Inspected: 7/21/2026 9:00 AM

Date Received: 7/20/2026 12:30 PM

Date Entered: 8/3/2026 10:56 AM

Price List: MIAA8X_JUL26
Restoration/Service/Remodel
Estimate: 26-3824-MLD_8-3

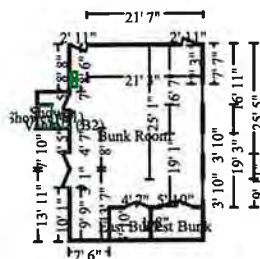
**SunGlo Restoration Services Inc.**

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42860 W. 9 Mile Road
Novi, MI. 48375
Tax I.D. 38-2728853
License 21002118244

26-3824-MLD_8-3**Main Level****Main Level**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
GENERAL ITEMS					
1. Add for personal protective equipment (hazardous cleanup)	9.00 EA	0.00	22.34	6.23	207.29
2. Respirator - Full face - multi-purpose resp. (per day)	2.00 DA	0.00	7.61	0.00	15.22
3. Respirator cartridge - HEPA only (per pair)	2.00 EA	0.00	16.53	1.98	35.04
4. Floor protection - cloth - skid resistant leak proof	40.00 SF	0.00	1.15	0.94	46.94
5. Haul debris - per pickup truck load - including dump fees	1.00 EA	204.04	0.00	0.00	204.04
6. Containment Barrier/Airlock/Decon. Chamber	300.00 SF	0.00	1.21	3.24	366.24
7. Containment Barrier - tension post (per day)	18.00 DA	0.00	3.35	0.00	60.30
8. Peel & seal zipper - heavy duty	2.00 EA	0.00	17.72	1.51	36.95
9. Equipment setup, take down, and monitoring (hourly charge)	1.00 HR	0.00	76.97	0.00	76.97
10. Equipment decontamination charge - per piece of equipment	4.00 EA	0.00	45.01	1.56	181.60
Total: Main Level				15.46	1,230.59

Corporate Office
42860 W. 9 Mile Road
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Bunk Room

Height: 8'

767.92 SF Walls
1,546.92 SF Walls & Ceiling
86.56 SY Flooring
121.40 LF Ceil. Perimeter

779.00 SF Ceiling
779.00 SF Floor
96.44 LF Floor Perimeter

Door	2' 10 5/8" X 6' 6 3/8"	Opens into Exterior
Door	2' 11 3/16" X 6' 8 5/16"	Opens into Exterior
Door	2' 9 15/16" X 6' 6 3/4"	Opens into SHOWER
Door	3' 1 3/8" X 6' 9 1/8"	Opens into Exterior
Door	2' 8 15/16" X 6' 6 3/8"	Opens into Exterior
Door	4' 7 7/16" X 6' 7 1/8"	Opens into EAST_BUNK
Door	5' 10" X 6' 7 1/8"	Opens into WEST_BUNK
Window	3' 10" X 3' 4"	Opens into Exterior
Window	3' 10" X 3' 4"	Opens into Exterior
Window	3' 10" X 3' 4"	Opens into Exterior

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
<u>PREP</u>					
11. Content Manipulation charge - per hour	8.00 HR	0.00	57.20	0.00	457.60
<u>REMEDICATION</u>					
12. Tear out wet drywall, cleanup, bag, per LF - to 4' - Cat 3	66.25 LF	10.22	0.00	2.90	679.98
13. Remove wet suspended ceiling tile and bag - Cat 3	779.00 SF	0.74	0.00	2.80	579.26
14. Tear out and bag wet insulation in confined space - Cat 3	265.00 SF	3.19	0.00	1.11	846.46
15. Apply plant-based anti-microbial agent to more than the ceiling	1,044.00 SF	0.00	0.38	3.76	400.48
16. HEPA Vacuuming - Light - (PER SF)	2,325.92 SF	0.00	0.50	0.00	1,162.96
17. Clean the walls and ceiling	1,546.92 SF	0.00	0.49	0.93	758.92
18. Clean floor	779.00 SF	0.00	0.60	0.47	467.87
19. HEPA Vacuuming - Light - (PER SF)	2,325.92 SF	0.00	0.50	0.00	1,162.96
<u>EQUIPMENT</u>					
20. Neg. air fan/Air scrub.-Large (per 24 hr period)-No monit.	6.00 DA	0.00	120.57	0.00	723.42
<i>Two for three days</i>					



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CONTINUED - Bunk Room

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
Totals: Bunk Room				11.97	7,239.91

East Bunk

Height: 8'



183.70 SF Walls
227.69 SF Walls & Ceiling
4.89 SY Flooring
26.77 LF Ceil. Perimeter

43.99 SF Ceiling
43.99 SF Floor
22.15 LF Floor Perimeter

Door

4' 7 7/16" X 6' 7 1/8"

Opens into BUNK ROOM

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
<u>PREP</u>					
21. Content Manipulation charge - per hour	2.00 HR	0.00	57.20	0.00	114.40
<u>REMEDATION</u>					
22. Tear out wet drywall, cleanup, bag, per LF - to 4' - Cat 3	7.58 LF	10.22	0.00	0.33	77.80
23. Remove wet suspended ceiling tile and bag - Cat 3	43.99 SF	0.74	0.00	0.16	32.71
24. Tear out and bag wet insulation in confined space - Cat 3	30.33 SF	3.19	0.00	0.13	96.88
25. Apply plant-based anti-microbial agent to more than the ceiling	74.32 SF	0.00	0.38	0.27	28.51
26. HEPA Vacuuming - Light - (PER SF)	271.67 SF	0.00	0.50	0.00	135.84
27. Clean the walls and ceiling	227.69 SF	0.00	0.49	0.14	111.71
28. Clean floor	43.99 SF	0.00	0.60	0.03	26.42
29. HEPA Vacuuming - Light - (PER SF)	271.67 SF	0.00	0.50	0.00	135.84
<u>EQUIPMENT</u>					
30. Negative air fan/Air scrubber (24 hr period) - No monit.	3.00 DA	0.00	72.00	0.00	216.00
<i>One for three days</i>					

Totals: East Bunk

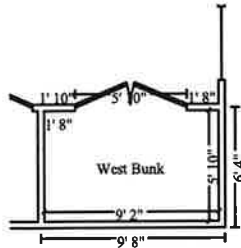
1.06

976.11



SunGlo Restoration Services Inc.

Corporate Office
42860 W. 9 Mile Road
Novi, MI. 48375
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West Bunk

Height: 8'

200.68 SF Walls	53.04 SF Ceiling
253.72 SF Walls & Ceiling	53.04 SF Floor
5.89 SY Flooring	24.06 LF Floor Perimeter
29.89 LF Ceil. Perimeter	

Door

5' 10" X 6' 7 1/8"

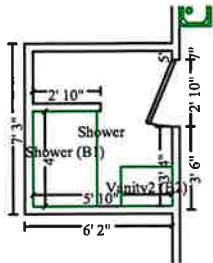
Opens into BUNK_ROOM

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
PREP					
31. Content Manipulation charge - per hour	2.00 HR	0.00	57.20	0.00	114.40
REMEDICATION					
32. Tear out wet drywall, cleanup, bag, per LF - to 4' - Cat 3	15.00 LF	10.22	0.00	0.66	153.96
33. Remove wet suspended ceiling tile and bag - Cat 3	53.04 SF	0.74	0.00	0.19	39.44
34. Tear out and bag wet insulation in confined space - Cat 3	60.00 SF	3.19	0.00	0.25	191.65
35. Apply plant-based anti-microbial agent to more than the ceiling	113.04 SF	0.00	0.38	0.41	43.37
36. HEPA Vacuuming - Light - (PER SF)	306.75 SF	0.00	0.50	0.00	153.38
37. Clean the walls and ceiling	253.72 SF	0.00	0.49	0.15	124.47
38. Clean floor	53.04 SF	0.00	0.60	0.03	31.85
39. HEPA Vacuuming - Light - (PER SF)	306.75 SF	0.00	0.50	0.00	153.38
EQUIPMENT					
40. Negative air fan/Air scrubber (24 hr period) - No monit.	3.00 DA	0.00	72.00	0.00	216.00
<i>One for three days</i>					
Totals: West Bunk				1.69	1,221.90



SunGlo Restoration Services Inc.

Corporate Office
42860 W. 9 Mile Road
Novi, MI. 48375
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License 21002118244



Shower

Height: 8'

225.80 SF Walls	37.29 SF Ceiling
263.09 SF Walls & Ceiling	37.29 SF Floor
4.14 SY Flooring	27.72 LF Floor Perimeter
30.54 LF Ceil. Perimeter	

Door

2' 9 15/16" X 6' 6 3/4"

Opens into BUNK_ROOM

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
PREP					
41. Bathroom ventilation fan cover - Detach	2.00 EA	0.00	13.21	0.00	26.42
REMEDICATION					
42. Tear out wet drywall, cleanup, bag - Cat 3	4.00 SF	1.89	0.00	0.04	7.60
43. Tear out and bag wet insulation in confined space - Cat 3	37.29 SF	3.19	0.00	0.16	119.12
44. Apply plant-based anti-microbial agent to the ceiling	37.29 SF	0.00	0.38	0.13	14.30
45. HEPA Vacuuming - Light - (PER SF)	300.38 SF	0.00	0.50	0.00	150.19
46. Clean the walls and ceiling	263.09 SF	0.00	0.49	0.16	129.07
47. Clean floor	37.29 SF	0.00	0.60	0.02	22.39
48. HEPA Vacuuming - Light - (PER SF)	300.38 SF	0.00	0.50	0.00	150.19
Totals: Shower				0.51	619.28
Total: Main Level				30.69	11,287.79
Line Item Totals: 26-3824-MLD_8-3				30.69	11,287.79



SunGlo Restoration Services Inc.

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Novi, MI. 48375
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License 21002118244

Grand Total Areas:

1,378.10	SF Walls	913.31	SF Ceiling	2,291.41	SF Walls and Ceiling
913.31	SF Floor	101.48	SY Flooring	170.37	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	208.60	LF Ceil. Perimeter
913.31	Floor Area	971.20	Total Area	1,426.76	Interior Wall Area
1,112.06	Exterior Wall Area	136.43	Exterior Perimeter of Walls		
0.00	Surface Area	0.00	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		



SunGlo Restoration Services Inc.

Corporate Office
42860 W. 9 Mile Road
Novi, MI. 48375
Tax I.D. 38-2728853
License 21002118244

Summary for Dwelling

Line Item Total	11,257.10
Material Sales Tax	30.69
Replacement Cost Value	\$11,287.79
Net Claim	\$11,287.79

Brandon Wigginton

1155 Temple St
Mason, MI 48854
Phone: (517) 676-8000
Fax: (517) 676-8001
Tax ID: 38-2441658

Client: Jeff Kujawa
Property: 8795 Macarthur Blvd
Ypsilanti, MI 48198

Home: (734) 612-9951

Operator: HUNTER.K

Estimator: Hunter Knapp
Company: Paul Davis Restoration

Business: (517) 930-3435
E-mail: hunter.knapp@pauldavis.com

Type of Estimate: Mold Remediation
Date Entered: 7/22/2026

Date Assigned:

Price List: TM24USDCUSDV1
Labor Efficiency: Restoration/Service/Remodel
Estimate: SUPERIORFIRESTATION
File Number: 6000-M

Preliminary Mold Remediation Estimate

This estimate is based on actual time and materials and is subject to change if any unforeseen damage or conditions are discovered once work has commenced.

A 50% deposit is required prior to the start of work.

Scope of work

This estimate has been prepared using our time, materials, and equipment pricing rather than a square-foot pricing model. The scope of work is based on the remediation protocol provided by Mold Quest.

1155 Temple St
 Mason, MI 48854
 Phone: (517) 676-8000
 Fax: (517) 676-8001
 Tax ID: 38-2441658

SUPERIORFIRESTATION
Labor

DESCRIPTION	QTY	UNIT PRICE	TOTAL
1. Estimator	2.00 HR @	117.42 =	234.84
2. Remediation Supervisor	24.00 HR @	88.34 =	2,120.16
1 Supervisor for 3 days			
3. Remediation Technician	72.00 HR @	78.83 =	5,675.76
3 Technicians for 3 days			

Material

DESCRIPTION	QTY	UNIT PRICE	TOTAL
4. Floor Protection - Carpet Shield 24" x 200'	2.00 RL @	145.42 =	290.84
5. Floor Protection - Ram Board or equal	1.00 RL @	120.78 =	120.78
6. Plastic Sheeting - 1.5 mil 20'x100' (Painters Plastic)	1.00 RL @	49.29 =	49.29
7. Plastic Sheeting - 6 mil 20'x100'	1.00 RL @	123.23 =	123.23
8. Gloves - Nitrile / Latex (50 pairs)	1.00 BX @	53.92 =	53.92
9. Respirator - Cartridge P-100 (Standard)	9.00 EA @	13.03 =	117.27
10. Coverall Suit w/Hood & Boots	18.00 EA @	15.40 =	277.20
11. Respirator - Full/Half-Face (PRP)	3.00 EA @	36.97 =	110.91
12. Rags - Cotton Cloth	10.00 LB @	6.16 =	61.60
13. Saw Blades - Remediation/Kett Saw	2.00 EA @	18.49 =	36.98
14. Tape - Masking / Painters or Equal	2.00 RL @	17.80 =	35.60
15. Trash Bags - 4 mil (50-count)	1.00 BX @	89.64 =	89.64
16. HEPA Vacuum Bags	2.00 EA @	5.54 =	11.08
17. HEPA Vacuum Filter	2.00 EA @	172.53 =	345.06
18. Containment Zipper	4.00 EA @	29.57 =	118.28
19. Air Scrubber Pleated Filter	4.00 EA @	14.78 =	59.12
20. Air Scrubber HEPA Filter	2.00 EA @	277.29 =	554.58
21. Air Scrubber - Lay-Flat Duct - 20"	0.25 RL @	189.30 =	47.33
22. Fiberlock Advanced Peroxide	2.00 EA @	92.42 =	184.84

Equipment

DESCRIPTION	QTY	UNIT PRICE	TOTAL
23. Zip Poles (per pair)	6.00 DA @	30.80 =	184.80
Two sets for 3 days			

SUPERIORFIRESTATION

7/22/2026

Page: 2

1155 Temple St
Mason, MI 48854
Phone: (517) 676-8000
Fax: (517) 676-8001
Tax ID: 38-2441658

CONTINUED - Equipment

DESCRIPTION	QTY	UNIT PRICE	TOTAL
24. Ladder - Step / Extension 1 Ladder each day	3.00 DA @	14.78 =	44.34
25. Backpack HEPA Vacuum	2.00 DA @	80.10 =	160.20
26. Remediation Saw (Kett)	2.00 DA @	40.05 =	80.10
27. Air Scrubber / Negative Air (Large) 3 Air scrubbers for 4 days	12.00 DA @	179.47 =	2,153.64
28. Truck - 3/4 Ton	1.00 DA @	123.24 =	123.24



Paul Davis Restoration of Mid Michigan, Ann Arbor, and North Oakland County

1155 Temple St
Mason, MI 48854
Phone: (517) 676-8000
Fax: (517) 676-8001
Tax ID: 38-2441658

Summary

Line Item Total	13,464.63
Replacement Cost Value	\$13,464.63
Net Claim	\$13,464.63

Hunter Knapp



BELFOR Property Restoration

2643 E. Michigan Ave. - Ypsilanti, MI 48198
(734) 994-7790 Tel. - (734) 994-7794 Fax
MI License # 2106180549 - Fed ID # 84-1309171

Insured: Superior Fire Department Station #2
Business: 8795 Macarthur Boulevard
Ypsilanti, MI 48198
Property: 8795 Macarthur Boulevard
Ypsilanti, MI 48198

Business: (734) 484-1996 x 4
E-mail: jkujawa@superior-twp.org

Estimator: Matt Ranger

Cellular: (734) 325-0318
E-mail: matt.ranger@us.belfor.com

Claim Number: 0000000

Policy Number:

Type of Loss: Other

Date of Loss:
Date Inspected:

Date Received:
Date Entered: 8/5/2026 12:31 PM

Price List: R_N_M26_JAN26_C3
Restoration/Service/Remodel
Estimate: SUPERIOR_FD#2_MOLD

We would like to thank you for the opportunity to provide you with this **MOLD REMEDIATION** estimate. The total cost for the remediation detailed in the following pages is **\$31,462.11**.

The attached estimate details the specific work to be completed. Work and for this project has been specified by your **Environmental Hygienist, Mold Quest, per the report dated 7/14/2026**. Repairs will be scheduled after a signed copy of this estimate is received.

Unless noted otherwise, the customer is required to provide heat, water and electricity on-site for the duration of this project. The customer is responsible for providing continuous access to the project area during normal business hours, Monday - Friday, 8:00 am - 5:00 pm.

This estimate is valid for 30 days from 8/5/2026. If you have any questions about this estimate, please contact Matt Ranger to discuss those questions .

I/we agree to the terms and conditions of this proposal.

Owner/Authorized signature

Date _____

BELFOR Representative

Date _____

**BELFOR Property Restoration**

2643 E. Michigan Ave. - Ypsilanti, MI 48198
(734) 994-7790 Tel. - (734) 994-7794 Fax
MI License # 2106180549 - Fed ID # 84-1309171

SUPERIOR_FD#2_MOLD**Interior Bunk Room**

DESCRIPTION	QTY	REMOVE	REPLACE	TOTAL
<u>LABOR</u>				
1. Project Manager	5.00 HR	0.00	128.00	640.00
2. Mold Technician (Remediation Technician or Supervisor)	200.00 HR	0.00	83.00	16,600.00
Five technicians for 8 hours over 5 days				
<u>EQUIPMENT</u>				
3. HVAC High CFM HEPA Vacuum Collection System (Per Day)	8.00 EA	0.00	245.00	1,960.00
Two vacuums per day for 4 days				
4. HEPA Filtration Unit / Air Scrubber (Per Day)	28.00 EA	0.00	172.00	4,816.00
Four 1000CFM air scrubbers for 7 days				
5. Vehicle, Van (1 Van Per 10 Passenger or Cargo) (Per Day)	4.00 EA	0.00	156.00	624.00
<u>CONSUMABLES</u>				
6. HVAC Hepa Vac Collection Bag & Filter Protector	8.00 EA	0.00	50.00	400.00
One bag per vacuum per day				
7. Filter, Pleated	8.00 EA	0.00	25.00	200.00
Air scrubber				
8. Filter, Poly (Secondary)	8.00 EA	0.00	8.80	70.40
Air scrubber				
9. Bags, Trash (6 mil)	200.00 EA	0.00	2.50	500.00
10. Plastic Sheeting, 6 mil-Fire Retardant / Anti Static (20 x 100)	1.00 RL	0.00	478.00	478.00
11. Wipes, Cotton Cloth/Workshop Rags	20.00 LB	0.00	9.10	182.00
12. Disinfectant/Antimicrobial	12.00 GL	0.00	62.00	744.00
13. Duct, Lay Flat (500') with Hog Rings	0.50 RL	0.00	565.00	282.50
14. Tape, Global	10.00 RL	0.00	30.00	300.00
15. Tape, 2-way (2" x 60")	5.00 RL	0.00	36.00	180.00
<u>PPE</u>				
16. Respirator, N95	25.00 EA	0.00	4.00	100.00
1 mask per person per day				
17. Protective Suits (Tyvek)	75.00 EA	0.00	21.00	1,575.00
3 suits per person per day				
18. Gloves, Chemical Resistant Nitrile (Per Pair)	100.00 EA	0.00	6.25	625.00

SUPERIOR_FD#2_MOLD

8/5/2026

Page: 2



BELFOR Property Restoration

2643 E. Michigan Ave. - Ypsilanti, MI 48198
(734) 994-7790 Tel. - (734) 994-7794 Fax
MI License # 2106180549 - Fed ID # 84-1309171

CONTINUED - Interior Bunk Room

DESCRIPTION	QTY	REMOVE	REPLACE	TOTAL
<u>GENERAL</u>				
19. Dumpster, 30 yd	1.00 LO	0.00	847.00	847.00
20. Invoice from post-clean environmental testing	1.00 EA			PWI
Totals: Interior Bunk Room				31,123.90
Line Item Totals: SUPERIOR_FD#2_MOLD				31,123.90



BELFOR Property Restoration

2643 E. Michigan Ave. - Ypsilanti, MI 48198
(734) 994-7790 Tel. - (734) 994-7794 Fax
MI License # 2106180549 - Fed ID # 84-1309171

Summary for Dwelling

Line Item Total	31,123.90
Material Sales Tax	338.21
Replacement Cost Value	\$31,462.11
Net Claim	\$31,462.11

Matt Ranger



BELFOR Property Restoration

2643 E. Michigan Ave. - Ypsilanti, MI 48198
(734) 994-7790 Tel. - (734) 994-7794 Fax
MI License # 2106180549 - Fed ID # 84-1309171

Recap of Taxes

	Material Sales Tax (6%)	Storage Tax (6%)
Line Items	338.21	0.00
Total	338.21	0.00



BELFOR Property Restoration

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(734) 994-7790 Tel. - (734) 994-7794 Fax
MI License # 2106180549 - Fed ID # 84-1309171

Recap by Room

Estimate: SUPERIOR_FD#2_MOLD
Interior Bunk Room

	31,123.90	100.00%
Subtotal of Areas	31,123.90	100.00%
Total	31,123.90	100.00%



BELFOR Property Restoration

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(734) 994-7790 Tel. - (734) 994-7794 Fax
MI License # 2106180549 - Fed ID # 84-1309171

Recap by Category

Items	Total	%
CONSUMABLES	5,636.90	17.92%
GENERAL DEMOLITION	847.00	2.69%
EQUIPMENT	7,400.00	23.52%
LABOR	17,240.00	54.80%
Subtotal	31,123.90	98.93%
Material Sales Tax	338.21	1.07%
Total	31,462.11	100.00%



CHARTER TOWNSHIP OF SUPERIOR

3040 North Prospect Road Ypsilanti, MI 48198

Telephone (734) 482-6099 Fax (734) 482-3842

Please submit one completed form per agenda item.

TO: Superior Township Board of Trustees

FROM: Sarah Devereaux

DATE SUBMITTED: 8/5/2026

BOARD MEETING DATE: 8/17/2026

ITEM TITLE: Beautification Committee Applicants Review & Appointment

DESCRIPTION OF ITEM/RESOLUTION:

Applications for Beautification Committee

REQUESTED BOARD ACTION:

Review and approval of Beautification committee applicants

BACKGROUND/JUSTIFICATION:

We have received one additional application for the Beautification Committee. This additional community applicant has been reviewed by the Committee Chair, Trustee Sarah Devereaux, and also by Treasurer Lisa Lewis. We are recommending approval of the applicant, who brings unique skills, passion for the work, and commitment to serving their community.

IMPACT ON TOWNSHIP BUDGET (if any):

None

TOWNSHIP DEPARTMENTS OR OUTSIDE AGENCIES INVOLVED:

None

DEADLINES OR URGENCY (if applicable):

Requesting inclusion in the August packet so that the new applicant may join our September Beautification Committee meeting, if approved by the Board.

SUPPORTING DOCUMENTS ATTACHED:

- (1) Applicant Interview Feedback Summary
- (2) Kimberly Polzin B.C. Application

CONTACT PERSON FOR QUESTIONS:

Name: Sarah Devereaux

Title: Township Trustee

Phone: 7343530389

Email: sdevereaux@superior-twp.org

Please attach this form with all supporting documents in the same email and CC the following individuals: arobinson@superior-twp.org, cbenitez@superior-twp.org, krarkin@superior-twp.org, edy@superior-twp.org

**CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN**

**RESOLUTION TO APPOINT A MEMBER TO THE
CHARTER TOWNSHIP OF SUPERIOR BEAUTIFICATION COMMITTEE**

RESOLUTION NUMBER: 2026-38

DATE: AUGUST 17, 2026

WHEREAS, the Charter Township of Superior has established a Beautification Committee to support township-wide beautification efforts, including native plantings, roadside cleanups, blight assessment, community education, and volunteer engagement; and,

WHEREAS, the Township solicited applications from residents interested in serving on the Beautification Committee, and the application and feedback for the applicant were reviewed and included in the Board packet; and,

WHEREAS, the Board of Trustees appointed three members to the Beautification Committee by Resolution 2026-30 on June 15, 2026, and the Township has continued to accept applications for the remaining seats; and,

WHEREAS, Kimberly Polzin has applied for a community seat and brings professional experience in website design, graphic design, and digital tools, together with a background in nursing and hospice care that has given her strong operational and communication skills; and,

WHEREAS, Kimberly Polzin has demonstrated a particular commitment to approaching blight remediation as a collaborative effort with residents rather than an adversarial one, and has expressed interest in blight identification and ordinances, litter reduction and roadside cleanups, and plantings and green space enhancement;

NOW, THEREFORE, BE IT RESOLVED, that the Superior Charter Township Board of Trustees hereby appoints the following member to the Superior Township Beautification Committee for a two-year term expiring August 2028:

Kimberly Polzin – Community Seat

BE IT FURTHER RESOLVED, that the appointed member shall undertake her respective role with the dedication, creativity, and collaborative spirit required to further the goals and responsibilities of the Beautification Committee.

Beautification Committee Applicant Feedback Summary

Prepared by Trustee Sarah Devereaux | Board of Trustees Meeting, August 2026

Kimberly Polzin – Oakbrook (Community Application)

Kim has lived in Superior Township for most of her life and brings both professional skill and lived perspective to the Committee's work. She began her career as a nurse at the University of Michigan, has worked in hospice care, and now works as a web designer with experience in WordPress, Canva, and graphic design. Kim has personal experience with the kinds of circumstances that can put a property beyond an owner's ability to maintain it. That perspective grounds her belief that the Township can raise its standards without harshness, starting with a conversation between neighbors. She is most interested in blight identification and ordinances, litter reduction and roadside cleanups, and plantings and gardening, and is enthusiastic about the pathways and other recent Township improvements. She is also passionate about supporting the Township's senior residents and interested in creative approaches that help seniors age in place with dignity. Kim is self-employed with a flexible schedule and has committed to monthly meetings and at least two Committee projects per year. She is a strong fit for blight, collaborative compliance, and roadside cleanup, and if appointed she will work directly with the Committee Chair on these efforts.

CHARTER TOWNSHIP OF SUPERIOR

WASHTENAW COUNTY, MICHIGAN

BEAUTIFICATION COMMITTEE

MEMBER APPLICATION

Instructions

Thank you for your interest in serving on the Charter Township of Superior Beautification Committee. This application is used for both Community Application seats and Board-Appointed seats. Please complete all sections and indicate in Section 2 which type of seat you are applying for.

You may make a copy of this form and type directly into the form, or print and complete the form by hand.

Submit your completed application by **June 30, 2026** via:

Email: Trustee Sarah Devereaux, sdevereaux@superior-twp.org

Mail: Trustee Sarah Devereaux, c/o Charter Township of Superior, 3040 N Prospect Rd, Superior Township, MI 48198

In Person: Superior Township Hall during business hours (8am-4pm)

Section 1: Personal Information

First Name

Kimberly

Last Name

Polzin

Street Address

1195 Stamford Rd

City

Ypsilanti

State / ZIP

MI, 48198

Phone Number

248-595-3645

Email Address

kimpolzin12@gmail.com

How long have you been a Superior Township resident?

Currently 3 years, previously for 36 years

Section 2: Type of Seat

The Beautification Committee fills its seats through two pathways. Please indicate which type of seat you are applying for:

☒ **Community Application Seat** (At Least 4 Seats)

Open to any Township resident who is passionate about beautification and willing to contribute. No special credentials required.

☐ **Board-Appointed Seat** (Up to 4 Seats)

For residents with professional expertise in code enforcement/legal, landscaping/horticulture/arboriculture, urban planning/community development, or nonprofit/volunteer management.

☐ **Consider Me for Either**

I have relevant professional expertise but would also like to be considered for a Community Application seat.

Section 3: Interest & Motivation

Why are you interested in serving on the Beautification Committee? What does beautification mean to you personally?

I am interested in helping my community to look its best while not harshly judging each other or negativity. I believe we can beautify the township and help our neighbors without unneeded harshness or harassment. I love many of the programs and initiatives that are already in place and would love to continue them, as well as come up with new ways to improve our township.

Which areas of the Committee's work are you most interested in? (Check all that apply)

- | | |
|---|---|
| ☒ Blight Identification & Remediation | ☒ Plantings & Green Space Enhancement |
| ☒ Litter Reduction & Clean-Ups | ☒ Public Infrastructure Aesthetics |
| ☒ Tree & Landscape Management | ☒ Community Engagement & Volunteerism |

Are there specific beautification issues or projects in the Township you would like to see addressed?

Not currently, except perhaps the movement of the Oakbrook sign at Stamford and MacArthur which currently blocks the sightline of drivers.

Section 4: Relevant Experience & Skills

For All Applicants

Please describe any experience, skills, or community involvement that you would bring to the Committee. Examples might include gardening, landscaping, event organizing, community outreach, project management, photography, construction, or prior board/committee service. No specific experience is required for Community Application seats.

Please describe any relevant experience, skills, or community involvement:

My most relevant skills are my experience with website design, basic graphic design, and other computer work. I am newer to this field, but am constantly learning and gaining experience with WordPress, Canva, and other software.

Have you previously served on a Township board, commission, or committee? If yes, please describe:

No, I have not.

For Board-Appointed Seat Applicants Only

If you are applying for a Board-Appointed seat (or would like to be considered for either type), please complete this section. Identify your area(s) of expertise and describe your qualifications.

Which area(s) of expertise apply to you? (Check all that apply)

☐ **Code Enforcement / Legal**

Municipal code, blight ordinances, property maintenance, enforcement procedures

☐ **Landscaping / Horticulture / Arboriculture**

Native plants, tree health, sustainable landscaping, seasonal planting

☐ **Urban Planning / Community Development**

Land use, public space design, placemaking, infrastructure planning

☐ **Nonprofit / Volunteer Management**

Volunteer programs, community organizing, donor engagement, grant writing

Please describe your professional background and qualifications in the area(s) selected above. Include relevant education, certifications, years of experience, and how your expertise would benefit the Committee:

Section 5: Availability & Commitment

Are you able to attend monthly Committee meetings?

☒ Yes ☐ No

Are you willing to participate in at least two Committee-led projects or events per year (e.g., clean-up days, planting events)?

☒ Yes ☐ No

Is there anything else you'd like us to know about your availability or scheduling constraints?

I am self-employed and make my own schedule so I can be very flexible.

Section 6: Additional Comments

Is there anything else you would like to share in support of your application?

I have lived in Superior Township for most of my life. I have lived in other areas as well, but have always returned here. I care about this township and wish for it to be its very best for my own family as well as others.

By signing below, I confirm that I am a resident of the Charter Township of Superior, that I am at least 18 years of age, and that the information provided in this application is true and accurate. I understand that the Beautification Committee is an advisory body to the Township Board of Trustees and that membership is subject to Board appointment or approval.

Kimberly Polzin

Signature

07/28/2026

Date

FOR OFFICE USE ONLY

Date Received: _____ Reviewed By: _____

Seat Type: ☐ Community Application ☐ Board-Appointed ☐ Either

Interview Date: _____ Board Action: _____



CHARTER TOWNSHIP OF SUPERIOR

3040 North Prospect Road Ypsilanti, MI 48198

Telephone (734) 482-6099 Fax (734) 482-3842

Please submit one completed form for each agenda item

TO: Superior Township Board of Trustees

FROM: Emily Dabish Yahkind

DATE SUBMITTED: 8/8/26

BOARD MEETING DATE: 8/17/26

ITEM TITLE: RESOLUTION TO APPROVE AN UPDATED ASSESSMENT
SERVICES CONTRACT WITH WCA ASSESSING

TYPE OF AGENDA ITEM (SELECT ONE):

- ☒ Resolution ☐ Discussion ☐ Presentation ☐ Appointment
☐ First Reading ☐ Policy Amendment ☐ Ordinance Amendment
☐ Other _____

DESCRIPTION OF ITEM/RESOLUTION:

Provide a clear/concise summary of the item being presented.

Resolution to approve an updated contract for WCA services.

REQUESTED BOARD ACTION:

Specify the action you are asking the Board to take (e.g. approval, adoption, review, authorization).

Approval

BACKGROUND/JUSTIFICATION:

Provide relevant history, previous board actions, community input, or project developments.

Due to recent staffing changes at the Township, updated contract terms are needed to continue services with WCA.

IMPACT ON TOWNSHIP BUDGET (if applicable):

\$172,422 for September 1, 2026 through August 31, 2027; \$181,043 for September 1, 2027 through August 31, 2028; and \$190,095 for September 1, 2028 through August 31, 2029

TOWNSHIP DEPARTMENTS OR OUTSIDE AGENCIES INVOLVED:

List any departments or external entities responsible for or impacted by this item.

Assessing Department & Supervisor's Office

DEADLINES OR URGENCY (if applicable):

Include any timelines, deadlines or reasons for urgency.

SUPPORTING DOCUMENTS ATTACHED:

Include number of attachments and a brief title of each file.

Resolution, Submission Form, Updated WCA Contract

CONTACT PERSON FOR QUESTIONS:

Name: Emily Dabish Yahkind

Title: Supervisor

Phone: 734-896-3520

Email: edy@superior-twp.org

Submit this form as part of one (1) combined PDF — Submission Form, Resolution, and Supporting Documents — and email it to the Clerk's Office within the applicable deadline.

Send to: arobinson@superior-twp.org, CC: sizso@superior-twp.org, krankin@superior-twp.org, and edy@superior-twp.org

**CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN**

**RESOLUTION TO APPROVE AN UPDATED ASSESSMENT SERVICES CONTRACT
WITH WCA ASSESSING**

RESOLUTION NUMBER: 2026-39

DATE: AUGUST 17, 2026

WHEREAS, the Charter Township of Superior is required under Michigan law to assess all real and personal property within the Township and to maintain said assessments on an annual basis; and

WHEREAS, the Township's current assessment services contract with WCA Assessing, located at 38110 Executive Drive, Suite 100, Westland, Michigan, requires an update due to Township staffing changes, and the Township desires to continue receiving professional assessment services without interruption; and

WHEREAS, WCA Assessing has submitted a proposed contract for a three-year term beginning September 1, 2026 and expiring August 31, 2029, under which an Advanced Michigan Assessing Officer or Master Michigan Certified Assessing Officer shall serve as the Township's assessor of record and supervise the preparation of the 2027, 2028, and 2029 assessment rolls; and

WHEREAS, under the proposed contract, WCA Assessing shall perform all duties of the certifying assessor, including field inspections, assessment ratio studies, personal property canvasses, preparation of assessment rolls and all county and state equalization forms, attendance at all Boards of Review, maintenance of property records, and representation of the Township in defending assessment appeals before the Michigan Tax Tribunal; and

WHEREAS, the proposed contract reflects updated pricing from the Township's prior contract with WCA Assessing, with annual compensation of \$172,422 for September 1, 2026 through August 31, 2027; \$181,043 for September 1, 2027 through August 31, 2028; and \$190,095 for September 1, 2028 through August 31, 2029, payable in twelve (12) equal monthly installments, with Michigan Tax Tribunal legal representation, appraisal services, and approved special projects billed separately at the hourly rates set forth in the contract; and

WHEREAS, the Township Board has reviewed the proposed contract and finds that continuing assessment services with WCA Assessing is in the best interest of the Township and its residents;

NOW, THEREFORE, BE IT RESOLVED THAT the Charter Township of Superior Board hereby approves the Assessment Services Contract with WCA Assessing for the term of September 1, 2026 through August 31, 2029, at the annual compensation rates set forth above, and authorizes the Township Supervisor and Township Clerk to execute the contract on behalf of the Charter Township of Superior.

PROPOSED ASSESSMENT CONTRACT
FOR SUPERIOR CHARTER TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

WHEREAS, Superior Township, hereinafter called "Township", with its principal offices located at 3040 North Prospect, Superior Township, Michigan, 48198 is interested in having all real property and all personal property assessed and having said assessments maintained on an annual basis.

WHEREAS, WCA Assessing, with principal offices located at 38110 Executive Drive, Suite 100, Westland, Michigan 48185, hereinafter called the "Company", is interested in the contract for assessment and maintenance work for Township property effective September 1, 2026;

IT IS THEREFORE AGREED:

1. Company agrees to plan, administer, and provide overall supervision of property appraisal programs for assessment purposes; maintain appropriate levels of qualified staff to ensure work is completed to achieve overall department goals. The company is familiar with the laws, regulations, and directives regarding the appraisal of real and personal property for assessment purposes with the State of Michigan.
2. Company has policies and procedures for staff in determining true cash value of assessable real and personal property including locating, identifying and inventorying quantity and characteristics of the property for determining the appropriate value and classification. During the term of this agreement, an Advanced Michigan Assessing Officer, or Master Michigan Certified Assessing Officer shall act as the assessor of record and supervise the preparation of the 2027, 2028, and 2029 assessment rolls, utilizing the services and personnel proposed herein.
3. Company agrees to respond to inquiries and requests for assessment information from the public. The Township agrees to provide office space within the Township Hall, or other Township owned buildings for the completion of the terms of this contract. The office space shall be made available so as to not impede the performance of the department. Any days in which the Company is scheduled to be in the office but the office is closed due to holidays, acts of God, mandated closures related to pandemic or disease, educational purposes, or any other causes beyond the control of the Company, shall be considered included within the hours to complete this agreement. The purpose of office hours are:

- To meet with Township staff to answer questions and give advice;
 - To be available to assist with providing information and answering inquiries of taxpayers/residents/others.
 - Serves as a liaison between the Township and prospective business and industry investors; acts as a resource for Township citizens by responding to inquiries and interpreting State laws.
 - To perform certain other functions as described herein.
4. Company agrees to oversee maintenance of departmental files including property records/cards, physical data, legal descriptions, splits and combinations of parcels, ownership transfers, and strives to identify new/improved methods for carrying out the responsibilities of the department.
 5. Company agrees to represent the Township in defending assessments appealed to the Michigan Tax Tribunal (MTT). The company shall be available to defend all assessments to the MTT as needed during this contract. Company agrees to advise the Township's legal counsel of any known possible MTT claims and to consult with the Township's legal counsel regarding settlement possibilities.
 6. Township agrees that responses to the Full MTT shall be prepared by the Company's legal staff. Township agrees to provide full cooperation with Company's legal staff. Should expert witnesses and/or preparation of respondent's valuations disclosures be necessary, the Company shall notify the Township's legal counsel of such requirement.
 7. Company agrees throughout the term of this contract to provide field inspections of all properties as necessary; to perform assessment ratio studies to determine true cash value; to perform personal property canvasses to ensure all personal property is equitably assessed; to update property records and ensure notification of annual assessment changes. All assessments completed by Company throughout the term of this contract will be in adherence to State Tax Commission procedures as to the valuation method, assessment manual, personal property multipliers, and general requirements. Company agrees to perform the duties of the certifying assessor for said Township including but not limited to;
 - Inspect, revise, and re-evaluate property record cards with new construction, demolition, and property splits.
 - Perform neighborhood market studies and land value analyses throughout the term of this contract.
 - Prepare assessment roll(s), all county and state equalization forms and requirements as determined by the State tax Commission.

- Provide digital photographs of all properties visited for maintenance purposes.
 - Working with the Township Building Department to ensure all new property is equitably assessed.
 - Prepare all new property record cards in compliance with State tax Commission requirements.
 - Attend, prepare, and work with all Boards of Review.
 - Assist Township in establishment of any IFT, CFT, DDA, TIFA, Brownfield, or other statutory tax incentive program as established by the legislature.
 - Perform any duties required for FEMA damage assessments as well as AMAR /PA 660 preparation.
8. Company agrees to meet with the Township Supervisor and/or other designated staff of the Township to review progress that the Company has made towards meeting the terms of this proposal/agreement, preparation of assessment rolls, and other matters parties deem necessary to review. In addition the Company will suggest any budgetary information necessary to upgrade and/or improve the Township's assessment process.
 9. Township agrees that in addition to the responsibilities provided herein, the staff of the Township shall provide full and reasonable cooperation to the
 10. Company in completion of the herein-stated services.
 11. The Company shall be liable to the Township, and hereby agrees to indemnify and hold the Township harmless but only to the extent of its insurance coverage set forth below, against all claims covered by said insurance coverage arising out of the performance of the services rendered hereunder caused by any negligent conduct, intentional conduct, or act of the Company or any of its employees in the performance of this contract that are covered by the policies listed in subparagraphs "a" through "c" below.

The Company will carry the following insurance coverage at all times during this agreement:

- a. Comprehensive general liability insurance covering the Company and the Township in the project with not less than the following limits of liability; bodily injury or death, \$1,000,000 each person and subject to the same limit for each person; \$1,000,000 for two or more persons in any

occurrence; property damage, \$1,000,000 each occurrence; \$2,000,000 annual aggregate.

b. Worker's Disability Compensation Insurance, securing compensation for the benefit of the employees of the Company, as required by Worker's Disability Compensation Act of State of Michigan.

c. The Company shall also carry professional liability and errors and omissions insurance with not less than \$2,000,000 limit of liability for each claim and in the aggregate including claim expenses. However, the Township understands that it cannot be listed an additional insured under this type of policy. Should the Township or its officers, directors, employees, and elected officials ever be held financially liable for any error or omission of the Company and seek indemnification from Company as a result thereof, under no circumstance shall the Company's cumulative liability to the Township or its officers, directors, employees and elected official exceed the coverage of the errors and omissions policy referenced herein.

All required insurance shall be maintained with responsible insurance carriers qualified to do business in the State of Michigan. As soon as practicable upon execution of this contract and upon commencing any performance hereunder, the Company shall deposit with the Township the previously mentioned policies of insurance or certificates therefore. During the duration of this contract, a copy of said insurance or certificate shall be given to the Township Clerk at the beginning of each year.

12. The Company shall not be held liable for any damages caused by strikes, explosions, war, pandemic or disease, fire or act of nature that might stop or delay the progress of work. In the event of a claim against the Township relating to any act or failure to act of the Company that is not covered by the insurance coverage as set forth above, the Township has no right to indemnification from Company.
13. The Township and Company agree that the relationship of the Township and Company is that of a client and contractor and not of that of an employer and employee and should not be construed as such.
14. In the event that the Company shall not be in substantial compliance with the terms of this agreement, the Township shall give the Company written notice of said breach and thirty (30) days to cure the breach. If the Company fails to cure the breach within thirty (30) days after such notice, the Township may terminate this Contract immediately without further notice or liability to the

Company, other than for permitted fees and expenses accrued through the date of termination.

15. The Township and Company agree that the Company shall not assign or transfer either this agreement nor any portion therein without first receiving written approval from the other party.
16. The Township agrees to pay the Company as follows;

September 1, 2026 to August 31, 2027.....\$ 172,422 annually
September 1, 2027 to August 31, 2028.....\$ 181,043 annually
September 1, 2028 to August 31, 2029.....\$ 190,095 annually

The payments shall be made in twelve (12) equal installments due on the fifteenth (15th) day of each month.

The Township's representation for all Michigan Tax Tribunal petitions **not in the Small Claims Division**, shall be provided by Company's para legal staff, possessing experience in the representation of municipalities before the Michigan Tax Tribunal at the rate of:

September 1, 2026 to August 31, 2027.....\$ 155.03 / Hourly
September 1, 2027 to August 31, 2028.....\$ 162.78 / Hourly
September 1, 2028 to August 31, 2029.....\$ 170.92 / Hourly

The Township's representation for all Michigan Tax Tribunal petitions not in the Small Claims Division **relative to Tribunal Hearings**, shall be provided by Company's legal staff, possessing experience in the representation of municipalities before the Michigan Tax Tribunal at the rate of:

September 1, 2026 to August 31, 2027.....\$ 196.77 / Hourly
September 1, 2027 to August 31, 2028.....\$ 206.61 / Hourly
September 1, 2028 to August 31, 2029.....\$ 216.93 / Hourly

17. MICHIGAN TAX TRIBUNAL APPRAISAL SERVICES PLUS SPECIAL PROJECTS
Appraisal services rendered by the Company in Full Claims Michigan Tax Tribunal matters, and or **any special services requested and approved** by the Township, shall be provided to the Township at the rate of:

	09/01/26	09/01/27	09/01/28
Title	08/31/27	08/31/28	08/31/29
Appraiser Aide	\$48.67	\$51.10	\$53.66
Appraiser	\$71.33	\$74.89	\$78.64
Level III Appraiser	\$121.14	\$127.20	\$133.55
Assessor	\$145.37	\$152.64	\$160.27
Hourly fees include clerical costs and overhead for the Company.			

18. Michigan Tax Tribunal appraisal services and requested special projects are separate from normal assessment and appraisal functions.
19. The Township and Company agree that the term of this contract shall begin September 1, 2026 and expire August 31, 2029. The term of this agreement may be extended by amendment, if mutually agreed upon in writing by each party.
20. The Township and Company agree this contract is entered into subject to the charter and ordinances of the Township and the applicable laws of the State of Michigan.
21. The Company agrees that in the performance of this contract neither the Company nor any person acting on its behalf will refuse to employ or refuse to continue in any employment any person because of race, creed, color, national origin, sex, or age. The Company will in all solicitations or advertisements for employees placed by or on behalf of the Company state that all qualified applicants shall be considered for employment without regard to race, creed, color, national origin, sex, or age.
22. The Company shall acknowledge receipt of and comply with the Township ethics policy, computer usage policy or other signed documents
23. The Township agrees the Supervisor and Clerk possess complete authority by resolution of the Township Council or otherwise to execute this agreement on behalf of the Township.

WITNESSES:

WCA ASSESSING:

By: _____
Douglas Shaw, for WCA Assessing,
as its Member

WITNESSES:

SUPERIOR TOWNSHIP:

By: _____
, SUPERVISOR

By: _____
, CLERK

STATE OF MICHIGAN)
)ss
COUNTY OF WAYNE)

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that on the _____ day of _____, 20____, Doug Shaw, doing business as WCA Assessing, known to me to be the person whose name is subscribed to on the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

NOTARY PUBLIC

My Commission Expires: _____

Be it remembered that on this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came _____, Supervisor for Superior Township, and _____, Clerk for Superior Township, a Municipal Corporation duly organized, incorporated and existing under and by virtue of the laws of the State of Michigan, known to me to be the persons who executed the foregoing instrument of writing on behalf of said Municipal Corporation, and such persons duly acknowledged the execution of the same to be their act and deed of said Municipal Corporation.

In testimony whereof, I have hereunto set my hand and affixed by official seal the day and year last above written.

_____ County, Michigan

My Commission Expires: _____



CHARTER TOWNSHIP OF SUPERIOR

3040 North Prospect Road Ypsilanti, MI 48198

Telephone (734) 482-6099 Fax (734) 482-3842

Please submit one completed form for each agenda item

TO: Superior Township Board of Trustees

FROM: Angela Robinson

DATE SUBMITTED: 8/11/26

BOARD MEETING DATE: 8/17/26

ITEM TITLE: Resolution to Approve Website Support and Maintenance Agreement with JCM Media Group

TYPE OF AGENDA ITEM (SELECT ONE):

- ☒ Resolution ☐ Discussion ☐ Presentation ☐ Appointment
☐ First Reading ☐ Policy Amendment ☐ Ordinance Amendment
☐ Other _____

DESCRIPTION OF ITEM/RESOLUTION:

Provide a clear/concise summary of the item being presented.

Website support/maintenance services from JCM Media Group per its August 7, 2026 proposal — maintenance, security monitoring, backups, ADA compliance scanning, technical support — one-year term.

REQUESTED BOARD ACTION:

Specify the action you are asking the Board to take (e.g. approval, adoption, review, authorization).

Approve agreement; authorize Supervisor/Clerk to execute.

BACKGROUND/JUSTIFICATION:

Provide relevant history, previous board actions, community input, or project developments.

JCM built and recently rebuilt the Township website (ADA-compliant), provided ~250 hours at no charge, and will assist with server capacity issues.

IMPACT ON TOWNSHIP BUDGET (if applicable):

\$350/month expensed under the 101-261-948.000 Professional Services - IT Fund

TOWNSHIP DEPARTMENTS OR OUTSIDE AGENCIES INVOLVED:

List any departments or external entities responsible for or impacted by this item.

JCM Media Group and Clerk's Office

DEADLINES OR URGENCY (if applicable):

Include any timelines, deadlines or reasons for urgency.

Recent traffic spike triggered a hosting freeze of the Township site, underscoring need for continued monitoring and support.

SUPPORTING DOCUMENTS ATTACHED:

Include number of attachments and a brief title of each file.

Resolution; JCM Proposal/Agreement

CONTACT PERSON FOR QUESTIONS:

Name: Angela Robinson

Title: Township Clerk

Phone: 734-482-6099

Email: arobinson@superior-twp.org

Submit this form as part of one (1) combined PDF — Submission Form, Resolution, and Supporting Documents — and email it to the Clerk's Office within the applicable deadline.

Send to: arobinson@superior-twp.org, CC: sizzo@superior-twp.org, krankin@superior-twp.org, and edy@superior-twp.org

**CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN**

**RESOLUTION TO APPROVE WEBSITE SUPPORT AND
MAINTENANCE AGREEMENT WITH JCM MEDIA GROUP**

RESOLUTION NUMBER: 2026-40

DATE: AUGUST 17, 2026

WHEREAS, JCM Media Group (“JCM”) originally developed the Charter Township of Superior’s website and has recently completed substantial work to rebuild, update, and improve the website, including bringing the website into compliance with applicable ADA accessibility requirements; and

WHEREAS, JCM’s knowledge of the Township’s website and underlying systems provides important continuity and allows for efficient and timely maintenance, security, accessibility monitoring, and technical support; and

WHEREAS, the Township currently has a need to address certain server capacity concerns, and JCM has agreed to assist the Township in addressing those concerns; and

WHEREAS, JCM has demonstrated an outstanding work ethic and commitment to the Township through its recent website and ADA compliance work and by previously providing approximately 250 hours at no charge to the Township; and

WHEREAS, JCM has submitted a Website Support Plan Proposal dated August 7, 2026, providing ongoing website maintenance, security monitoring, backups, ADA compliance scanning, and technical support for \$350.00 per month for a one-year commitment; and

WHEREAS, the Township Board finds that continuing with JCM provides the Township with continuity, specialized knowledge, responsive service, and reasonable and predictable costs, and is in the best interests of the Charter Township of Superior;

NOW, THEREFORE, BE IT RESOLVED, that the Charter Township of Superior Board hereby approves the engagement of JCM Media Group for website support and maintenance services at \$350.00 per month for a one-year commitment, pursuant to the terms of its August 7, 2026 proposal.

BE IT FURTHER RESOLVED, that the Township Supervisor and Township Clerk are authorized to execute the necessary agreement and related documents to implement this Resolution.



JCM Support Plan Proposal

Prepared For: Superior Township

Date: August 11, 2026

Effective Date: August 1, 2026

Support Plan Arrangement

Monthly Retainer

- \$350/month (*reduced from our standard rate of \$600*)
- Routine website maintenance
- 2 additional support hours/month
- 1 year commitment
- Work requested in a given period that exceeds the allocated 2 hours will be billed at JCM's then-current hourly rate, only with client approval. Without approval, additional support requests will be held until the following month.

Routine Maintenance

- Plugin and theme updates
- WordPress updates
- Security and malware monitoring
- Server updates and troubleshooting
- DDoS protection
- Backup storage for disaster recovery
- Dead link testing
- Monthly automated ADA compliance scanning

Additional Support, As Needed

2 hours max/month

- Content edits to repair dead links
- Content edits to resolve ADA compliance
- Edit, revise, update or create new website content based on Client request
- Consultation and guidance on the use of the web site
- Server support (if on a JCM recommended or approved server)
- Bug fixes for plugins and/or themes
- Data analysis
- Marketing strategy
- Data system maintenance
- Custom marketing data reports



What is not included in this agreement

Activities beyond those listed above are generally larger than support/maintenance requests and may be quoted as a separate project, at Client's request. Here are examples of activities that typically require a separate project or a larger retainer:

- Web site redesign or re-development
- Additional features or alterations in functionality of existing features
- Software development, including but not limited to ecommerce, mobile applications, and systems integrations
- Creation or management of new marketing campaigns
- Development of complex marketing assets

PROFESSIONAL SERVICES AGREEMENT

This Professional Services Agreement ("Agreement") is entered into as of August 1, 2026 ("Effective Date"), by and between JCM Media Group ("JCM"), and "Client".

1) Services

- 1.1 Statements of Work. The Statement of Work – as defined by this document in the sections labeled "Scope," "Investment," and "Assumptions & Limitations" – outlines JCM's best current understanding of Client's expressed needs and the estimated Time and Materials required to deliver work that satisfies those needs. Client agrees that this included Statement of Work is an estimate and that final Time and Materials may differ from this estimate. Additional services outside or above the Statement of Work shall be treated as a scope expansion and rendered upon written or verbal request. JCM will make reasonable effort to notify Client verbally or in writing if a request or alteration exceeds the estimated Scope. Client agrees to be solely responsible for the impact of any and all requests that exceed the estimated scope and budget outlined within the Statement of Work.
- 1.2 Performance of Services. JCM Media Group shall, to the best of its ability, render the services set forth in the Statement of Work in a timely and professional manner consistent with generally accepted industry standards. Client shall provide in a timely and professional manner, and at no cost to JCM Media Group, assistance, cooperation, complete and accurate information and data, equipment, computer and telecommunications facilities, programs, files, documentation, a suitable work environment, and other resources requested by JCM Media Group to enable it to perform the Services (collectively, "Assistance"). JCM Media Group shall not be liable for any deficiency in performing the Services if such deficiency results from Client's failure to provide full Assistance as required hereunder. Assistance includes, but is not limited to, designating a project manager to interface with JCM Media Group during the course of the Services and communicating with the JCM project manager in a timely manner to provide information and materials to assist in the accurate development of the work.
- 1.3 Support Policy. Client agrees that all requests for support, outside of the proposed project scope herein, and unless and until a separate support agreement is executed, will be billed for Time and Materials and bound by the terms and conditions of JCM's then-current general support policies which are subject to change without notice. Client must ask for an estimate in writing if it wishes to



be notified of estimated costs prior to JCM engaging in the work required to satisfy the support request.

- 1.4 Ownership of Work Product. Ownership of copyrightable or trademarkable Work Product, as created on Client's behalf, shall be transferred to Client upon its completion and approval only after all JCM invoices have been paid by Client for the Term during which Work Product was completed. JCM retains ownership of proprietary and third-party systems and accounts used in execution of its services. Upon notification of termination, or upon Client request, JCM will notify Client of any system components that will cease to function, or be limited in function, at the conclusion of Services.

2) Compensation

- 2.1 Payment Terms. Unless otherwise indicated herein, all Services will be performed on a Time-and-Materials basis and billed at JCM Media Group's then-current fees. Accordingly, Client shall pay JCM Media Group for all time spent performing the Services, plus the cost of any materials, taxes, travel, lodging, communications, shipping charges and out-of-pocket expenses incurred by JCM Media Group in connection with providing the Services.
- 2.2 Net-30. Invoices shall be bound by Net-30 terms from the date sent to Client.
- 2.3 Late Payment. Invoices past due shall be subject to a 2% late fee per month.

3) Termination

- 3.1 Term. This Agreement shall commence on the Effective Date and shall continue until terminated. Completion of a Statement of Work, or any other engagement, does not automatically terminate this agreement. This agreement will remain in effect during periods of non-work and will apply to any future support, consulting, or other ancillary work requests.
- 3.2 Termination With or Without Cause. Either party may terminate this Agreement at any time, in its sole discretion and for any reason or for no reason, upon thirty (30) days prior written notice to the other party. The period of notice shall not impose any obligation of additional work or additional payment except as related to Termination Balance, as defined in Section 3.3. Termination Rights. Termination of any Statement of Work shall not be considered notice of termination of this Agreement unless specifically stated in the notice. Termination of this Agreement shall automatically terminate all Statements of Work.
- 3.3 Termination Rights. Upon notice of Termination, both parties will be responsible to provide applicable cures to achieve "Termination Balance" prior to the Date of Termination. Termination Balance will be considered achieved when the Time and Materials of delivered work is equal to the amount of total payment received. At the end of the period of Notice, if Termination Balance has not been achieved due to Time and Materials delivered exceeding the sum of total payments received, any outstanding balance owed by Client will be considered uncured damages and subject to late fees (Section 2.3) and all other legal mechanisms of restitution.
- 3.4 Effect of Termination. Sections 3, 4, 5 and 6, shall survive the termination of this Agreement. Termination of this Agreement by either party shall not act as a waiver of any breach of this Agreement and shall not act as a release of either party from any liability for breach of such party's obligations under this Agreement. Neither party shall be liable to the other for damages of any kind solely as a result of terminating this Agreement in accordance with its terms, and termination of



this Agreement by a party shall be without prejudice to any other right or remedy of such party under this Agreement or applicable law.

4) Limitation of Liability

JCM Media Group will deliver materials fit for the agreed upon purpose but makes no warranties, either express or implied, as to any matter whatsoever, including, without limitation, the condition of the services or any work product or deliverables developed hereunder, and JCM Media Group expressly disclaims all warranties of merchantability, non-infringement of third-party rights and title, and all warranties that may arise from course of dealing, course of performance or usage of trade. To the extent permitted by applicable law, in no event will either party be liable under any legal theory for any special, indirect, consequential, exemplary or incidental damages, however caused, arising out of or relating to this Agreement, even if such party has been advised of the possibility of such damages. Neither party's liability to the other party under this Agreement shall exceed the total amounts paid or payable by Client under this Agreement.

5) Confidentiality

- 5.1 Confidential Information. By virtue of this Agreement, the parties may have access to information that is confidential to one another ("Confidential Information"). For purposes of this Agreement, Confidential Information of a party means information, ideas, materials or other subject matter of such party, whether disclosed orally, in writing or otherwise, that is provided under circumstances reasonably indicating that it is confidential or proprietary. Confidential Information includes, without limitation, the terms and conditions of this Agreement; all business plans, technical information or data, product ideas, methodologies, calculation algorithms and analytical routines; and all personnel, client, contracts and financial information or materials disclosed or otherwise provided by such party ("Disclosing Party") to the other party ("Receiving Party"). Confidential Information does not include that which (a) is already in Client's possession at the time of disclosure to Client, (b) is or becomes part of public knowledge other than as a result of any action or inaction of the Client, (c) is obtained by Client from an unrelated third party without a duty of confidentiality, or (d) is independently developed by Client.
- 5.2 Restrictions on Use. The Receiving Party shall not use Confidential Information of the Disclosing Party for any purpose other than in furtherance of this Agreement and the activities described herein. The Receiving Party shall not disclose Confidential Information of the Disclosing Party to any third parties except as otherwise permitted hereunder. The Receiving Party may disclose Confidential Information of the Disclosing Party only to those employees or consultants who have a need to know such Confidential Information and who are bound to retain the confidentiality thereof under provisions (including, without limitation, provisions relating to nonuse and nondisclosure) no less restrictive than those required by the Receiving Party for its own Confidential Information. The Receiving Party shall maintain Confidential Information of the Disclosing Party with at least the same degree of care it uses to protect its own proprietary information of a similar nature or sensitivity, but no less than reasonable care under the circumstances. Each party shall advise the other party in writing of any misappropriation or misuse of Confidential Information of the other party of which the notifying party becomes aware.
- 5.3 Exclusions. Notwithstanding the foregoing, this Agreement shall not prevent the Receiving Party from disclosing Confidential Information of the Disclosing Party to the extent required by a judicial order or other legal obligation, provided that, in such event, the Receiving Party shall promptly



notify the Disclosing Party to allow intervention (and shall cooperate with the Disclosing Party) to contest or minimize the scope of the disclosure (including application for a protective order).

- 5.4 Equitable Relief. The Receiving Party acknowledges that the Disclosing Party considers its Confidential Information to contain trade secrets of the Disclosing Party and that any unauthorized use or disclosure of such information would cause the Disclosing Party irreparable harm for which its remedies at law would be inadequate. Accordingly, each party (as the Receiving Party) acknowledges and agrees that the Disclosing Party will be entitled, in addition to any other remedies available to it at law or in equity, to the issuance of injunctive relief, without bond, enjoining any breach or threatened breach of the Receiving Party's obligations hereunder with respect to the Confidential Information of the Disclosing Party, and such further relief as any court of competent jurisdiction may deem just and proper.
- 5.5 Return of Materials. Upon termination of this Agreement, the Receiving Party will immediately return to the Disclosing Party all Confidential Information of the Disclosing Party embodied in tangible (including electronic) form or destroy all such Confidential Information and certify in writing to the Disclosing Party that all such Confidential Information has been destroyed.

6) General Provisions

- 6.1 Governing Law. This Agreement is to be construed in accordance with and governed by the internal laws of the State of Michigan, without regard to or application of provisions relating to choice of law.
- 6.2 Severability. If any provision of this Agreement is unenforceable, then such provision will be enforced to the maximum extent possible under applicable law so as to effect the intent of the parties and the other provisions of this Agreement will continue in full force and effect. The parties agree to refer all matters in controversy to arbitration in accordance with the rules of the American Arbitration Association. The arbitration fees and costs of said arbitration shall be borne by the party which, in the opinion of the arbitrator, shall bear same. All arbitration proceedings shall be conducted at a place in Ann Arbor, MI selected by the parties.
- 6.3 Counterparts. This Agreement may be executed in counterparts.
- 6.4 Entire Agreement; Amendment; Waiver. This Agreement (including any Statements of Work) constitutes the entire agreement between the parties with respect to the subject matter hereof. No modification of or amendment or waiver to this Agreement will be effective unless in writing and signed by each of the parties.



IN WITNESS WHEREOF, the parties hereto each acting with proper authority have executed this Statement of Work, under seal.

Company

Name

Signature

August 1, 2026

Date

JCM Media Group

Company

Jeffrey Travilla, Managing Partner

Name

Signature

A handwritten signature in black ink, appearing to read 'Jeffrey Travilla', written over a horizontal line.

August 1, 2026

Date



CHARTER TOWNSHIP OF SUPERIOR

3040 North Prospect Road Ypsilanti, MI 48198

Telephone (734) 482-6099 Fax (734) 482-3842

Please submit one completed form for each agenda item

TO: Superior Township Board of Trustees

FROM: Emily Dabish Yahkind

DATE SUBMITTED: 8/10/26

BOARD MEETING DATE: 8/17/26

ITEM TITLE: RESOLUTION TO APPROVE THE PURCHASE OF BIRDSONG PROPERTY

TYPE OF AGENDA ITEM (SELECT ONE):

- ☒ Resolution ☐ Discussion ☐ Presentation ☐ Appointment
☐ First Reading ☐ Policy Amendment ☐ Ordinance Amendment
☐ Other _____

DESCRIPTION OF ITEM/RESOLUTION:

Provide a clear/concise summary of the item being presented.

The resolution authorizes Superior Charter Township to purchase the 161.84-acre Birdsong Property from the Michigan Land Conservancy for \$1,699,000. Grant funding from various agencies and organizations will fully cover the purchase price and closing costs. The property has been professionally appraised, and the purchase price has been determined to be reasonable. The resolution authorizes Township Supervisor Emily Dabish Yahkind to execute all documents necessary to complete the purchase.

REQUESTED BOARD ACTION:

Specify the action you are asking the Board to take (e.g. approval, adoption, review, authorization).

Approval

BACKGROUND/JUSTIFICATION:

Provide relevant history, previous board actions, community input, or project developments.

Purchase previously approved in October 2025. This resolution will finalize the process to purchase.

IMPACT ON TOWNSHIP BUDGET (if applicable):

No impact on the Township's general fund. The \$1.699 million purchase price and associated closing costs will be fully covered by grant funding.

TOWNSHIP DEPARTMENTS OR OUTSIDE AGENCIES INVOLVED:

List any departments or external entities responsible for or impacted by this item.

Parks and Recreation & Supervisors Office

DEADLINES OR URGENCY (if applicable):

Include any timelines, deadlines or reasons for urgency.

Urgent deadline for moving project forward

SUPPORTING DOCUMENTS ATTACHED:

Include number of attachments and a brief title of each file.

1. DNR Purchase Requirements; 2. Proposed seller's statement.2; 3. Proposed buyer's statement.3; 4. Resolution 2024-64 Accept MNRTF Grant Award; 5. Resolution 2025-74, Resolution Authorizing Purchase Agreement for Acquisition of 161.84 Acres for the Birdsong Nature Preserve; 6. 2026.08.06 Birdsong resolution

CONTACT PERSON FOR QUESTIONS:

Name: Juan Bradford

Title: Parks & Recreation Director

Phone: 734-480-5502

Email: jbradford@superior-twp.org

Submit this form as part of one (1) combined PDF — Submission Form, Resolution, and Supporting Documents — and email it to the Clerk's Office within the applicable deadline. Send to: arobinson@superior-twp.org, CC: sizso@superior-twp.org, krankin@superior-twp.org, and edy@superior-twp.org

**CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN**

RESOLUTION TO APPROVE THE PURCHASE OF THE BIRDSONG PROPERTY

RESOLUTION NUMBER: 2026-41

DATE: AUGUST 17, 2026

WHEREAS, pursuant to MCL 42.14, a charter township is authorized to purchase land.

WHEREAS, the Township has received grant money from various agencies and organizations to purchase the following described real property (the Birdsong Property) from the Michigan Land Conservancy at a cost of \$1,699,000.00:

BEG AT N 1/4 COR, TH S 89 DEG 54' 15" E 1325.45 FT ON N LN OF SECTH S 0
DEG 14' 30" E 2669.57 FT, TH S 89 DEG 34' 45" W 2214.68 FTTH NO DEG 15' W
100 FT TH S 89 DEG 34' 45" W 435.6 FT TH N 0 DEG15' W 2672.35 FT TH N 89
DEG 10' 45" E 1325.12 FT ON N LN OF SEC TO POB PART NE & NW 1/4 SEC 20
T2S R7E. 161.84 AC

WHEREAS, the grant funds are sufficient to cover the full cost of acquiring the Birdsong Property, including all closing costs.

WHEREAS, the Birdsong Property has been professionally appraised, and the purchase price to be paid is reasonable and supported by the appraisal reports received by the Township.

NOW, THEREFORE, BE IT RESOLVED that the Township Supervisor, Emily Dabish Yahkind, is authorized to execute any and all documents in connection with the purchase of the Birdsong Property.

- a. grant to the GRANTEE a sum of money equal to **Sixty-Seven percent (67%)** as reimbursement or as payment into an escrow account for escrow closing, of the total eligible cost of acquisition of fee simple title free of all liens and encumbrances to the lands in the project area, not to exceed the sum of **One Million Twenty Thousand dollars (\$1,020,000.00)**. Acquisition of easements or other rights in land less than fee simple will be considered on a case by case basis at the discretion of the DEPARTMENT.
- b. include the following in the total cost of acquisition eligible for grant funding (based on grant percentage) as provided for in Section 7(a):
 - i. Purchase price of the land, up to the market value, in the project area acquired by the GRANTEE during the project period as provided for in section 9(f) of this Agreement;
 - ii. Reasonable and appropriate costs incurred and paid by the GRANTEE during the project period for recording fees, title insurance, transfer tax, prorated property tax, closing fees and environmental assessments; and
 - iii. Costs incurred and paid by the GRANTEE for appraisal(s) as provided for in Section 9(f) and approved by the DEPARTMENT.
- c. grant funds to the GRANTEE for eligible costs and expenses incurred, as follows:
 - i. Payments will be made on a reimbursement basis or to an escrow account for escrow closing for **Sixty-Seven percent (67%)** of the eligible expenses incurred by the GRANTEE up to 90% of the maximum amount allowable under the grant.
 - ii. Reimbursement (or payment to an escrow account for escrow closing) will be made only upon DEPARTMENT review and approval of a complete reimbursement (or escrow closing) request submitted by the GRANTEE on forms provided by the DEPARTMENT that meet all documentation requirements set forth by the DEPARTMENT. A complete reimbursement or escrow closing request must document the total cost of the acquisition and the GRANTEE's compliance with Section 8 of this Agreement and DEPARTMENT acquisition project procedures.
 - iii. The DEPARTMENT shall conduct an audit of the project's financial records upon approval of the final reimbursement request or completion of the escrow closing. The DEPARTMENT may issue an audit report with no deductions or may find some costs ineligible for final audit reimbursement.
 - iv. The final 10% of the grant amount will be released upon completion of a satisfactory audit by the DEPARTMENT and documentation that the GRANTEE has erected proper signage acknowledging MNRTF assistance in compliance with Section 9(q) of this Agreement.

8. Closing Options:

a. FOR REIMBURSEMENT PROJECTS:

The GRANTEE shall be eligible for reimbursement only upon GRANTEE'S completion of all of the following:

- i. Electing to use the grant reimbursement closing process at time of signing this project agreement (See grey box prior to signature section).
- ii. Acquisition by GRANTEE of fee simple title free of all liens and encumbrances of all land in the project area. Acquisition of easements or other rights in land less than fee simple will be considered on a case by case basis at the discretion of the DEPARTMENT.
- iii. Submission of proof of acquisition of marketable record title to the DEPARTMENT in the form of a policy of title insurance ensuring the GRANTEE possesses marketable record title in fee simple, free of all liens and encumbrances to the land in the project area. Said policy is to insure the GRANTEE against loss or damage at least equal to the purchase price of the subject land.
- iv. Proper conveyance to the State of Michigan of all mineral interest to which the State is entitled under this Agreement as outlined in Section 9(m).
- v. Submission of a complete request for reimbursement as set forth in this Agreement.

b. FOR ESCROW CLOSING PROJECTS:

The GRANTEE shall be eligible for grant funding through escrow closing process only upon GRANTEE'S completion of the following:

- ☒ i. Electing to use the escrow closing process at time of signing this project agreement (See grey box prior to signature section).

- vi. Securing the services of a reputable title company who will agree to serve as the escrow closing agent.
- iii. Execution of escrow closing agreement by GRANTEE, DEPARTMENT, LANDOWNER/SELLER and title company (agent).
- iv. Providing Department and title company an approximate desired timeframe for closing.
- v. Sending DEPARTMENT the draft closing packet (reference Land Acquisition Escrow Closing Package Checklist) at least 60 days prior to the desired closing date.
- vi. Coordinating with title company to schedule the exact closing date after DEPARTMENT'S approval of draft closing documents and submitting to DEPARTMENT an updated closing statement from the title company at least 10 days before the desired closing date.
- vii. Submitting local matching funds plus 10% of the eligible grant amount to title company for deposit into escrow account and providing proof of escrowed funds to the DEPARTMENT.

9. The GRANTEE will:

- a. immediately make available all funds needed to pay all necessary costs required to complete the project and to provide **Five Hundred and Twenty Thousand dollars (\$520,000.00)** as local match to this project. This sum represents **Thirty-Three percent (33%)** of the total eligible cost of acquisition including incidental costs. Any cost overruns incurred to complete the project called for by this Agreement shall be the sole responsibility of the GRANTEE.
- b. complete the acquisition in compliance with the acquisition project procedures set forth by the DEPARTMENT.
- c. make no written offer or commitment to purchase lands in the project area before execution of this Agreement and before written DEPARTMENT approval as provided for in Section 9. Failure to comply with this requirement shall, at the option of the DEPARTMENT, make the cost of the property an ineligible expense under this Agreement and subject this Agreement to termination by the DEPARTMENT.
- d. provide verification that the site is not a facility as defined in Part 201 of the Michigan Natural Resources and Environmental Protection Act, Act 451 of the Public Acts of 1994, as amended, based on the results of due diligence and, if needed, an environmental assessment or, if the site has been determined to be a facility, to provide documentation of due care compliance. The results of the due diligence must be accounted for in the appraisal(s).
- e. complete a 40-year title review on the property. The results of the title review must be accounted for in the appraisal(s).
- f. obtain an appraisal of the real estate within the project area in accordance with standards established by the DEPARTMENT to determine the market value thereof; two appraisals meeting these standards being required for properties valued at \$750,000 or more. Failure to complete the appraisal(s) in this manner shall make the cost of said appraisal(s) an ineligible expense under this Agreement.
- g. submit the appraisal(s) to the DEPARTMENT for approval no later than 120 days after the date of execution of this Agreement. No written offer or commitment to purchase land in the project area shall be transmitted by the GRANTEE until after approval has been given in writing by the DEPARTMENT.
- h. perform, or to directly contract for the performance of, all appraisal(s), appraisal review(s), title review, closing and acquisition of all lands in the project area.
- i. eliminate all pre-existing non-recreation uses of the project area within 90 days of the date of acquisition, unless otherwise approved by the DEPARTMENT in writing.
- j. remove existing structures or make ready for an appropriate use in a reasonable time frame after completion of the acquisition.
- k. complete acquisition of the entire project area before 10/31/2026. Failure to acquire the project area by 10/31/2026 shall constitute a breach of this Agreement and subject the GRANTEE to the remedies provided by law and set forth in Section 23 of this Agreement.
- l. provide the DEPARTMENT all documents and information as specified in Sections 8a or 8b of this Agreement. If utilizing reimbursement process, documents must be submitted within 60 days after the transaction is closed. If utilizing escrow closing process, documents must be submitted no later than 60 days prior to desired closing. Failure to submit the required documents and information for review shall constitute a material breach of this Agreement. Proof of payment to seller (such as cancelled check, wire confirmation, etc.), recorded warranty deed, recorded mineral royalty deed and recorded Declaration and Notice must be submitted to the DEPARTMENT within 60 days after closing. The final 10% of eligible grant amount will be released upon satisfactory audit review and approval by the DEPARTMENT.
- m. for parcels over 5 acres, execute, acknowledge and deliver to the DEPARTMENT a deed conveying to the State of Michigan a perpetual nonparticipating royalty equal to 1/6 of the gross proceeds of sale of all oil and/or gas and other minerals produced and saved in any combination from the mineral rights in, on or under the lands in the project area.
- n. retain all rights acquired by the GRANTEE in coal, oil, gas, sand, gravel or any other minerals in, on or under the

need
sample
deed

lands in the project area in perpetuity.

- o. not develop any rights acquired by the GRANTEE in coal, oil, gas, sand, gravel or any other minerals in, on or under the lands in the project area in a manner that diminishes the usefulness of the project area for its intended purposes. In addition, GRANTEE agrees not to develop, or allow others to develop, any such minerals from sites adjacent to the project area in a manner that diminishes the usefulness of the project area for its intended purposes.
 - p. maintain satisfactory financial accounts, records, and documents and to make them available to the DEPARTMENT for auditing upon request. Such accounts, records, and documents shall be retained by the GRANTEE for not less than three years following submittal of the final audit reimbursement request.
 - q. erect and maintain a sign or other acknowledgement as approved by the DEPARTMENT on the property which designates this project as one having been acquired with the assistance of the MNRTF. The size, color, and design of this sign shall be in accordance with DEPARTMENT specifications.
 - r. conduct a dedication/ribbon-cutting ceremony as soon as possible after the project is completed and the MNRTF sign is erected within the project area. At least 30 days prior to the dedication/ribbon-cutting ceremony, the DEPARTMENT must be notified in writing of the date, time, and location of the dedication/ribbon-cutting ceremony. GRANTEE shall provide notice of ceremony in the local media. Use of the grant program logo and a brief description of the program are strongly encouraged in public recreation brochures produced by the GRANTEE. At the discretion of the DEPARTMENT, the requirement to conduct a dedication/ribbon-cutting ceremony may be waived.
 - s. provide the DEPARTMENT for approval, a complete tariff schedule containing all charges to be assessed against the public utilizing the project area and/or any facilities constructed thereon, and to provide the DEPARTMENT for approval, all amendments thereto before the effective date of such amendments. Any tariff schedule proposed shall provide solely for sufficient revenues to cover the costs of operating, maintaining and/or developing the premises and/or any facilities provided thereon. Preferential membership or annual permit systems are prohibited at this site. Differences in admission and other fees may be instituted on the basis of residence. Nonresident fees shall not exceed twice that charged residents. If no resident fees are charged, nonresident fees may not exceed the rate charged residents at other comparable state and local public recreation facilities.
 - t. separately account for any revenues received from the project area which exceed the demonstrated operating costs and to reserve such surplus revenues for the future maintenance and/or expansion of the GRANTEE'S park and outdoor recreation program.
 - u. furnish the DEPARTMENT, upon request, detailed statements covering the annual operation of project area and/or facilities, including income and expenses and such other information the DEPARTMENT might reasonably require.
 - v. adopt such ordinances and/or resolutions as shall be required to effectuate the provisions of this Agreement; certified copies of all such ordinances and/or resolutions adopted for such purposes shall be forwarded to the DEPARTMENT before the effective date thereof.
 - w. maintain the premises in such condition as to comply with all federal, state, and local laws which may be applicable and to make any and all payments required to pay any and all taxes, fees, or assessments legally imposed against the project area.
 - x. make the project area and any facilities located thereon, as well as the land and water access ways to them, open to the public within 90 days of the date of acquisition and keep them open to the public at all times on equal and reasonable terms. No individual shall be denied ingress or egress thereto or the use thereof because of sex, race, color, religion, national origin, residence, age, height, weight, familial status, marital status or disability.
 - y. make the project area and any future facilities provided thereon available for public outdoor recreation in perpetuity and in accordance with uses described in this Agreement and APPENDIX C, to regulate the use thereof and to provide for the maintenance thereof to the satisfaction of the DEPARTMENT, and to appropriate such moneys and/or provide such services as shall be necessary to provide such adequate maintenance.
10. The GRANTEE shall acquire fee simple title, free of all liens, encumbrances, or restrictions on future use to the lands in the project area. The fee simple title acquired shall not be subject to (1) any possibility of reversion or right of entry for condition broken or any other executory limitation which may result in defeasance of title or (2) to any reservations or prior conveyance of coal, oil, gas, sand, gravel or any other mineral interests.
11. The GRANTEE shall not allow any encumbrance, lien, security interest, mortgage or any evidence of indebtedness to attach to or be perfected against the project area.
12. The project area and any facilities located thereon shall not be wholly or partially conveyed, either in fee, easement or otherwise, or leased for a term of years, or for any other period, nor shall there be any whole or partial transfer of title, ownership, or right of ownership or control without the written approval and consent of the DEPARTMENT.
13. The assistance provided to the GRANTEE as a result of this Agreement is intended to have a lasting effect on the supply of outdoor recreation, scenic beauty sites, and recreation facilities beyond the financial contribution alone and permanently

pay someone, possibly an external vendor, to mow township properties, if the park staff do not perform this mowing. Nahid asked Trustee Devereaux to ask the township board to consider increasing the Park Fund budget by the amount they would pay someone else to perform the mowing.

It was moved by Martha Kern-Boprie and supported by Matthew Yahyai to recommend the following budgeted expense decreases to the 2026 Park Fund budget:

Dis-continue mowing non-park properties	(\$13,178.00)	Staff
	(\$ 2,000.00)	Supplies
Eliminate Staff Education & Training	(\$ 3,000.00)	
Decrease Recreation Signage	(\$ 1,500.00)	
Combine Christmas Tree Lighting event with Dixboro Village Christmas event	(\$ 3,380.00)	
Total	(\$23,058.00)	

Vote on the motion:

Yes 6

No 1 Sharon Bryant-Phillips

The motion carried.

- C. Recommendation for Park Fund Balance allocation to Birdsong Nature Preserve closing cost. Commissioner Jack Smiley informed the commission that the Michigan Department of Natural Resources (MDNR) awarded a Trust Fund grant to Superior Township in the amount of \$1,020,000.00 toward the cost of acquiring 162 acres from the Michigan Land Conservancy. As part of the Trust Fund agreement, Superior Township is required to place 10% (\$102,000.00) of the grant total into an escrow account with the title company for the closing. After the closing is complete and all grant conditions are met, the MDNR will release the \$102,000.00 back to Superior Township.

Commissioner Smiley suggested that the Park Fund provide the \$102,000.00 out of its Fund Balance to fund the 10% escrow deposit requirement, to allow the closing to take place. Commissioner Smiley estimated the turnaround time between the Park Fund paying \$102,000.00 to complete the closing and receipt of \$102,000.00 from the MDNR to be two to three months.

The following motion was made and voted on at the March 23, 2026, Park Commission meeting: It was moved by Martha Kern-Boprie and supported by Nahid Sanii-Yahyai to recommend allowing utilization of \$102,000.00 of the Park Fund Balance to allow closing of the purchase of the 162 acre property from the Michigan Land Conservancy, which will be reimbursed by the Michigan Department of Natural Resources, after closing.

A roll call vote was taken.

Nahid Sanii-Yahyai	Yes
Greg Vessels	Yes
Martha Kern-Boprie	Yes
Jack Smiley	Abstain
Sharon Bryant-Phillips	Yes
Matthew Yahyai	Yes
Curtis Freeman	Yes

The motion carried.

11. Bills for Payment

It was moved by Greg Vessels and supported by Sharon Bryant-Phillips to approve payment of the bills totaling \$23,646.01 at 3/23/26. During discussion on the motion, Jack Smiley asked what the expense of \$3,060.00 to Margolis Nurseries for Tree Planting was for. Juan Bradford explained it was an invoice for

**CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN**

**RESOLUTION AUTHORIZING PURCHASE AGREEMENT FOR THE ACQUISITION
OF 161.84 ACRES FOR THE BIRDSONG NATURE PRESERVE**

RESOLUTION NUMBER: 2025-74

DATE: OCTOBER 20, 2025

WHEREAS, the Charter Township of Superior (the Township) is interest in acquiring 161.84 acres of land in the Township, currently owned by the Michigan Land Conservancy, (the Birdsong Property) for the purpose of resource protection and public outdoor recreation; and

WHEREAS, the Superior Township Parks & Recreation Commission obtained two appraisals by qualified real estate appraisers to determine the market value of the property. Gerald Alcock Company LLC, of Ann Arbor MI, determined a market value of \$1,780,000 (\$11,000/acre) and Peoples Company, of Marlette MI, opined a market value of \$1,618,000 (\$10,000/acre); and

WHEREAS, the Michigan Land Conservancy, and the Township consider an average of the two appraisals, \$1,699,000, to be a fair and equitable purchase price; and

WHEREAS, the Township has entered into a grant agreement with the Michigan Department of Natural Resources, project number TF23-0058, for the acquisition of the Birdsong Property; and

WHEREAS, the grant agreement was authorized by Resolution Number 2024-64, adopted on October 21, 2024; and

WHEREAS, the grant agreement specifies that the Michigan Natural Resources Trust Fund will provide a grant of \$1,020,000 towards the acquisition costs of the Birdsong Property, with the balance being the responsibility of the Charter Township of Superior; and

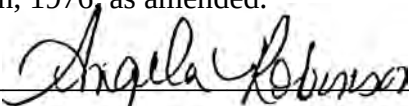
WHEREAS, other grant sources have been committed to cover a portion of the purchase price, not covered by the Michigan Natural Resources Trust Fund grant;

NOW, THEREFORE, BE IT RESOLVED that the Superior Charter Township Board of Trustees hereby:

1. Authorizes and directs the Township Supervisor to enter into a purchase agreement with Michigan Land Conservancy for the Birdsong Property at the purchase price of \$1,699,000 (One Million Six Hundred Ninety-Nine Thousand Dollars), on the condition that grant monies sufficient to cover the entire purchase price are secured prior to executing the purchase agreement.
2. Authorizes the Superior Charter Township Supervisor to negotiate other terms of the purchase agreement.
3. Authorizes and directs the Superior Charter Township Supervisor to execute all closing documents necessary to the effectuate the transfer of the property to the Charter Township of Superior, provided that no funds are required from the Charter Township of Superior and that all funds above the amount provided by the Michigan Natural Resources Trust Fund grant are covered by outside sources.

CERTIFICATION STATEMENT

I, Angela Robinson, the duly qualified Clerk of the Charter Township of Superior, Washtenaw County, Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted at a regular meeting of the Charter Township of Superior Board held on October 20, 2025 and that public notices of said meeting were given pursuant to Act No. 267, Public Acts of Michigan, 1976, as amended.



Angela Robinson, Township Clerk

10/21 /25
Date Certified

**CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN**

**RESOLUTION TO ACCEPT THE MICHIGAN NATURAL RESOURCES TRUST FUND
GRANT AGREEMENT FOR THE SUPERIOR GREENWAY NATURE PRESERVE
ACQUISITION**

RESOLUTION NUMBER: 2024-64

DATE: OCTOBER 21, 2024

WHEREAS, Charter Township of Superior in the County of Washtenaw has applied for and been awarded a Michigan Natural Resources Trust Fund (MNRTF) grant to assist in the acquisition of land for the Superior Greenway Nature Preserve; and

WHEREAS, the Michigan Department of Natural Resources (DNR) has provided a grant agreement, project number TF23-0058, for the acquisition of 161.84 acres of land in Superior Charter Township for the purpose of resource protection and public outdoor recreation; and

WHEREAS, the total project cost is estimated at \$1,540,000.00, with the MNRTF providing \$1,020,000.00 in grant funds (67%) and the Township committing to provide \$520,000.00 as matching funds (33%); and

WHEREAS, the acquisition of this property will enhance the quality of life for Township residents and visitors by preserving open space, protecting natural resources, and providing opportunities for outdoor recreation; and

WHEREAS, the Township must comply with the terms and conditions outlined in the MNRTF grant agreement, including financial documentation, site maintenance, and public access requirements;

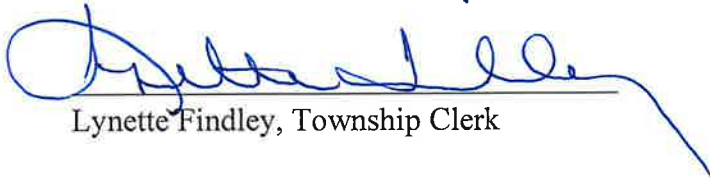
NOW, THEREFORE, BE IT RESOLVED that the Superior Charter Township Board of Trustees hereby:

1. Accepts the terms of the Michigan Natural Resources Trust Fund Grant Agreement for the Superior Greenway Nature Preserve Acquisition Project No. TF23-0058.
2. **Commits to providing matching funds in the amount of \$520,000.00**, representing 33% of the total project cost, as required by the grant agreement.

3. Maintain satisfactory financial accounts, documents, and records to make them available to the DEPARTMENT for auditing at reasonable times in perpetuity.
4. Regulate the use of the property acquired and reserved under this Agreement to assure the use thereof by the public on equal and reasonable terms.
5. Comply with any and all terms of said Agreement including all terms not specifically set forth in the foregoing portions of this Resolution.

CERTIFICATION STATEMENT

I, Lynette Findley, the duly qualified Clerk of the Charter Township of Superior, Washtenaw County, Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted at a regular meeting of the Charter Township of Superior Board held on October 21, 2024 and that public notices of said meeting were given pursuant to Act No. 267, Public Acts of Michigan, 1976, as amended.



Lynette Findley, Township Clerk

10/21/2024
Date Certified

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CHARTER TOWNSHIP OF SUPERIOR

3040 North Prospect Road Ypsilanti, MI 48198

Telephone (734) 482-6099 Fax (734) 482-3842

Please submit one completed form for each agenda item

TO: Superior Township Board of Trustees

FROM: Michelle Marin

DATE SUBMITTED: 8/4/26

BOARD MEETING DATE: 8/17/26

ITEM TITLE: DNR Recommendation: Proposed Hunting Area Control

TYPE OF AGENDA ITEM (SELECT ONE):

- ☐ Resolution ☒ Discussion ☐ Presentation ☐ Appointment
☐ First Reading ☐ Policy Amendment ☐ Ordinance Amendment
☐ Other _____

DESCRIPTION OF ITEM/RESOLUTION:

Provide a clear/concise summary of the item being presented.

Discussion of DNR Report regarding possible revisions to the Hunting Restrictive Ordinance No. 28, as amended by Ordinance No. 40.

REQUESTED BOARD ACTION:

Specify the action you are asking the Board to take (e.g. approval, adoption, review, authorization).

Discussion and staff direction

BACKGROUND/JUSTIFICATION:

Provide relevant history, previous board actions, community input, or project developments.

Superior BOT Resolution in 2025 directing DNR to investigate and conduct public hearing regarding the need for prescribed hunting and firearm controls in the Township.

IMPACT ON TOWNSHIP BUDGET (if applicable):

TOWNSHIP DEPARTMENTS OR OUTSIDE AGENCIES INVOLVED:

List any departments or external entities responsible for or impacted by this item.

Michigan Department of Natural Resources, Washtenaw County Sheriff's Office

DEADLINES OR URGENCY (if applicable):

Include any timelines, deadlines or reasons for urgency.

SUPPORTING DOCUMENTS ATTACHED:

Include number of attachments and a brief title of each file.

1. Cover Memo
2. DNR recommendation dated July 23, 2026
3. Proposed Hunting Area Control HC 81-26-001
4. Hunting Restrictive Ordinance No. 28, as amended by Ordinance No. 40
5. Resolution 2025-11
6. Part 419 of the Natural Resources and Environmental Protection Act

CONTACT PERSON FOR QUESTIONS:

Name: Michelle Marin

Title: Planning & Zoning Administrator

Phone: 909-762-6736

Email: planning@superior-twp.org

Submit this form as part of one (1) combined PDF — Submission Form, Resolution, and Supporting Documents — and email it to the Clerk's Office within the applicable deadline.

Send to: arobinson@superior-twp.org, CC: sizzo@superior-twp.org, krankin@superior-twp.org, and edy@superior-twp.org



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

TO: Superior Township Board of Trustees

FROM: Michelle Marin, Planning Consultant

DATE: August 4, 2026

RE: Michigan Department of Natural Resources Recommendation and Proposed Hunting Area Control

Background

Superior Township currently regulates hunting and firearm use through Hunting Restrictive Ordinance No. 28, as amended by Ordinance No. 40. The ordinance establishes areas where firearm hunting is prohibited, limited to certain shotguns, or restricted by prohibiting rifles. It was adopted under the former Hunting Area Control Act, while amendments are now governed by Part 419 of the Natural Resources and Environmental Protection Act.

The Township initiated a review after the Washtenaw County Sheriff's Office reported hunting-related complaints and raised concerns that the existing regulations may not reflect more recent residential development. The Board subsequently requested that the Michigan Department of Natural Resources conduct a public hearing and investigate whether the controls should be amended.

DNR Recommendation

Following a public hearing, site visits, discussions with residents, Township officials, and law enforcement, and additional research, the DNR recommends **one change**:

- Remove **Section 29** from the area where hunting with or the discharge of any firearm is prohibited.
- Add Section 29 to the area where hunting with or the discharge of a **rifle** is prohibited.

The change would allow hunting in Section 29 with shotguns, muzzleloaders, handguns, and pneumatic firearms, while continuing to prohibit rifles. The DNR cited deer-related crop damage reported by area farmers as the basis for allowing additional hunting methods. The DNR does not recommend changes in any other part of the Township.

Benjamin R. Carlisle, *President* John L. Enos, *Vice President*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal* Brent Strong, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* Craig Strong, *Principal* Douglas J. Lewan, *Principal*
Richard K. Carlisle, *Past President/Senior Principal* R. Donald Wortman, *Past Principal*

Under proposed Hunting Area Control **HC 81-26-001**, the controls would be:

Restriction	Township sections
Hunting with or discharge of a firearm prohibited	South half of Section 7 and Sections 18, 19, 30, 31, 32, 34, 35 and 36
Firearms limited to a shotgun loaded with shot no larger than No. 2	Sections 5, 8, 9, 25 and 33
Hunting with or discharge of a rifle prohibited	Sections 17 and 29

The proposed control is enforceable only when properly posted.

Board Action

The Board must approve or disapprove the DNR's proposed control by certified resolution. If the Board disapproves, the DNR will take no further action. If the Board approves, the Township must adopt an ordinance identical to the DNR's prescribed language.

Following approval, the Township must install and maintain DNR-approved signs, publish notice once per week for three consecutive weeks, provide supplemental public notice, and submit the certified resolution, ordinance, and proof of publication to the DNR. The DNR will then establish the effective date.

Requested Direction

The Board should determine whether to approve or disapprove proposed Hunting Area Control HC 81-26-001. If approved, the Township Attorney and staff should be directed to prepare the required ordinance, resolution, publication, signage, and public notices.
Sincerely,



CARLISLE/WORTMAN ASSOC., INC.
Michelle Marin, AICP

Attachments:

1. DNR recommendation dated July 23, 2026
2. Proposed Hunting Area Control HC 81-26-001
3. Hunting Restrictive Ordinance No. 28, as amended by Ordinance No. 40
4. Resolution 2025-11
5. Part 419 of the Natural Resources and Environmental Protection Act



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF NATURAL RESOURCES
LANSING



M. SCOTT BOWEN
DIRECTOR

July 23, 2026

Via email: arobinson@superior-twp.org

Ms. Angela Robinson, Clerk
Charter Township of Superior
3040 N. Prospect Road
Ypsilanti, Michigan 48198

RE: Hunting Area Control – Superior Township, Washtenaw County

Dear Ms. Robinson:

Upon request by Superior Township Board of Directors, the Department of Natural Resources (DNR) conducted a public hearing, a subsequent investigation, which included site visits and discussions with local residents, township officials, and law enforcement. Additional research was also conducted on language in existing regulations.

After reviewing all materials and testimony, the DNR recommends removing Section 29 from the prohibition of hunting or the discharge of a firearm as currently cited in “**R 317.181.2 Superior township, portion; hunting prohibited**” (Superior Township ordinance Section 28-02 A) and allowing hunting and the discharge of firearms not including rifles as currently cited in “**R 317.181.4 Superior township, section 17; hunting with a rifle prohibited**” (Superior Township ordinance Section 28-02 C). Based on testimony and feedback from local residents, crop damage from deer was a major concern to area farmers. This change would allow the opportunity for deer hunters in this section of the township to better control deer populations with more effective means. DNR Administrative Rule R 317.181.4 allows hunters to use shotguns, muzzle loaders, handguns, and pneumatic firearms while prohibiting rifles which typically have longer ranges.

The DNR does not recommend any other changes at this time.

Enclosed is a copy of the proposed prescribed Hunting Area Control (HAC) for Superior Township, Washtenaw County.

By majority vote, the Superior Township Board shall advise the DNR by certified resolution that it approves or disapproves the prescribed hunting control. If the Township Board disapproves of the prescribed control, further action shall not be taken by the DNR. If the Township Board approves the prescribed control, a local ordinance shall be enacted in accordance with the provisions of law pertaining to the enactment of ordinances. The local ordinance shall be identical in all respects to the proposed regulation prescribed by the DNR. In addition to a certified resolution, a certified copy of

the ordinance shall be forwarded to the DNR. Early action by the Township Board would be appreciated.

If the Township Board adopts the prescribed HAC, the closure is not effective prior to the erection of closure/restriction notices by Superior Township. Those signs must be approved by this office. The HAC shall be posted in a conspicuous manner. The signs shall be spaced to enable a person to observe not less than one sign at any point along the boundary of the HAC where signs are permissible and in any other area that will aid in informing the public of the restriction. The closure/restricted area(s) must be properly posted to be enforced. The Township shall place and maintain the signs and shall publish a notice of closure/restriction for three successive weeks, at least once each week, in a newspaper published in Washtenaw County. If no newspaper is published in the county, then the notice shall be published in a newspaper published in an adjoining county. When an ordinance has been enacted, please submit proof of publication to this office. Proof of publication must show the date and the name of the paper, in other words, the entire page, not just the item, from the local newspaper. A photograph or scanned copy would be acceptable.

Additionally, if the Township Board adopts the prescribed HAC, the following DNR Administrative Rules will be rescinded and replaced with the enclosed hunting control (HC 81-26-001) as they will no longer be valid.

SUPERIOR TOWNSHIP, PORTION - R317.181.2 - Hunting prohibited.

2. Hunting with, or the discharge of, a firearm is unlawful in the south 1/2 of section 7, bounded on the north by state highway 14, and in sections 18, 19, 29, 30, 31, 32, 34, 35, and 36, T2S, R7E, Superior township, Washtenaw county.

History: Eff. February 24, 1977

SUPERIOR TOWNSHIP, PORTION - R317.181.3 - Hunting restricted.

3. Hunting with, or the discharge of, a firearm, other than a shotgun loaded with shot not larger than no. 2, is unlawful in sections 5, 8, 9, 25, and 33, T2S, R7E, Superior township, Washtenaw county.

History: Eff. February 24, 1977

SUPERIOR TOWNSHIP, SECTION 17 - R317.181.4 - Hunting with a rifle prohibited.

4. Hunting with, or the discharge of, a rifle is unlawful in section 17, T2S, R7E, Superior township, Washtenaw county.

History: Eff. February 24, 1977

If, in the judgment of the DNR, closure signs are not maintained so as to adequately give notice of the closure/restriction to a careful and prudent person, the closure may be rescinded by service of notice of rescission on the clerk or recording officer of the

Ms. Angela Robinson
July 23, 2026
Page 3

Township, and in such case the closure shall terminate 30 days after service of notice of rescission. Additionally, any time after the ordinance is established and effective, the Township Board, by majority vote, may repeal the ordinance. The DNR shall be informed of such action by certified resolution.

In addition to the requirements set forth in this letter, the following efforts shall be made to ensure the Township informs the public as best they can of the restrictions:

- The Township shall provide notice of the restrictions on their social media accounts (if applicable).
- The Township shall provide notice of the restrictions on their local public media station (if applicable).
- The Township shall post the notice of the restrictions in public view at the Township office building and any other Township owned or leased structures where the public may be present.
- The Township shall provide notice of the restrictions in any newsletter or other Township administered circular.

Once this office receives the resolution approving the control, a certified copy of the Township's ordinance, and the proof of at least one of the three required publications of the Township's ordinance, the ordinance will be considered in effect, and we will notify you of our effective date.

Should you have any questions regarding this matter, please contact me at 517-284-6026, or via email at wanlesst@michigan.gov.

Sincerely,



Lt. Thomas R. Wanless
Law Enforcement Division
Recreational Safety, Education & Enforcement

Enclosure

cc: Emily Dabish Yahkind, Township Supervisor
Lt. Damon Owens, DNR
Cpl. Ken Lowell, DNR

Superior Township – HC 81-26-001 – Hunting restricted.

It shall be unlawful to do any of the following:

Hunting with, or the discharge of, a firearm in the south 1/2 of section 7, bounded on the north by state highway 14, and in sections 18, 19, 30, 31, 32, 34, 35, and 36, T2S, R7E, Superior township, Washtenaw county.

Hunting with, or the discharge of, a firearm, other than a shotgun loaded with shot not larger than no. 2, in sections 5, 8, 9, 25, and 33, T2S, R7E, Superior township, Washtenaw county.

Hunting with, or the discharge of, a rifle in sections 17 and 29, T2S, R7E, Superior township, Washtenaw county.

The areas described above shall be posted with signs upon township properties and other areas most visible to the public, where accessible. It is the responsibility of Superior township to post and maintain all signs on township properties. All signs posted by the township shall be maintained by the township. These sign requirements do not prohibit landowners from posting their own property. In such cases, the landowner shall be responsible for the maintenance of those signs. This hunting area control is only enforceable when properly posted.

History: Effective Date -

**SUPERIOR CHARTER TOWNSHIP
WASHTENAW COUNTY, MICHIGAN**

**ORDINANCE NO. 28
AS AMENDED BY NO. 40**

HUNTING RESTRICTIVE ORDINANCE

AN ORDINANCE TO DESCRIBE AREAS CLOSED TO HUNTING, SPECIAL LOCAL REGULATIONS FOR HUNTING, AND TO PROVIDE FOR THE SAFETY OF PERSONS AND PROPERTY WITHIN THE TOWNSHIP OF SUPERIOR, WASHTENAW COUNTY; ENACTED UNDER THE AUTHORITY OF ACT 159, PUBLIC ACTS OF 1967 (M.C.L. 317.331), BEING INDENTICAL TO STATE ADMINISTRATIVE RULES FILED IN THE OFFICE OF THE SECRETARY OF STATE.

THE TOWNSHIP OF SUPERIOR ORDAINS:

Section 28-01. All words and phrases used in this ordinance shall be construed and have the same meanings as those words and phrases defined in Act 159, P.A. 1967, H.C.L. 317.331.

Section 28-02.

A. In the following sections of the Township hunting is prohibited:

Hunting with or the discharge of firearms is unlawful in the south ½ of Section 7 bounded on the north by State Highway 14, and in Sections 18, 19, 29, 30, 31, 32, 34, 35, and 36, Town 2 South, Range 7 East, Superior Township, Washtenaw County.

B. In the following Sections of the Township Hunting is restricted:

Hunting with or the discharge of any firearms, other than a shotgun loaded with shot not larger than No. 2 is unlawful in Sections 5, 8, 9, 25, and 33, Town 2 South, Range 7 East, Superior Township, Washtenaw County, Michigan.

C. In the following Section of the Township hunting with a rifle is prohibited:

Hunting with or the discharge of a rifle is unlawful in Section 17, Town 2 South, Range 7 East, Superior Township, Washtenaw County, Michigan

Section 28-03. All other ordinances or parts of ordinances in conflict herewith are hereby repealed.

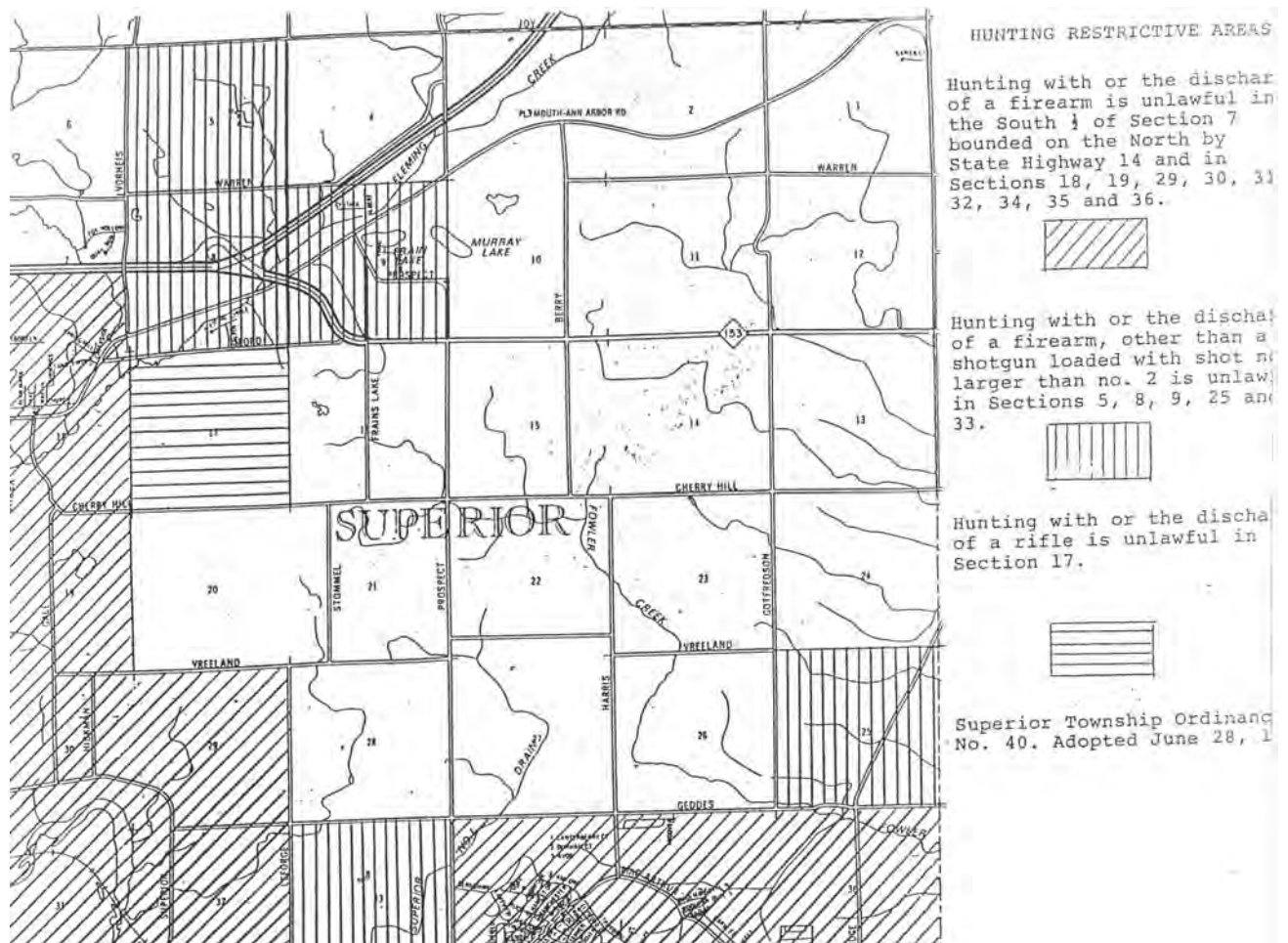
Section 28-04. Violations of this ordinance are misdemeanor and may be punished by a fine not to exceed one hundred dollars (\$100.00) together with costs of prosecution or imprisonment in the county jail or such other place of detention as the court may prescribe, for a period not to exceed ninety (90) days, or said fine, costs of prosecution, and imprisonment, at the discretion of the court.

Section 28-05. This ordinance and the various parts, sections, subsections, provisions, sentences and clauses are severable. If any part of this ordinance is found to be unconstitutional or invalid it is declared the remainder of this ordinance shall not be affected hereby.

Section 28-06. This ordinance shall take effect 30 days after its publication in the Ypsilanti Press and the Ann Arbor News.

ORDINANCE 28 – HUNTING RESTRICTIONS

PAGE 28-2



**CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN**

**RESOLUITION TO PERMIT THE MICHIGAN DEPARTMENT OF NATURAL
RESOURCES (MDNR) TO PROCEED WITH A PUBLIC HEARING AND INVESTIGATE
THE NEED FOR PRESCRIBED HUNTING AND FIREARM CONTROLS IN SUPERIOR
TOWNSHIP.**

Resolution Number 2025-__

Date: _____

WHEREAS, Superior Charter Township has an existing Hunting Restrictive Ordinance No. 28 (as amended by Ordinance No. 40) that describes areas closed to hunting, special local regulations for hunting, and to provide for the safety of persons and property within the Township of Superior, Washtenaw County; and

WHEREAS, the Township's existing Hunting Restrictive Ordinance No. 28 (as amended by Ordinance No. 40) was enacted under the authority of the Hunting Area Control Act 159 of 1967 (M.C.L 317.331); and

WHEREAS, the Hunting Area Control Act 159 of 1967 (M.C.L. 317.331-317.336) was repealed in 1995, by Act 57, Imd. Eff. May 24, 1995; and

WHEREAS, the Superior Township Board of Trustees is concerned about the safety and well-being of persons or property that may potentially be endangered by hunters or discharge of firearms or bow and arrows; and

WHEREAS, for a Superior Township to establish or amend current hunting area controls, it must follow the process outlined in the state Natural Resources and Environmental Protection Act (NREPA) Act 451 of 1994 (MCL 324.101 et seq); and

WHEREAS, the Superior Township Board of Trustees may by resolution request the Michigan Department of Natural Resources (MDNR) to recommend closure of those areas where hunting or the discharge of firearms or bow and arrow may or is likely to kill, injure, or disturb persons who can reasonably be expected to be present in the areas or to destroy or damage buildings or personal property situated or customarily situated in the areas or will impair the general safety and welfare; and

WHEREAS, the Superior Township Board of Trustees desires to initiate passing a resolution requesting the MDNR to conduct a public hearing locally to receive input, followed by an investigation of the need for prescribed hunting and firearm controls or amending current controls; and

NOW THEREFORE BE IT RESOLVED, that the Superior Township Board of Trustees approves to transmit this resolution to the MDNR to conduct a public hearing to receive input; investigate the need for prescribed hunting and firearm controls, and; to develop recommendations for prescribed hunting or firearms controls in accordance with the NREPA Act 451 of 1994 (MCL 324.101 et seq).

NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION ACT (EXCERPT)
Act 451 of 1994

PART 419
HUNTING AREA CONTROL

324.41901 Regulation and prohibitions in certain areas; powers of department; area closures; hearings, investigations, studies, and statement of facts; regulations.

Sec. 41901. (1) In addition to all of the department powers, in the interest of public safety and the general welfare, the department may regulate and prohibit hunting, and the discharge of firearms and bow and arrow, as provided in this part, on those areas established under this part where hunting or the discharge of firearms or bow and arrow may or is likely to kill, injure, or disturb persons who can reasonably be expected to be present in the areas or to destroy or damage buildings or personal property situated or customarily situated in the areas or will impair the general safety and welfare. In addition, the department may determine and define the boundaries of the areas. Areas or parts of areas may be closed throughout the year. The department, in furtherance of safety, may designate areas where hunting is permitted only by prescribed methods and weapons that are not inconsistent with law. Whenever the governing body of any political subdivision determines that the safety and well-being of persons or property are endangered by hunters or discharge of firearms or bow and arrows, by resolution it may request the department to recommend closure of the area as may be required to relieve the problem. Upon receipt of a certified resolution, the department shall establish a date for a public hearing in the political subdivision, and the requesting political authority shall arrange for suitable quarters for the hearing. The department shall receive testimony on the nature of the problems resulting from hunting activities and firearms use from all interested parties on the type, extent, and nature of the closure, regulations, or controls desired locally to remedy these problems.

(2) Upon completion of the public hearing, the department shall cause such investigations and studies to be made of the area as it considers appropriate and shall then make a statement of the facts of the situation as found at the hearing and as a result of its investigations. The department shall then prescribe regulations as are necessary to alleviate or correct the problems found.

History: Add. 1995, Act 57, Imd. Eff. May 24, 1995.

Popular name: Act 451

Popular name: NREPA

324.41902 Submission of findings and recommendations; approval or disapproval of prescribed controls; ordinance; certified copy; repeal of ordinance; enforcement; rules.

Sec. 41902. (1) The department shall submit its findings and recommendations to the governing body of the political subdivision concerned. By majority vote, the governing body shall advise the department by certified resolution that it approves or disapproves the prescribed hunting or firearms controls. If the governing body disapproves the prescribed controls, further action shall not be taken. If the governing body approves the prescribed controls, a local ordinance shall be enacted in accordance with the provisions of law pertaining to the enactment of ordinances, which ordinance shall be identical in all respects to the regulations prescribed by the department. A certified copy of the ordinance shall be forwarded to the department. The governing body of the political subdivision, having established such an ordinance, by majority vote, may repeal the ordinance at any time. The department shall be informed of such action by certified resolution.

(2) State, local, and county law enforcement officers shall enforce ordinances enacted in accordance with this part.

(3) All rules promulgated under this section and section 41901 before March 17, 1986 shall remain in effect unless rescinded pursuant to the administrative procedures act of 1969, Act No. 306 of the Public Acts of 1969, being sections 24.201 to 24.328 of the Michigan Compiled Laws.

History: Add. 1995, Act 57, Imd. Eff. May 24, 1995.

Popular name: Act 451

Popular name: NREPA

324.41903 Closure notice signs; materials, form, placement, maintenance, spacing, publication of notice; rescission of closure.

Sec. 41903. The department shall designate closure notice signs of approved material, overall size, number, and letter size and composition of message. At least 4 notices, relatively equally spaced, shall be posted on the boundaries of the closed area. A closure is not effective prior to the erection of closure notices by the petitioning political subdivisions and approval of the same by the department. The petitioning political

subdivision shall place and maintain the signs and shall publish a notice of closure for 3 successive weeks, at least once in each week, in a newspaper published in the county in which the area to be closed is located. If no newspaper is published in the county, then the notice shall be published in a newspaper published in an adjoining county. If, in the judgment of the department, closure signs are not maintained so as to adequately give notice of the closure to a careful and prudent person, the closure may be rescinded by service of notice of rescission on the clerk or recording officer of the political subdivision, and in such case the closure shall terminate 30 days after service of notice of rescission.

History: Add. 1995, Act 57, Imd. Eff. May 24, 1995.

Popular name: Act 451

Popular name: NREPA

324.41904 Prohibitions against discharge of firearms; exceptions.

Sec. 41904. Any prohibition against discharge of firearms made under authority of this part does not apply to peace officers or members of any branch of the armed forces in the discharge of their proper duties. The department may authorize the use of firearms to prevent or control the depredations of birds or animals in situations where significant damages are being caused by wildlife.

History: Add. 1995, Act 57, Imd. Eff. May 24, 1995.

Popular name: Act 451

Popular name: NREPA

324.41905 Violation of part or rules as misdemeanor.

Sec. 41905. Any person who violates this part or a rule promulgated under this part is guilty of a misdemeanor.

History: Add. 1995, Act 57, Imd. Eff. May 24, 1995.

Popular name: Act 451

Popular name: NREPA

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SUPERIOR TOWNSHIP

Record of Disbursements

Date: August 17, 2026

*Contains all checks written since last report for the following funds:

General Bank - includes all checks written from the following funds:

101 - General Fund

203 - Side Street Maintenance Fund

211 - Legal Defense Fund

219 - Streetlight Fund

249 - Building Fund

266 - Law Fund

508 - Park Fund

206 - Fire Fund

592 - Utility Dept.

701 - Trust & Agency Fund

704 - Payroll Fund

Total amount for all disbursements - \$1,331,544.07

Note: Some of these checks were presented to the board for approval. All others are either pre-approved or under \$3,000.00 for Government Funds and \$5,000 for Utility Dept.

Check Date	Bank	Check	Vendor Name	Description	Amount
Bank FIRE FIRE FUND					
Check Type: Paper Check					
07/21/2026	FIRE	28630	ANN ARBOR CLEANING SUPPLY	STATION SUPPLIES	684.42
07/21/2026	FIRE	28631	AUTO VALVE YPSILANTI	BRAKE PADS/TIRE SHINE	65.93
07/21/2026	FIRE	28632	BLUE CROSS/BLUE SHIELD-M	MEDICAL INSURANCE- AUGUST 2026	16,649.30
07/21/2026	FIRE	28633	BOUND TREE MEDICAL, LLC	GLOVES & STETHOSCOPES	570.87
07/21/2026	FIRE	28634	COMCAST	INTERNET ST #2 - JULY 2026	360.89
				ADD'L BOX @ STATION #1	10.51
					371.40
07/21/2026	FIRE	28635	CORRIGAN OIL COMPANY	250 GALLONS DIESEL	1,034.47
07/21/2026	FIRE	28636	CUMMINS SALES AND SERVICE	GENERATOR WORK - STATION #2	553.80
07/21/2026	FIRE	28637	DELTA DENTAL	DENTAL INSURANCE - AUGUST 2026	1,060.30
07/21/2026	FIRE	28638	EMERGENT HEALTH PARTNERS	DISPATCH - JULY 2026	3,881.48
07/21/2026	FIRE	28639	GABBYS BP	PROPANE FOR STATION #2	27.55
07/21/2026	FIRE	28640	HOME DEPOT CREDIT SERVICES	STATION SUPPLIES	187.60
07/21/2026	FIRE	28641	LINDE GAS & EQUIPMENT, INC	OXYGEN TANK RENTALS	118.13
07/21/2026	FIRE	28642	MEDMUTUAL LIFE	LIFE INSURANCE AUGUST 2026	170.25
07/21/2026	FIRE	28643	PHILIP W. DICKINSON	HEALTH INSURANCE REIMBURSEMENT AUG 26	345.04
07/21/2026	FIRE	28644	SUPERIOR TOWNSHIP CREDIT CARD ACCT	BEST BUY - TV	353.98
				JIMMY JOHN'S FOOD FOR CLASS AT STATION #	364.43
					718.41
07/21/2026	FIRE	28645	TODD WENZEL BUICK GMC	INSTALLATION OF REMOTE KEY PAD	350.00
07/21/2026	FIRE	28646	VSP INSURANCE CO	VISION INSURANCE -AUGUST 2026	232.32
07/21/2026	FIRE	28647	WASHTEENAW AREA MUTUAL AID ASSOC	TRAINING - TRUCK COMPANY FUNCTIONS SCHOO	400.00
07/28/2026	FIRE	28648	AMAZON CAPITAL SERVICES, INC	(2) EXTENSION CORD REELS FOR TRUCKS	273.25
07/28/2026	FIRE	28649	CANON FINANCIAL SERVICES INC.	LEASE ON COPY MACHINE - COPY USAGE	213.02
07/28/2026	FIRE	28650	COMCAST	INTERNET - ST#1 - JULY	400.34
07/28/2026	FIRE	28651	CONKLIN LANDSCAPING, INC	LAWN MOWING STATION #2	117.00
				LAWN MOWING - STATION #2	117.00
					234.00
07/28/2026	FIRE	28652	CULLIGAN OF ANN ARBOR/DETROIT	MONTHLY MAINTENANCE OF SOFTNER	225.00
				MONTHLY MAINTENANCE OF SOFTNER	225.00
				WATER SOFTNER SUPPLIES	157.01
					607.01
07/28/2026	FIRE	28653	DAN KIMBALL	AIRPORT PARKING REIMBURSEMENT	98.54
07/28/2026	FIRE	28654	DTE ENERGY	ST #1 - GAS JULY	157.03
				ELECTRIC STATION #1 - JULY 2026	1,042.39
					1,199.42
07/28/2026	FIRE	28655	DUROCHER'S	NEW DRYER STATION #2	1,572.89
07/28/2026	FIRE	28656	GABBYS BP	FUEL FOR MOWERS	62.00
07/28/2026	FIRE	28657	LINDE GAS & EQUIPMENT, INC	OXYGEN TANKS	187.83
07/28/2026	FIRE	28658	SUPERIOR TOWNSHIP CREDIT CARD ACCT	ANNUAL CREDIT CARD FEE	79.81
07/28/2026	FIRE	28659	SUPERIOR TWP GENERAL FUND	2026 OVERHEAD ALLOCATION	222,005.33
07/28/2026	FIRE	28660	SUPERIOR TWP PAYROLL FUND	CASH TRANSFER -7/30/26 PAY	70,142.33
07/28/2026	FIRE	28661	SUPERIOR TWP UTILITY DEPARTMENT	WATER - STATION #2	94.08

User: NANCY

CHECK DATE FROM 07/21/2026 - 08/17/2026

DB: Superior Twp

Check Date	Bank	Check	Vendor Name	Description	Amount
07/28/2026	FIRE	28662	TRUGREEN PROCESSING CENTER	GRUB PREVENTATIVE - ST #1	225.60
07/28/2026	FIRE	28663	WASHTENAW COUNTY TREASURER	TAX CHARGEBACK	329.25
08/04/2026	FIRE	28664	AUTO VALUE YPSILANTI	RAVEN GLOVES	91.96
08/04/2026	FIRE	28665	BOUND TREE MEDICAL, LLC	MEDICAL GLOVES	203.88
08/04/2026	FIRE	28666	CERTASITE, LLC	FIRE EXTINGUISHER INSPECTION - ST #1 FIRE EXTINGUISHER INSPECTION - ST #2	246.20 95.20 <u>341.40</u>
08/04/2026	FIRE	28667	ESO SOLUTIONS, INC.	INTEGRATION OF SYSTEM	3,392.55
08/04/2026	FIRE	28668	GABBYS BP	FUEL - U11-1	90.31
08/04/2026	FIRE	28669	PRIORITY ONE EMERGENCY	PANTS - KUJAWA	161.98
08/04/2026	FIRE	28670	STRYKER SALES, LLC	MEDICAL SUPPLIES	957.63
08/04/2026	FIRE	28671	SUPERIOR TOWNSHIP CREDIT CARD ACCT	AIRPORT PARKING BELLE TIRE MI FIRE INSPECTOR - CLASS BACH SP RAGTOP - GLOVES	98.54 92.73 1,025.00 306.00 <u>1,522.27</u>
08/04/2026	FIRE	28672	SUPERIOR TWP GENERAL FUND	LEGAL SERVICES OWED TO GENERAL	500.00
08/04/2026	FIRE	28673	SUPERIOR TWP PAYROLL FUND	PENSION/HOSP - JULY 2026	48,858.70
08/04/2026	FIRE	28674	WEX BANK	FUEL - JULY 2026	383.13
08/11/2026	FIRE	28675	COMCAST	TELEPHONES - AUGUST 2026	650.73
08/11/2026	FIRE	28676	CONKLIN LANDSCAPING, INC	LAWN MOWING - STATION #2	117.00
08/11/2026	FIRE	28677	DTE ENERGY	GAS - ELECTRIC - STATION #2 JULY 2026	853.54
08/11/2026	FIRE	28678	EMERGENT HEALTH PARTNERS	AUGUST 2026	3,881.48
08/11/2026	FIRE	28679	LNDE GAS & EQUIPMENT, INC	MEDICAL OXYGEN	114.61
08/11/2026	FIRE	28680	MOLDQUEST INTERNATIONAL LLC	EVALUATION OF MOLD AT STATION #2	1,000.00
08/11/2026	FIRE	28681	PRIORITY ONE EMERGENCY	HEROS PRIDE PATCHES PATCHES - CLOTHING CHIEF	35.00 76.50 <u>111.50</u>
08/11/2026	FIRE	28682	SUPERIOR TOWNSHIP CREDIT CARD ACCT	MFIS MEMBERSHIP	42.89
08/11/2026	FIRE	28683	SUPERIOR TWP PAYROLL FUND	CASH TRANSFER PAYROLL - 8/13/2026	74,463.41
08/11/2026	FIRE	28684	TAZ NETWORKS, INC	NETWORK FLAT FEE - AUGUST 2026	1,731.63
08/11/2026	FIRE	28685	TIMOTHY WINTERS	HEALTH INSURANCE REIMBURSEMENT -AUG 2026	346.99
08/11/2026	FIRE	28686	VERIZON WIRELESS	CELLPHONES - JULY 2026	1,176.77
08/11/2026	FIRE	28687	WEINGARTZ	STIHL BLOWER	564.98
				Total Paper Check:	466,705.31
FIRE TOTALS:					
Total of 58 Checks:					466,705.31
Less 1 Void Checks:					98.54
Total of 57 Disbursements:					466,606.77

Check Date	Bank	Check	Vendor Name	Description	Amount
Bank GENL GENERAL BANK					
Check Type: Paper Check					
07/21/2026	GENL	50899	ANGELA ROBINSON	CELL PHONE STIPEND - JULY 2026	50.00
07/21/2026	GENL	50900	BILL BALMES	CELL PHONE STIPEND - JULY 2026	50.00
07/21/2026	GENL	50901	BLUE CROSS/BLUE SHIELD-M	MEDICAL INSURANCE - AUG 2026	6,356.67
07/21/2026	GENL	50902	CINTAS CORPORATION - 300	RUG SERVICE - JULY	351.85
07/21/2026	GENL	50903	DELTA DENTAL	DENTAL INSURANCE AUGUST 2026	750.20
07/21/2026	GENL	50904	JALEEN WILSON	TRASH PICK-UP MACARTHUR/WIARD/ROW	187.00
07/21/2026	GENL	50905	JOEL BURRELL	DUMP TICKET REIMBURSEMENT	23.00
07/21/2026	GENL	50906	JULIA HOVING	DUMP TICKET REIMBURSEMET	26.00
07/21/2026	GENL	50907	KRISTINA CARR-RANKIN	CELL PHONE STIPEND - JULY 2026	50.00
07/21/2026	GENL	50908	LISA LEWIS	CELL PHONE STIPEND - JULY 2026	50.00
				MILEAGE REIMBURSEMENT JUN 23-JULY 16	84.83
					134.83
07/21/2026	GENL	50909	MARCO AUSTIN	CELL PHONE STIPEND - FEB 2026	50.00
07/21/2026	GENL	50910	MEDMUTUAL LIFE	LIFE INSURANCE AUGUST 2026	153.24
07/21/2026	GENL	50911	NANCY MASON	CELL PHONE STIPEND - JULY 2026	50.00
07/21/2026	GENL	50912	QUADIENT FINANCE USA, INC.	POSTAGE FOR MACHINE	1,000.00
07/21/2026	GENL	50913	SARAH IZZO	CELL PHONE STIPEND - JULY 2026	50.00
07/21/2026	GENL	50914	STANDARD PRINTING	NON-WINDOW ENVELOPES	270.00
07/21/2026	GENL	50915	SUPERIOR TOWNSHIP CREDIT CARD ACCT	SMARTSHEET - JULY	24.00
07/21/2026	GENL	50916	TRUGREEN PROCESSING CENTER	LAWN SERVICE	163.92
07/21/2026	GENL	50917	VSP INSURANCE CO	VISION INSURANCE -AUGUST 2026	185.13
07/21/2026	GENL	50918	KENNETH SCHWARTZ	MILEAGE REIMBURSEMENT	359.60
07/28/2026	GENL	50919	AMAZON CAPITAL SERVICES, INC	BUILDING SUPPLIES	48.74
				OFFICE SUPPLIES	31.45
				ELECTION SUPPLIES	13.29
					93.48
07/28/2026	GENL	50920	ASSOCIATED PLUMBING & SEWER INC.	SERVICE CALL @ TOWNHALL	150.00
07/28/2026	GENL	50921	BOULLION SALES, INC.	FUEL CAN/WEED WHIP STRING	74.98
07/28/2026	GENL	50922	CANON FINANCIAL SERVICES INC.	LEASE ON (2) COPY MACHINES & COPIES	743.24
07/28/2026	GENL	50923	CARLISLE WORTMAN ASSOCIATES	MONTHLY RETAINER - JUNE	6,930.00
				PLANNING SERVICES - CLAY HILL	85.00
				ZONING ORDINANCE MAP	67.50
				ZONING REWRITE	1,770.00
					8,852.50
07/28/2026	GENL	50924	CASTLEBERRY & LUCAS	LEGAL SERVICES - JUNE 2026	5,660.00
07/28/2026	GENL	50925	CGC HOME SERVICES	WATER SOFTNER AT DIXBORO SCHOOLHOUSE	3,995.00
07/28/2026	GENL	50926	CONKLIN LANDSCAPING, INC	SUPERIOR & GEDDES ROUNDABOUT	70.25
				MACARTHUR PATHWAAY	75.00
				TOWNHALL	468.00
				MACARTHUR PATHWAY	117.00
				N PROSPECT TRIANGLE	39.03
				GEDDES/RIDGE ROUNDABOUT	156.11
				MACARTHUR PATH - NORTH HARRIS	75.00
				TOWNHALL	528.00
				GEDDES PATH	156.11
				PROSPECT ROAD BRIDGE AREA	136.59

Check Date	Bank	Check	Vendor Name	Description	Amount
07/28/2026	GENL	50927	VOID	PROSPECT GEDDES NE-NW CORNERS	46.83
07/28/2026	GENL	50928	CRAIN HEATING AND COOLING	MACARTHUR PATH	117.00
07/28/2026	GENL	50929	EUROFINS	HARRIS PATH	117.08
07/28/2026	GENL	50930	GAY UPHAM		2,102.00
07/28/2026	GENL	50931	GBS INC.	OVERPAYMENT OF PERMIT - 3510 EASTERBROOK	20.00
07/28/2026	GENL	50932	GENERAL CODE	CLAY HILL SOIL TESTING	2,540.00
07/28/2026	GENL	50933	GORDON FOOD SERVICE, INC.	DISC GOLF SIGN GRAPHICS	599.00
07/28/2026	GENL	50934	HOME DEPOT CREDIT SERVICES	PAPER FOR MINUTE BOOKS	214.87
07/28/2026	GENL	50935	INSPIRE TREE EXPERTS	20% DEPOSIT FOR CODE OF ORDINANCE PROJEC	4,300.00
07/28/2026	GENL	50936	JALEEN WILSON	BUILDING SUPPLIES	445.43
07/28/2026	GENL	50937	JERRY NOVAK	REMOVAL OF TREES	291.19
07/28/2026	GENL	50938	JOEL BURRELL	TRASH PICK-UP MACARTHUR	975.00
07/28/2026	GENL	50939	KEN WASILEWSKI	DUMP TICKET REIMBURSEMENT	204.00
07/28/2026	GENL	50940	OHM ADVISORS	DUMP TICKET REIMBURSEMENT	18.00
07/28/2026	GENL	50941	PARKWAY SERVICES	2-BUILDING INSPECTIONS JULY 22	4.00
07/28/2026	GENL	50942	PFM FINANCIAL ADVISORS LLC	ENGINEERING SERVICES	100.00
				POSTAJOHN FOR TENNIS	138.50
				PREPARATION OF ANNUAL DISCLOSURE STATEME	140.00
					1,000.00
07/28/2026	GENL	50943	PLANTE MORAN	FINANCIAL CONSULTING	2,292.50
				FINANCIAL CONSULTING	1,998.75
					4,291.25
07/28/2026	GENL	50944	PRINTING SYSTEMS, INC.	AIRMAIL AV BALLOT RETURN ENVELOPE	113.24
				AIRMAIL AV BALLOT OUTER ENVELOPE	115.92
				ELECTION - MASTERCARDS	212.05
				629-B ELECTION DAY PRECINCT KIT/APP TO V	319.90
					761.11
07/28/2026	GENL	50945	PROFESSIONAL BUILDING MAINTENANCE	CLEANING @ TOWNHALL - JULY	1,792.25
07/28/2026	GENL	50946	RANDAZZO MECHANICAL	OVERPAYMENT OF PERMIT - 8900 WARREN	10.00
07/28/2026	GENL	50947	ROBERT BUTLER	2026 CONTRACT - #7	1,819.67
07/28/2026	GENL	50948	SIGNS BY TOMORROW	DISC GOLF SIGNS	758.70
07/28/2026	GENL	50949	SUMMIT BUILDING CONTRACTOR	DIXBORO SCHOOLHOUSE RENOVATIONS	44,667.42
07/28/2026	GENL	50950	SUPERIOR TOWNSHIP CREDIT CARD ACCT	QUICKBOOKS - JULY	388.50
				CREDIT CARD ANNUAL FEE	125.25
				DOMAIN NAME YEARLY FEE	239.88
				DESTINATION ANN ARBOR	991.10
				CANVA-SUPERIOR SPOT	311.20
				ZOOM-JULY 2026	81.98
				REPLACEMENT PART FOR SUPERIOR DAY TENT	49.00
					2,186.91
07/28/2026	GENL	50951	VOID	CASH TRANSFER -7/30/2026 PAY	61,072.54
07/28/2026	GENL	50952	SUPERIOR TWP PAYROLL FUND	SECURITY DEPOSIT FOR WASHTENAW PROMISE	100.00
07/28/2026	GENL	50953	SUPERIOR TWP TRUST & AGENCY	HARD DRIVE FOR SERVER	844.15
07/28/2026	GENL	50954	TAZ NETWORKS, INC	PEST CONTROL - JULY 2026	146.74
07/28/2026	GENL	50955	TERMINIX EHRlich		
07/28/2026	GENL	50956	WASHTENAW COUNTY TREASURER	TAX CHARGEBACKS	333.85
				MAY 2026 CONTRACT	154,547.40
					154,881.25
07/28/2026	GENL	50957	WCAAO	MONTHLY SERVICES - JULY	10,057.91

Check Date	Bank	Check	Vendor Name	Description	Amount
07/28/2026	GENL	50958	YPSILANTI ACE HARDWARE	SHOP SUPPLIES	21.38
07/28/2026	GENL	50959	YPSILANTI MEALS ON WHEELS	2026 CONTRIBUTION	10,000.00
07/28/2026	GENL	50960	GARY UPHAM	DISC GOLF SIGN GRAPHICS	599.00 V
07/28/2026	GENL	50961	GARY UPHAM	DISC GOLF SIGN GRAPHICS	599.00
08/04/2026	GENL	50962	BS&A SOFTWARE	ANNUAL SUPPORT/SERVICE FEE AUG 1 26- AUG	6,974.00
08/04/2026	GENL	50963	CERTASITE, LLC	FIRE EXTINGUISHER YEARLY MAINTENANCE FIRE EXTINGUISHER YEARLY MAINTENANCE	140.80 95.20 236.00
08/04/2026	GENL	50964	COMCAST	INTERNET - JULY 2026	278.02
08/04/2026	GENL	50965	CUMMINS SALES AND SERVICE	GENERATOR REPAIR	890.87
08/04/2026	GENL	50966	HARBOR FREIGHT TOOLS	MISC SUPPLIES	66.22
08/04/2026	GENL	50967	HURON RIVER WATERSHED COUNCIL	2026 DUES	7,302.54
08/04/2026	GENL	50968	INSPIRE TREE EXPERTS	STORM DAMAGE AT CHNP	1,200.00
08/04/2026	GENL	50969	JALEEN WILSON	TRASH PICK-UP MACARTHUR/ROW	221.00
08/04/2026	GENL	50970	PARKWAY SERVICES	PORTAJOHN @ FIREMAN'S PARK AUGUST 2026	250.00
08/04/2026	GENL	50971	ROBERT ACTON	70-MECH/PLUMB INSPECTIONS 7/13-24/26	3,500.00
08/04/2026	GENL	50972	STAPLES	GENERAL OFFICE SUPPLIES	27.58
08/04/2026	GENL	50973	SUPERIOR TOWNSHIP CREDIT CARD ACCT	IZZO - ADOBE MEMBERSHIP & DUES	21.19 42.89 64.08
08/04/2026	GENL	50974	SUPERIOR TWP PAYROLL FUND	PENSION /HCSP - JULY 2026	24,923.12
08/04/2026	GENL	50975	TAZ NETWORKS, INC	WORK ON SOUND SYSTEM IN BOARD ROOM	207.70
08/04/2026	GENL	50976	WCA ASSESSING	AUGUST 2026 SERVICES	10,057.91
08/04/2026	GENL	50977	WEX BANK	FUEL - JULY 2026	660.75
08/04/2026	GENL	50978	WEX BANK	FUEL - JULY 2026	77.04
08/04/2026	GENL	50979	WEX BANK	FUEL - JULY 2026	147.07
08/11/2026	GENL	50980	AARON GIBSON	DUMP TICKET REIMBURSEMENT	46.00
08/11/2026	GENL	50981	ALLSTAR ALARM	ALARM SYSTEM 9/1-11/30/26	108.00
08/11/2026	GENL	50982	ANN ARBOR AREA TRANSPORTATION AUTH.	2026 - JUNE 2026 - JULY	11,014.33 11,014.33 22,028.66
08/11/2026	GENL	50983	BOULLION SALES, INC.	KUBOTA MAINTENANCE	220.43
08/11/2026	GENL	50984	CERTASITE, LLC	FIRE EXTINGUISHER MAINTENANCE	348.30
08/11/2026	GENL	50985	COMCAST	TELEPHONES - AUGUST 2026	555.79
08/11/2026	GENL	50986	CONKLIN LANDSCAPING, INC	PROSPECT - GEDDES NE-NW CRONER MACARTHUR PATH N PROSPECT TRIANGLE GEDDES PATH MACARTHUR PATH - NORTH HARRIS PATH MOWING - HARRIS NORTH TO GEDDES GEDDES PATH	46.83 117.00 39.03 156.11 75.00 117.08 156.11 707.16
08/11/2026	GENL	50987	DIANE MOORE	DUMP TICKET REIMBURSEMENT	23.00
08/11/2026	GENL	50988	DTE ENERGY	OLD TOWN HALL GAS -JULY APT "1" GAS -JULY 2026 GEN/IAW SPLIT/GENERATOR-GAS -JULY 2026 ELECTRIC - PARKS BARN -JULY GEN/IAW SPLIT/OLD TOWN HALL ELEC -JULY SIREN @ 1989 PROSPECT -- JULY 2026	60.57 60.57 183.06 21.98 1,782.56 27.39

Check Date	Bank	Check	Vendor Name	Description	Amount
Bank TRUST TRUST & AGENCY					
Check Type: Paper Check					
07/21/2026	TRUST	1242	SUPERIOR TWP GENERAL FUND	TRAILER FEES - JUNE 26 WESTRIDGE	177.00
07/21/2026	TRUST	1243	WASHTENAW COUNTY TREASURER	TRAILER FEES - JUNE 2026 WESTRIDGE	882.00
07/28/2026	TRUST	1244	OHM ADVISORS	ENGINEERING SERVICES	1,532.00
08/04/2026	TRUST	1245	SUPERIOR TWP GENERAL FUND	TRAILER FEES - JULY 2026 ARBOR WOODS	228.50
08/04/2026	TRUST	1246	WASHTENAW COUNTY TREASURER	TRAILER FEES - JULY 2026 - ARBOR WOODS	1,142.50
08/11/2026	TRUST	1247	CARLISLE WORTMAN ASSOCIATES	PLANNING SERVICES	420.00
				PLANNING SERVICES	575.00
				PLANNING SERVICES	392.50
				PLANNING SERVICES	312.50
				PLANNING SERVICES	657.50
				PLANNING SERVICES	295.00
				PLANNING SERVICES	312.50
				PLANNING SERVICES	255.00
					<u>3,220.00</u>
08/11/2026	TRUST	1248	VOID		V
08/11/2026	TRUST	1249	OHM ADVISORS	ENGINEERING SERVICES	223.75
				ENGINEERING SERVICES	3,311.50
				ENGINEERING SERVICES	1,003.75
				ENGINEERING SERVICES	1,675.50
				ENGINEERING SERVICES	1,634.50
				ENGINEERING SERVICES	1,137.50
				ENGINEERING SERVICES	299.00
				ENGINEERING SERVICES	219.00
				ENGINEERING SERVICES	945.75
				ENGINEERING SERVICES	219.00
				ENGINEERING SERVICES	179.00
				ENGINEERING SERVICES	532.50
				ENGINEERING SERVICES	736.00
				ENGINEERING SERVICES	581.75
					<u>5,762.50</u>
					<u>18,461.00</u>
08/11/2026	TRUST	1250	VOID		V
				Total Paper Check:	<u>25,643.00</u>
TRUST TOTALS:					
Total of 9 Checks:					
Less 2 Void Checks:					
					<u>25,643.00</u>
Total of 7 Disbursements:					
					<u>25,643.00</u>

Check Date	Bank	Check	Vendor Name	Description	Amount
Bank UTCR UTILITY CAPITAL RESERVE					
Check Type: Paper Check					
07/28/2026	UTCR	1291	OHM ADVISORS	RIDGE ROAD WATER MAIN	17,759.75 V
07/28/2026	UTCR	1292	WASHTENAW COUNTY SOIL EROSION	EROSION PERMIT FOR WATER MAIN PROJECT ON	500.00 V
07/28/2026	UTCR	1293	OHM ADVISORS	RIDGE ROAD WATER MAIN	17,759.75
07/28/2026	UTCR	1294	WASHTENAW COUNTY SOIL EROSION	EROSION PERMIT FOR WATER MAIN PROJECT ON	500.00
08/11/2026	UTCR	1295	CIVIL UNDERGROUND CONSTRUCTION CO.	EMERGENCY REPAIR FOR WATER MAIN BREAK ON	6,770.00
Total Paper Check:					43,289.50
UTCR TOTALS:					
Total of 5 Checks:					43,289.50
Less 2 Void Checks:					18,259.75
Total of 3 Disbursements:					25,029.75

Check Date	Bank	Check	Vendor Name	Description	Amount
Bank UTIL UTILITY FUND - O & M					
Check Type: Paper Check					
07/21/2026	UTIL	16481	BLUE CROSS/BLUE SHIELD-M	MEDICAL INSURANCE - AUG 2026	18,015.97
07/21/2026	UTIL	16482	COMCAST	INTERNET - MAINT FACILITY JULY2026	400.34
07/21/2026	UTIL	16483	DELTA DENTAL	DELTA INS AUGUST2026	1,073.70
07/21/2026	UTIL	16484	EJ USA, INC.	HYDRANT REPAIR KITS AND VALVE BOX RISERS	1,160.14
07/21/2026	UTIL	16485	ETNA SUPPLY	COMPOSIT GASKETS FOR THE FORD MOTOR HORN	41.80
07/21/2026	UTIL	16486	GENE BUTMAN FORD SALES, INC.	2020 FORD RANGER OIL CHANGE	87.52
07/21/2026	UTIL	16487	MEDMUTUAL LIFE	LIFE INS AUGUST 2026	102.15
07/21/2026	UTIL	16488	MILLENIUM BUSINESS SYSTEMS	COPIER LEASE	490.75
07/21/2026	UTIL	16489	PROFESSIONAL BUILDING MAINTENANCE	JULY 2026 CLEANING MAINT. BLDG	521.00
				JULY CLEANING ADMIN BLDG	521.00
					1,042.00
07/21/2026	UTIL	16490	TERMINIX EHRLEICH	INVOICE# 97906254, 99991567 GENERAL PEST	177.94
07/21/2026	UTIL	16491	TRUGREEN PROCESSING CENTER	LAWN SERVICE	165.02
				GRUB PREVENTATIVE	396.08
					561.10
07/21/2026	UTIL	16492	UIS	SERVICE AT THE CLARK BOOSTER STATION	3,360.25
07/21/2026	UTIL	16493	VSP INSURANCE CO	VISION INSURANCE AUGUST 2026	206.91
07/21/2026	UTIL	16494	YPSILANTI ACE HARDWARE	KEYS MADE FOR RICHARD HUGHES	8.25
07/21/2026	UTIL	16495	YPSILANTI COMM. UTILITIES AUTHORITY	ADMIN BLDG WATER BILL MAY & JUNE 2026	63.79
07/28/2026	UTIL	16496	ALL SEASONS LANDSCAPING CO. INC.	REPLACEMENT BRUSH CUTTING BLADE	40.69
07/28/2026	UTIL	16497	AMAZON CAPITAL SERVICES, INC	INVOICE # 1TY7-GNMM-P6YJ ADMIN OFFICE SU	101.42
07/28/2026	UTIL	16498	ANN ARBOR CLEANING SUPPLY	SHOP CLEANING SUPPLIES	276.15
				SHOP CLEANING SUPPLIES	38.25
					314.40
07/28/2026	UTIL	16499	ANN ARBOR TOWNSHIP	ANN ARBOR TWP JUNE 26 BILL	18,698.40
07/28/2026	UTIL	16500	DTE ENERGY	GAS & ELECT AT 9699 MACARTHUR (MAINT BL	1,277.98
				GAS & ELECTRIC 1756 RIDGE RD. JULY	188.58
				GAS & ELECTRIC FOR 1799 PROSPECT JULY	354.29
					1,820.85
07/28/2026	UTIL	16501	HOME DEPOT CREDIT SERVICES	INVOICE#'S, 7191677, 3211815, 3020221, 9	3,304.05
07/28/2026	UTIL	16502	LIVE VOICE	ANSWERING SERVICE	74.48
07/28/2026	UTIL	16503	OHM ADVISORS	SUPERIOR TWP GIS SERVICES - PROFESSIONAL	8,744.50
				2025 CONSUMER CONFIDENCE REPORT TECH ASS	48.50
					8,793.00
07/28/2026	UTIL	16504	SUPERIOR TOWNSHIP CREDIT CARD ACCT	CREDIT CARD ANNUAL FEES UTILITY PORTION 2	44.94
07/28/2026	UTIL	16505	SUPERIOR TWP GENERAL FUND	ADMINISTRATIVE ALLOCATION 2026 PER BUDGE	105,534.48
07/28/2026	UTIL	16506	SUPERIOR TWP PAYROLL FUND	CASH TRANSFER -7/30/26 PAY	37,081.04
07/28/2026	UTIL	16507	UIS	REPROGRAMMED OUR VFD PANELS THAT CONTROL	282.00
07/28/2026	UTIL	16508	VERIZON WIRELESS	JULY 26 VERIZON BILL	589.78
07/28/2026	UTIL	16509	YPSILANTI ACE HARDWARE	REPLACEMENT COTTER PINS FOR GATE TURNER	18.95
08/04/2026	UTIL	16510	AMAZON CAPITAL SERVICES	INVOICE# 1DC6-QMMH-K74R ITEMS FOR MAINT.	57.47
08/04/2026	UTIL	16511	AMAZON CAPITAL SERVICES, INC	INVOICE # 1XJ7-4CJC-J941 OFFICE SUPPLIES	39.06

CHECK REGISTER FOR CHARTER TOWNSHIP OF SUPERIOR
 CHECK DATE FROM 07/21/2026 - 08/17/2026

Check Date	Bank	Check	Vendor Name	Description	Amount
				INVOICE# IFHT-MHJT-NG3Y, INGG-VTIV-QGDK	451.81
					490.87
08/04/2026	UTIL	16512	BADGER METER	SERVICES FOR JULY 2026	3,370.32
08/04/2026	UTIL	16513	C. STODDARD & SONS, INC.	OIL REMOVAL	425.00
08/04/2026	UTIL	16514	COMCAST	BOOSTER STATION JULY 2026	208.08
				JULY 2026 ADMIN BLDG PHONES & INTERNET	400.34
					608.42
08/04/2026	UTIL	16515	CORRIGAN OIL COMPANY	DIESEL FUEL FOR THE MAINT. FACILITY	1,587.70
08/04/2026	UTIL	16516	PLANTE MORAN	PROFESSIONAL SERVICES- UTILITY	1,608.75
08/04/2026	UTIL	16517	QUADIENT FINANCE USA, INC.	POSTAGE METER REFILL	2,000.00
08/04/2026	UTIL	16518	SUPERIOR TOWNSHIP CREDIT CARD ACCT	JUNE 2026 ADOBE	21.19
				JULY ADOBE	21.19
					42.38
08/04/2026	UTIL	16519	SUPERIOR TWP GENERAL FUND	PLANTE & MORAN INVOICE #1010811 .5 HOURS	97.50
08/04/2026	UTIL	16520	SUPERIOR TWP PAYROLL FUND	PENSION - HCSP JULY 2026	18,933.95
08/04/2026	UTIL	16521	TRUGREEN PROCESSING CENTER	LAWN SERVICE MAINT. BLDG	134.09
08/11/2026	UTIL	16522	AUTO VALUE YPSILANTI	MAINT SUPPLIES	47.94
				OIL CHANGE SUPPLIES FOR SERVICE TRUCK #1	79.25
				PAINTING SUPPLIES FOR FIRE HYDRANTS	117.83
					245.02
08/11/2026	UTIL	16523	CERTASITE, LLC	FIRE EXTINGUISHERS/SERVICE CALL MAINT. B	669.70
				ADMIN BLDG. FIRE EXTINGUISHER ANNUAL INS	83.80
					753.50
08/11/2026	UTIL	16524	CINTAS CORPORATION	RESTOCK FIRST AID CABINET	102.83
08/11/2026	UTIL	16525	COMCAST	PHONES ADMIN & MAINT. AUG 2026 - UTILITE	501.59
08/11/2026	UTIL	16526	CORRIGAN OIL COMPANY	DIESEL FUEL FOR THE CLARK RD. BOOSTER ST	744.76
08/11/2026	UTIL	16527	DTE ENERGY	ELECTRIC SERVICE AT 1385 CLARK RD. JULY	17.41
				WESTRIDGE ELECTRIC SERVICE FOR 1649 CRAB	18.38
				ELECTRIC AT 2490 HURON RIVER DR. JULY 20	17.41
				ELECTRIC AT 250 W. CLARK JULY 2026	18.28
				GAS & ELECTRIC AT 325 E. CLARK JULY 2026	311.65
				ELECTRIC AT 810 W. CLARK JULY 2026	1,110.93
				GAS SERVICE AT 575 E CLARK RD. JULY 2026	65.98
				ELECTRIC AT 575 E. CLARK JULY 2026	591.08
					2,151.12
08/11/2026	UTIL	16528	VOID	CLEANING AND PAINTING FIRE HYDRANTS (20)	1,200.00
08/11/2026	UTIL	16529	LONDON SKRYCKI	SIGNS FOR OUR SANITARY APPROACHES LOCATE	67.50
08/11/2026	UTIL	16530	MICHIGAN STATE INDUSTRIES	BACTI SAMPLES FOR DS002	75.00
08/11/2026	UTIL	16531	PARAGON LABORATORIES	SAMS CLUB ITEMS PURCHASED FOR THE SHOP	478.39
08/11/2026	UTIL	16532	SAM'S CLUB/SYNCHRONY BANK	USB CABLE	159.99
08/11/2026	UTIL	16533	STAPLES		
08/11/2026	UTIL	16534	SUPERIOR TOWNSHIP CREDIT CARD ACCT	QUICKBOOKS -JULY	388.50
				REFUND ON A 5-1/26 HARBOR FREIGHT PURCHA	(322.49)
					66.01
08/11/2026	UTIL	16535	SUPERIOR TWP PAYROLL FUND	CASH TRANSFER -8/13/26 PAY	33,279.68

Check Date	Bank	Check	Vendor Name	Description	Amount
08/11/2026	UTIL	16536	TAZ NETWORKS, INC	UTILITIES PORTION OF TAZ BILL MICROSOFT	1,082.92
08/11/2026	UTIL	16537	WEX BANK	FUEL FOR JULY 2026	656.98
08/11/2026	UTIL	16538	YPSILANTI ACE HARDWARE	RED HYDRANT PAINT 4 GALLONS	339.96
08/11/2026	UTIL	16539	YPSILANTI COMM. UTILITIES AUTHORITY	JULY 2026 YCUA AR PROPERTIES BILL	257.71
Total Paper Check:					275,010.50
UTIL TOTALS:					
Total of 59 Checks:					275,010.50
Less 1 Void Checks:					0.00
Total of 58 Disbursements:					275,010.50
REPORT TOTALS:					
Total of 246 Checks:					1,351,123.36
Less 12 Void Checks:					19,579.29
Total of 234 Disbursements:					1,331,544.07