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 November 16, 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 Devereaux, Trustee Greene, Trustee McKinney, and Trustee Schwartz.

Absent: None.

4. ADOPTION OF AGENDA

It was moved by Supervisor Dabish Yahkind and supported by Treasurer Lewis to adopt the agenda as amended, replacing the Prospect Pointe West Phase 4 Development Agreement with the revised version submitted at the table.

The motion carried unanimously.

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

5. CITIZEN PARTICIPATION

- **Juan Bradford** provided information regarding the upcoming Parks and Recreation Christmas event in Dixboro on December 5, 2026.
- **Nora Smith and Celeste McMurray of Girl Scout Troop 40825** spoke in support of Township parks, emphasizing the physical and mental health benefits of spending time outdoors.
- **Brenda Baker** provided an update from the Committee to Promote Superior Township and announced its combined November/December meeting on December 2, 2026.
- **Jack Goodnoe** expressed support for continued funding of Township parks and recreation programs, emphasizing their importance to the community.
- **Emily Zick** expressed support for Clay Hill Farm and requested that the Township provide guidance on moving its farm market proposal forward.
- **Jack Smiley** urged the Board to restore Parks and Recreation funding to 2025 levels.

DRAFT

6. SUPERVISOR COMMENTS

Supervisor Dabish Yahkind addressed the proposed 2027 Parks and Recreation budget, emphasizing the Township's financial constraints and the need to balance recurring expenditures with available revenues. The Supervisor discussed the Parks and Recreation Department's fund balance, personnel costs, maintenance responsibilities, and opportunities for grants and sponsorships. Dabish Yahkind also highlighted the Township's investments in recreational facilities, programming, and expressed her commitment to maintaining free community events while improving the Township's long-term financial stability.

7. PRESENTATIONS AND PUBLIC HEARINGS

A. PUBLIC HEARING - PROPOSED FY2027 BUDGETS AND MILLAGE RATES

Supervisor Dabish Yahkind opened the public hearing at 7:16 p.m.

- **David Phillips** questioned the approximately $182,000 reduction in the General Fund transfer to Parks and Recreation and suggested a joint Board–Parks Commission meeting.
- **Cheryl Depner** expressed concern about the proposed Parks and Recreation funding reduction and the limited transportation options available to seniors.
- **Sharon Bryant-Phillips** expressed concern about the potential elimination of community programs and requested reconsideration of the Parks and Recreation budget.
- **Martha Kern-Boprie** requested that Parks and Recreation receive greater consideration in future budget priorities.
- **Joan Martin** supported increased Parks and Recreation funding and requested clarification of the proposed reductions.
- **Brenda Baker** opposed the proposed Parks and Recreation funding reductions and emphasized the importance of the elected Parks Commission.
- **Susan Morley LaCroix** requested reconsideration of the Parks and Recreation budget, emphasizing the value of professional staff, community events, and green spaces.
- **Barbara Scheffer** emphasized the educational and environmental benefits of Parks and Recreation programs for children.
- **Amanda Smith** suggested considering potential revenue from solar development as an alternative to reducing Parks and Recreation funding.
- **Jennifer Colwell** expressed support for continued funding of Parks and Recreation programs.

DRAFT

- **Jack Smiley** clarified that program expenses extend beyond materials and include significant staffing costs.

- **Curtis Freeman** requested greater collaboration between the Board and Parks Commission and clarification of the Township's financial challenges.

- **Willie Secrest** expressed support for the Parks Commission and its role in preserving natural areas and providing community services.

- **Mrs. Muhammad** raised concerns regarding unanswered questions from a previous audit presentation and the proposed budget.

- **Hannah Martin** expressed support for Clay Hill Farm.

- **Chiquita Walker** requested reconsideration of the Parks and Recreation budget.

- **Nahid Sanii-Yahyai** emphasized collaboration between the Board and Parks Commission and requested restoration of Parks and Recreation funding.

- **Sahil Bhatia** supported maintaining Parks and Recreation funding and expressed willingness to support a dedicated millage.

- **Chuck Paterka** suggested establishing a dedicated Parks and Recreation millage.

- **Greg Vessels** opposed the proposed Parks and Recreation budget reductions.

- **Steven Henderson** expressed support regarding the proposed reductions, stating that recreation should not be funded by government.

Brian Camiller of Plante Moran discussed the Township's financial constraints, General Fund revenues, and the proposed reduction in Parks and Recreation funding. The Board of Trustees discussed departmental expenditures, fund balances, staffing costs, and potential funding alternatives, including a dedicated Parks and Recreation millage. Parks and Recreation Director Juan Bradford addressed the potential impacts of the proposed reductions on departmental operations and programming.

The public hearing was closed at 8:36 p.m.

8. CONSENT AGENDA

It was moved by Trustee Devereaux and supported by Trustee McKinney to approve the Consent Agenda.

A. APPROVAL OF MINUTES

1. OCTOBER 19, 2026, WORK SESSION MEETING

DRAFT

2. **OCTOBER 19, 2026, REGULAR MEETING**

B. REPORTS

1. **BUILDING DEPARTMENT**
2. **CLERK'S OFFICE**
3. **FIRE DEPARTMENT**
4. **PARKS & RECREATION COMMISSION MINUTES**
5. **PLANNING AND ZONING DEPARTMENT**
6. **TREASURER'S RECONCILIATION – SEPTEMBER 2026**
7. **TREASURER'S INVESTMENT PRELIMINARY REPORT – PERIOD ENDING SEPTEMBER 30, 2026**

C. COMMUNICATIONS

1. **WASHTENAW COUNTY TREASURER – DEADLINE EXTENDED TO CLAIM REMAINING PROCEEDS FROM PROPERTY TAX FORECLOSURE SALE**
2. **COMMITTEE TO PROMOTE SUPERIOR TOWNSHIP (C2PST) - NOVEMBER 2026**

The motion carried unanimously.

9. ITEMS REMOVED FROM THE CONSENT AGENDA

None.

10. UNFINISHED BUSINESS

None.

11. NEW BUSINESS

A. ORDINANCE NO. 207 – REZONING OF 5485 HURON RIVER DRIVE FROM PC (PLANNED COMMUNITY) TO MS (MEDICAL SERVICES), FIRST READING

The Board received and filed Ordinance No. 207 for its first reading. The second reading will be held at the next regular meeting.

SUPERIOR CHARTER TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

ORDINANCE NUMBER 207

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CHARTER TOWNSHIP OF SUPERIOR TO REZONE PROPERTY LOCATED AT 5485 HURON RIVER DRIVE FROM PC (PLANNED COMMUNITY) TO MS (MEDICAL SERVICES).

DRAFT

FIRST READING: NOVEMBER 16, 2026

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

SECTION 1. AMENDMENT TO OFFICIAL ZONING MAP.
The Official Zoning Map of the Charter Township of Superior, adopted pursuant to Zoning Ordinance No. 206, as amended, is hereby amended to change the zoning classification of the following property from PC (Planned Community) to MS (Medical Services):

Property Address: 5485 Huron River Drive, Ypsilanti, Michigan 48197
Tax Parcel Number: J-10-31-400-004
Property Area: Approximately 2.60 acres

The property is more particularly described in **Exhibit A**, attached hereto and incorporated herein by reference.

The Township Clerk is hereby directed to revise the Official Zoning Map to reflect this amendment upon its effective date.

SECTION 2. FINDINGS.
The Township Board finds that the rezoning is consistent with the public health, safety, and general welfare of the Township based on the following:

1. The proposed rezoning is consistent with the Township's 2024 Master Plan, particularly the Hospital Sub-Area policies, which support medical office uses, reuse of existing buildings, and compatible development.

2. The MS (Medical Services) District is compatible with surrounding land uses and zoning and represents a logical extension of the established Medical Services District adjoining the property to the north, east, and west.

3. The rezoning provides an opportunity for productive reuse of an existing commercial property and is not anticipated to adversely affect surrounding properties.

4. The property is located within an established medical campus area served by existing infrastructure. The adequacy of utilities, access, parking, and other site improvements shall be evaluated through applicable development review procedures.

5. The Planning Commission held the required public hearing and unanimously recommended approval of the rezoning at its October 28, 2026, meeting.

SECTION 3. APPLICABILITY OF ZONING REGULATIONS.
Upon the effective date of this Ordinance, the subject property shall be subject to all applicable provisions of the MS (Medical Services) District and other applicable requirements of the Superior Charter Township Zoning Ordinance.

DRAFT

This rezoning does not constitute approval of any particular use, site plan, building modification, or development activity. Any future use or development of the property shall comply with applicable zoning requirements and approval procedures.

SECTION 4. SEVERABILITY.
If any section, subsection, sentence, clause, or provision of this Ordinance is held invalid, the remaining portions shall remain in full force and effect.

SECTION 5. EFFECTIVE DATE.
This Ordinance shall take effect seven (7) days after publication of the required notice of adoption, in accordance with the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended, subject to applicable referendum provisions.

SECTION 6. PUBLICATION.
The Township Clerk shall cause notice of adoption of this Ordinance to be published in accordance with applicable state law.

B. RESOLUTION 2026-52, RESOLUTION TO APPROVE THE DEVELOPMENT AGREEMENT FOR PROSPECT POINTE WEST – PHASE 4

The following resolution was moved by Trustee Schwartz and supported by Trustee McKinney.

CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN

RESOLUTION TO APPROVE THE DEVELOPMENT AGREEMENT FOR PROSPECT POINTE WEST – PHASE 4

RESOLUTION NUMBER: 2026-52

DATE: NOVEMBER 16, 2026

WHEREAS, Diverse Real Estate (“Developer”) has proposed to develop phase four of a four-phase project, an overall parcel of a size totaling approximately 67.99 acres located south of Geddes Road and adjacent to the Prospect Pointe Subdivision in the northeast quarter of Section 33, (the "Development"); and

WHEREAS, the Developer is developing the residential development pursuant to the Superior Township Zoning Ordinance No. 174, as amended, and other applicable law; and

WHEREAS, the Developer desires to build all necessary on-site infrastructure for the Development, including but not limited to: water mains, sanitary sewers, non-motorized trails, open space, storm water management system, sidewalks and private roads, and similar amenities in the Development (the "Site Improvements"); and

DRAFT

WHEREAS, the Developer desires to install grading and soil erosion and sedimentation control improvements to facilitate the drainage of storm water from the Development in such a manner as is not expected to result in damage to any adjacent property outside of the Development or any site, building, or residential unit within the Development from an increase in the flow of storm water or decrease in water quality of storm water from the Development, as more fully set forth in the final engineering plans approved by the Township ("Engineering Plans"); and

WHEREAS, all agreements, approvals, and conditions agreed to by the Developer and the Township remain in effect for the Development, including, but not limited to, conditions of all approvals by the Township regarding zoning and site plan approval for the Development and permits that may have been issued by appropriate governmental review agencies for the Development; and

WHEREAS, on December 17, 2025, the Township approved, by action of the Superior Township Planning Commission, the Final Site Plan for the STPC #25-08, Prospect Pointe West Phase 4, with conditions ("Final Site Plan"), and all conditions of the Final Site Plan have been satisfactorily met; and

WHEREAS, the approved Final Site Plan for the Development is consistent with the purposes and objectives of the Township's Zoning Ordinance pertaining to the use and development of the Development; and

WHEREAS, Section 3.06 of the Superior Township Zoning Ordinance requires the execution of a Development Agreement in connection with the approval of the Final Site Plan for the Development; and

WHEREAS, the Development Agreement shall be binding upon the Township, the Developer of the Development, their successors-in-interest, and assigns.

NOW, THEREFORE BE IT RESOLVED, in consideration of the premises and the mutual covenants of the parties described in this Agreement, and with the express understanding that this Agreement contains important and essential terms as part of the approval of the Developer's Final Site Plan for the Development, the parties hereby agree as follows.

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 November 16, 2026, and that public notices of said meeting were given pursuant to Act No. 267, Public Acts of Michigan, 1976, as amended.

Angela Robinson _____ 11/17/26
Angela Robinson, Township Clerk Date Certified

DRAFT

Roll Call

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

Nays: None

Absent: None

The motion carried unanimously.

C. RESOLUTION 2026-53, RESOLUTION TO APPROVE KUBOTA RTV ATTACHMENTS AND INSTALLATION

The following resolution was moved by Treasurer Lewis and supported by Clerk Robinson.

CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN

RESOLUTION TO APPROVE KUBOTA RTV ATTACHMENTS AND INSTALLATION

RESOLUTION NUMBER: 2026-53

DATE: NOVEMBER 16, 2026

WHEREAS, the Utility Department uses a Kubota RTV for hauling and brush removal from sanitary structures and lawn restoration.

WHEREAS, additional attachments that include a snowblower and broom are needed to push and remove snow and haul dirt.

WHEREAS, Boullion Sales Inc., located at 8530 N. Territorial Rd., Dexter, MI 48103, provided a discounted quote for the attachments and installation under the Sourcewell contract that reduces the price from $25,185.00 to $17,608.50, saving 30%.

WHEREAS, it is recommended that Superior Township Board of Trustees approve the quote provided by Boullion Sales Inc through a discounted Sourcewell contract obtained by Boullion.

DRAFT

NOW, THEREFORE, IT BE RESOLVED THAT the Charter Township of Superior Board of Trustees hereby approves the purchase from Boullion Sales Inc. of Dexter, Michigan in the amount of $17,608.50.

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 November 16, 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 — 11/17/26 Date Certified

Roll Call

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

Nays: None

Absent: None

The motion carried unanimously.

D. <u>RESOLUTION 2026-54, RESOLUTION TO APPROVE THE 2027 WASHTENAW AREA MUTUAL AID COUNCIL BUDGET</u>

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

CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN

RESOLUTION TO APPROVE THE 2027 WASHTENAW AREA MUTUAL AID COUNCIL (WAMAC) BUDGET

RESOLUTION NUMBER: 2026-54

DATE: NOVEMBER 16, 2026

DRAFT

WHEREAS, the Charter Township of Superior recognizes the importance of regional cooperation and coordination among fire and emergency medical services agencies throughout Washtenaw County; and

WHEREAS, the Washtenaw Area Mutual Aid Council (WAMAC) provides a framework for countywide mutual aid for fire and emergency medical services incidents and supports the operation of the countywide Technical Rescue Team; and

WHEREAS, in July 2025, Governor Gretchen Whitmer approved the formation of WAMAC under the Urban Cooperation Act, 1967 PA 7, as amended, MCL 124.501 et seq.; and

WHEREAS, the articles of incorporation for WAMAC require participating municipalities to adopt the annual budget; and

WHEREAS, participation in WAMAC supports the Superior Township Fire Department through regional resource sharing, coordinated emergency response, and access to additional personnel and specialized capabilities when needed; and

WHEREAS, the Charter Township of Superior recognizes that participation in a countywide mutual aid system strengthens emergency preparedness and enhances the delivery of fire, EMS, and technical rescue services to the residents of Superior Township; and

WHEREAS, the annual dues for the Charter Township of Superior's participation in WAMAC for 2027 are $3,500.00, which has been included in the Superior Township Fire Department's FY2027 budget; and

WHEREAS, the Township Board has reviewed the 2027 WAMAC budget and finds participation in the organization to be in the best interest of the Charter Township of Superior and its residents;

NOW, THEREFORE, BE IT RESOLVED THAT, the Charter Township of Superior Board of Trustees hereby approves the 2027 budget for the Washtenaw Area Mutual Aid Council (WAMAC) and authorizes the Township's participation and payment of the applicable annual dues in the amount of $3,500.00, subject to the Township's established budgetary procedures.

BE IT FURTHER RESOLVED THAT, the Superior Township Fire Chief and appropriate Township officials are authorized to take the necessary administrative steps to implement this resolution.

DRAFT

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 November 16, 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 — 11/17/26 Date Certified

Roll Call

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

Nays: None

Absent: None

The motion carried unanimously.

E. <u>RESOLUTION 2026-55, ADOPTING GENERAL APPROPRIATIONS ACT: 2027 BUDGETS FOR ALL FUNDS</u>

The following resolution was moved by Trustee Greene and supported by Trustee Devereaux.

CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN

RESOLUTION ADOPTING GENERAL APPROPRIATIONS ACT:
2027 BUDGETS FOR ALL FUNDS

RESOLUTION NUMBER: 2026-55

DATE: NOVEMBER 16, 2026

WHEREAS, the Charter Township of Superior Board of Trustees has carefully reviewed the Township's current and projected financial needs, and

WHEREAS, the Charter Township of Superior Board of Trustees recognizes its responsibility to the citizens of Superior Township to carefully monitor the Township funds and provide for the needs of the Township, and

DRAFT

WHEREAS, the Board of Trustees of the Charter Township of Superior has carefully considered the projected revenues and expenditures for the coming year, and

NOW THEREFORE BE IT RESOLVED, that the Charter Township of Superior Board of Trustee's adopt the proposed budgets for the 2027 calendar year: the General Fund Budget by activity dated November 16, 2026, the Fire fund Budget dated November 16, 2026, the Building Fund budget dated November 16, 2026, the Law Fund budget dated November 16, 2026, the Park Fund Budget dated November 16, 2026, the Utility Fund Budget dated November 16, 2026, The Streetlight Budget dated November 16, 2026, and the Side Street Maintenance fund budget dated November 16, 2026.

Fund	Revenues	Expenditures	Transfers Out
General	$2,724,352	$2,530,378	$189,371
Fire	$4,907,853	$4,923,756	-0-
Law Enforcement	$3,160,574	$2,594,725	-0-
Building	$526,600	$451,404	-0-
Parks & Recreation	$304,371	$555,718	-0-
Streetlights	$102,000	$102,000	-0-
Side Street Maintenance.	$27,500	$27,500	-0-
Utilities	$5,638,681	$5,602,999	-0-
Legal Defense	$5,000	$20,000	-0-

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 November 16, 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 — 11/17/26 Date Certified

Roll Call

Ayes: Supervisor Dabish Yahkind
Trustee Devereaux
Trustee McKinney
Trustee Schwartz

Nays: Treasurer Lewis
Trustee Greene
Clerk Robinson

Absent: None

The motion carried (4-3).

DRAFT

F. RESOLUTION 2026-56, ADOPTING MILLAGE RATES FOR 2027

The following resolution was moved by Trustee Schwartz and supported by Trustee Greene.

CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN

RESOLUTION ADOPTING GENERAL APPROPRIATIONS ACT
MILLAGE RATES FOR 2027

RESOLUTION NUMBER: 2026-56

DATE: NOVEMBER 16, 2026

WHEREAS, the Charter Township of Superior Board of Trustee's has carefully reviewed the Township's current and projected financial needs, and

WHEREAS, the Board of Trustee's recognizes its responsibility to the citizens of the Charter Township of Superior to carefully monitor the Township funds and provide necessary revenue to offset proposed expenditures, and

WHEREAS, the auditors suggested that millage rates for revenue should be by resolution.

NOW, THEREFORE BE IT RESOLVED that the Charter Township of Superior Board of Trustees adopts the millages on the attachment by Resolution.

	TAXABLE VALUE	MILLAGE	TOTAL TAX REVENUE
GENERAL			
REG	$1,020,640,266	0.7873	$803,550
IFT	$21,740,270	0.3936	$8,557
FIRE	Voter-Approved		
REG	$1,020,640,266	3.4490	$3,520,188
IFT	$21,740,270	1.7245	$37,491
LAW	Voter-Approved		
REG	$1,020,640,266	2.7099	$2,765,833
IFT	$21,740,270	1.3549	$29,456

DRAFT

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 November 16, 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 — 11/17/26 Date Certified

Roll Call

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

Nays: None

Absent: None

The motion carried unanimously.

G. <u>RESOLUTION 2026-57, RESOLUTION TO AMEND THE 2026 REGULAR MEETING SCHEDULE</u>

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

CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN

RESOLUTION TO AMEND THE 2026 REGULAR MEETING SCHEDULE

RESOLUTION NUMBER: 2026-57

DATE: NOVEMBER 16, 2026

WHEREAS, the Township Board established its 2026 regular meeting schedule pursuant to MCL 42.7; and

WHEREAS, the Township Board wishes to change the date of its December regular meeting;

DRAFT

NOW, THEREFORE, BE IT RESOLVED that the Township Board of the Charter Township of Superior hereby amends its 2026 regular meeting schedule by rescheduling the December 21, 2026 meeting to December 14, 2026, at 7:00 p.m., at Superior Township Hall, 3040 N. Prospect Road, Superior Township, Michigan.

BE IT FURTHER RESOLVED that all other regular meeting dates remain unchanged.

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 November 16, 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 — 11/17/26 Date Certified

Roll Call

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

Nays: None

Absent: None

The motion carried unanimously.

H. <u>RESOLUTION 2026-58, RESOLUTION FOR APPROVAL TO AWARD A CONTRACT TO PREMIER RESTORATION FOR REPAIRS AT SUPERIOR TOWNSHIP FIRE STATION 2</u>

The following resolution was moved by Trustee Schwartz and supported by Trustee McKinney.

CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN

RESOLUTION FOR APPROVAL TO AWARD A CONTRACT TO PREMIER RESTORATION FOR REPAIRS AT SUPERIOR TOWNSHIP FIRE STATION 2

RESOLUTION NUMBER: 2026-58

DRAFT

DATE: NOVEMBER 16, 2026

WHEREAS, Superior Charter Township owns and operates Fire Station 2, located at 8795 MacArthur Boulevard, Superior Township, Michigan, which provides essential fire and emergency medical services to the residents of the Township, and

WHEREAS, Fire Station 2 requires repairs and restoration work following water damage, including repairs to interior walls, ceilings, drywall, masonry, framing, insulation, electrical components, painting, and other associated work, and

WHEREAS, Premier Restoration, located at 29811 8 Mile Road, Livonia, Michigan, has submitted a proposal dated October 30, 2026, in the amount of $60,760.51 to complete the necessary repairs and restoration work at Fire Station 2, and

WHEREAS, this request is being presented as a single-bid proposal because Premier Restoration works with SERVPRO and performs the repair and reconstruction work associated with SERVPRO restoration projects, providing continuity between the restoration work and the necessary repairs, and

WHEREAS, utilizing Premier Restoration will allow the Township to coordinate the necessary repairs with the restoration work already being performed and provide a consistent point of contact for completing the project, and

WHEREAS, soliciting additional bids would require additional time and could further delay the completion of the necessary repairs, and

WHEREAS, Fire Station 2 is currently unavailable for normal operations, and reopening the station as soon as possible is a priority for the Fire Department to restore staffing and emergency response coverage from that location, and

WHEREAS, delaying the approval of this project to obtain additional bids would unnecessarily extend the time Station 2 remains unavailable and could negatively affect the Fire Department's ability to provide timely emergency services to the residents of Superior Charter Township, and

WHEREAS, the submitted proposal identifies the necessary labor, materials, and associated costs to complete the repairs at Fire Station 2, with a total proposed cost of $60,760.51, and

WHEREAS, the Township Board finds that completing these repairs as quickly as possible is necessary to restore Fire Station 2 to a safe, functional, and serviceable condition.

DRAFT

NOW, THEREFORE BE IT RESOLVED: that the Superior Charter Township Board of Trustees approves the proposal from Premier Restoration in the amount of $60,760.51 for the necessary repairs and restoration work at Superior Township Fire Station 2, and authorizes the Township Supervisor to execute any necessary agreements and approve the work as outlined in the submitted proposal, and

BE IT FURTHER RESOLVED: that the cost of this project shall be paid from the appropriate Township account designated for the Fire Station 2 restoration and repair project.

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 November 16, 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 — 11/17/26 Date Certified

Roll Call

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

Nays: None

Absent: None

The motion carried unanimously.

I. RESOLUTION 2026-59, RESOLUTION TO REDETERMINE AND EXTEND 2026 STREET LIGHTING SPECIAL ASSESSMENT INSTALLMENT

The following resolution was moved by Trustee Schwartz and supported by Trustee McKinney.

CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN

RESOLUTION TO REDETERMINE AND EXTEND 2026 STREET LIGHTING SPECIAL ASSESSMENT INSTALLMENT

RESOLUTION NUMBER: 2026-59

DRAFT

DATE: NOVEMBER 16, 2026

WHEREAS, the Charter Township of Superior has previously established a special assessment district for street lighting pursuant to Act 188 of 1954, MCL 41.721 et seq.; and

WHEREAS, street lighting costs assessed within the district are subject to periodic revision, and MCL 41.727(1) permits the Township Board to extend periodically revised installments upon the special assessment roll without additional public hearing or public notice, provided additional property is not added to the special assessment roll; and

WHEREAS, the Township Board determines that no additional property is being added to the special assessment district or special assessment roll as part of this annual redetermination; and

WHEREAS, the Township Assessor/Treasurer has presented to the Township Board the costs attributable to street lighting for the applicable assessment period and the resulting installment to be assessed to each parcel in accordance with the existing special assessment roll and assessment methodology;

NOW, THEREFORE, BE IT RESOLVED, pursuant to MCL 41.727(1), the Township Board approves the periodic redetermination of the street lighting costs and corresponding assessment installments reflected on the attached schedule/roll.

BE IT FURTHER RESOLVED, the Township Board directs that the approved installments be extended upon the existing special assessment roll and collected on the December 1, 2026 winter tax bills.

BE IT FURTHER RESOLVED, no property is added to the special assessment district or special assessment roll by this Resolution, and this Resolution does not alter the boundaries of the previously established district.

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 November 16, 2026, and that public notices of said meeting were given pursuant to Act No. 267, Public Acts of Michigan, 1976, as amended.

Angela Robinson

Angela Robinson, Township Clerk

11/17/26
Date Certified

DRAFT

Roll Call

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

Nays: None

Absent: None

The motion carried unanimously.

12. DISCUSSION

None.

13. BILLS FOR PAYMENT AND RECORD OF DISBURSEMENTS

It was moved by Trustee Schwartz and supported by Trustee Greene to approve the record of disbursements.

The motion carried unanimously.

14. PLEAS AND PETITIONS

- **Tom Brennan** expressed support for a potential Parks and Recreation millage and recommended pursuing funding for a new Fire Station 2.
- **Curtis Freeman** questioned historical financial comparisons and expressed concern about the discussion's impact on collaboration between the Board and Parks Commission.
- **Tyrone Kelsey** urged the Board to prioritize replacing Fire Station 2 and develop a long-term plan to address the facility's condition.
- **David Phillips** questioned the proposed budget's fund balance figures, discussed Fire Station 2 funding and Township staffing, and suggested clarifying the Township's hunting ordinance.
- **Rhonda McGill** requested salary and staffing comparisons with similar communities and criticized Trustee Schwartz's characterization of prior Board decisions.
- **Lorraine McKnight** inquired about construction activity near Stanford Road. Supervisor Dabish Yahkind offered to follow up with her.

DRAFT

- **Sahil Bhatia** emphasized the importance of considering qualifications and experience when discussing employee compensation and questioned historical spending comparisons.

Brian Camiller of Plante Moran clarified that the proposed 2027 General Fund budget included a $4,603 surplus rather than being exactly balanced, following adjustments to fringe benefit calculations.

15. ADJOURNMENT

The motion was made by Trustee McKinney and supported by Trustee Greene to adjourn the meeting. The motion carried unanimously and the meeting adjourned at 9:01 p.m.

Respectfully submitted,

_____ _____

Angela Robinson, Clerk Date

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SUBMITTED AT TABLE

CHARTER TOWNSHIP OF SUPERIOR
DEVELOPMENT AGREEMENT

Prospect Pointe West – Phase 4

THIS DEVELOPMENT AGREEMENT (the "**Agreement**") is made this 16th day of November, 2026, by and between Diverse Real Estate, LLC, whose address is 13001 23 Mile Road, Suite 200, Shelby Township, MI 48315 (the "**Developer**"), and the Charter Township of Superior, a Michigan municipal corporation, whose address is 3040 N. Prospect Road, Ypsilanti, Michigan 48198 (the "**Township**").

RECITALS:

A. WHEREAS, the Developer desires to develop Phase Four of a four-phase project, an overall parcel of a size totaling approximately 67.99 acres located south of Geddes Road and adjacent to the Prospect Pointe Subdivision in the northeast quarter of Section 33, in accordance with the approved Final Site Plan dated July 18, 2025 (the "**Development**") as more particularly described in the attached **Exhibit A**; and

B. WHEREAS, the Developer is developing the residential development pursuant to the Superior Township Zoning Ordinance No. 174, as amended, and other applicable law; and

C. WHEREAS, the Developer desires to build all necessary on-site infrastructure for the Development, including but not limited to: water mains, sanitary sewers, non-motorized trails, open space, storm water management system, sidewalks and private roads, and similar amenities in the Development (**the "Site Improvements**"); and

D. WHEREAS, the Developer desires to install grading and soil erosion and sedimentation control improvements to facilitate the drainage of storm water from the Development in such a manner as is not expected to result in damage to any adjacent property outside of the Development or any site, building, or residential unit within the Development from an increase in the flow of storm water or decrease in water quality of storm water from the Development, as more fully set forth in the final engineering plans approved by the Township ("**Engineering Plans**"); and

E. WHEREAS, all agreements, approvals, and conditions agreed to by the Developer and the Township remain in effect for the Development, including, but not limited to, conditions of all approvals by the Township regarding zoning and site plan approval for the Development and permits that may have been issued by appropriate governmental review agencies for the Development; and

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F. WHEREAS, on December 17, 2025 the Township approved, by action of the Superior Township Planning Commission, the Final Site Plan for the STPC #25-08, Prospect Pointe West Phase 4, with conditions ("**Final Site Plan**"), and all conditions of the Final Site Plan have been satisfactorily met; and

H. WHEREAS, the approved Final Site Plan for the Development is consistent with the purposes and objectives of the Township's Zoning Ordinance pertaining to the use and development of the Development; and

I. WHEREAS, Section 10.05(G) of the Superior Township Zoning Ordinance requires the execution of a Development Agreement in connection with the approval of the Final Site Plan for the Development; and

J. WHEREAS, the Development Agreement shall be binding upon the Township, the Developer of the Development, their successors-in-interest, and assigns.

NOW, THEREFORE, in consideration of the premises and the mutual covenants of the parties described in this Agreement, and with the express understanding that this Agreement contains important and essential terms as part of the approval of the Developer's Final Site Plan for the Development, the parties hereby agree as follows:

ARTICLE I.
GENERAL TERMS

Section 1.01 Recitals Part of Agreement.

Developer and the Township acknowledge and represent that the foregoing recitals are true, accurate and binding on the respective parties and are an integral part of this Agreement.

Section 1.02 Zoning District.

The Township acknowledges and represents that the property is zoned R-4 (Single Family Residential) for the Development and, for purposes of recordation, shall be referred to as Prospect Pointe West Phase 4, and that the Developer's intended use as described herein is a permitted use under the R-4 (Single-Family Residential) zoning district designation.

Section 1.03 Approval of Final Site Plan.

The Final Site Plan dated July 18, 2025, attached hereto as **Exhibit B** has been approved pursuant to the authority granted to and vested in the Township pursuant to the Michigan Public Act 110 of the 2006 Zoning Enabling Act, as amended.

Section 1.04 Conditions of Final Site Plan Approval.

The Developer and the Township acknowledge that the approved Final Site Plan for the Development referenced in Section 1.03 incorporates the Township's complete and final approved conditions and requirements for the Final Site Plan that were adopted by the Township Planning Commission pursuant to recommendations by the consultants and departments of the Township.

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Section 1.05 Agreement Running with the Land.

The terms, provisions and conditions of this Agreement shall be deemed to be of benefit to the Development described herein, shall be deemed a restrictive covenant which shall run with the land and be binding upon and inure to the benefit of the parties and their successors and assigns, and binding upon the successors-in-interest to any portion of the Development, and may not be modified or rescinded except as provided in Section 3.01 below.

Section 1.06 Developer Responsibilities for Improvements and Assessments.

Except as otherwise provided for in this Agreement and except as dedicated by the Developer to the Township or other governmental authorities after approval of the Township, the Developer shall be responsible for the maintenance of all Site Improvements.

ARTICLE II.
PROVISIONS REGARDING DEVELOPMENT

Section 2.01 Permitted Principal Uses.

The permitted principal uses within the Development shall conform to the list of allowable land uses specified on the adopted Site Plan for the Development, along with any other accessory uses and/or amenities permitted under the Township's ordinances.

Section 2.02 Payment of Fees and Invoices.

Developer shall pay all such applicable fees and invoices as may be due and payable prior to the issuance of building permits. Construction permit fees for buildings to be constructed within the Development shall be the responsibility of the party requesting such permits.

Section 2.03 Common Elements.

As used in this Agreement the term Common Elements refers to the following items:

(a) Open space
(b) Parks
(c) Pathways
(d) Detention areas
(e) Storm water drainage; and
(f) Any other items depicted in the Final Site Plan and designated as a Common Element.

Section 2.04 Use of Detention Areas; Use of Open Space and Park Areas.

Certain portions of the Development are to be used for storm water detention and drainage; recreation, open space, wetlands as depicted in the approved drainage plan and/or Final Site Plan.

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Section 2.05 Changes and Improvements.

Incidental changes to the Development, the Final Site Plan, or to the Site Improvements may be installed or constructed with the prior approval of the Township Building Official, Planning & Zoning Administrator, and the Township Supervisor per Section 10.02(C), Administrative Approval, of Zoning Ordinance No. 174, which approval shall not unreasonably be withheld. All other improvements and changes must be approved by the Township Planning Commission.

Section 2.06 Performance Guarantees.

Prior to the commencement of any work on the Site Improvements in the Development, the Developer shall deliver to the Township financial security by means of either or collectively a certified check, surety bond, cash, or an irrevocable letter of credit at the Developers discretion (hereafter referred to as the "**Security**") that names the Township as the beneficiary thereof in an amount equal to the estimated costs as approved by the Township consulting engineers, which approval may not be unreasonably withheld for the following items with respect to the Development:

(a) All Site Improvements to be installed pursuant to the Final Site Plan and approved Engineering Plans.
(b) Repairs to underground public utility infrastructure.
(c) Maintenance and Restoration of slopes installed by Developer may be necessary in future after initial construction, prior to the installation of adjacent phases to complete the public utilities and road through Phase 4. It is also possible that if the adjacent phase(s) do not proceed in future, the Township may need to implement some work to integrate the Phase 4 improvement as an existing condition. Therefore, this guarantee shall be held until adjacent phase(s) is installed.

The Security may be amended or replaced from time to time as expressly provided in this Agreement.

The Security may be drawn upon by the Township only as expressly permitted in this Agreement. The Security shall be fully returned by the Township to the Developer when all of the conditions to its release set forth in **Exhibit C** (the "**Security Itemization**"), attached hereto, have been satisfied.

The Security shall be reduced from time to time as those items in (a) through (b) above are completed by the Developer and approved by the Township. Further, the Developer shall receive partial reductions in the amount of the Security and/or partial returns of the Security when individual units within the Development to which the Security pertains, receives a final certificate of occupancy. The Developer shall provide written notice of completion to the Township and the Township shall inspect the items as soon as reasonably possible. The reduction or return of the Security shall be made annually and be based on the percentage of dwellings within the phase to which such the Security pertains that have received final certificates of occupancy.

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Section 2.07 Completion of Site Improvements.

All Site Improvements for Phase 4 will be installed in one phase, including those necessary to connect to the existing Township water main and sanitary sewer systems. Improvements for subsequent phases will not be installed until Final Site Plans are approved for each of those phases. Site Improvements shall be installed, as depicted on the Final Site Plan and approved final Engineering Plans by no later than the time of application for the building permit for the construction of the first building. The first building permit may be issued if the franchise utilities (gas, electric, telephone, cable TV) are not installed, but no certificate of occupancy will be issued until the franchise utilities have been completed.

Section 2.08 Responsibility to Preserve, Retain, and Maintain the Development and Common Elements.

The Developer shall regularly remove, but no less frequently than once a month, all construction debris and rubbish within the Development and for maintaining the function of all Common Elements. The Developer shall be responsible for the function and maintenance of all Common Elements. No burning of any kind will be allowed on the site, including the burning of trees, brush, stumps, or vegetative materials while clearing the site, or of construction materials during construction.

In the event the Developer fails at any time to preserve, retain, or maintain the function of the Common Elements, the Township may serve written notice upon the Developer setting forth the manner in which the Developer has failed to maintain or preserve the Common Element. Such notice shall include a demand that deficiencies in maintenance or preservation be cured within thirty (30) days of the notice. If the deficiencies set forth in the original notice, or any modification thereof, are not cured within such thirty (30) day period or any extension thereof, the Township, in order to prevent the Common Element from becoming a nuisance, may, but is not obligated to, enter upon the Common Element and perform the required maintenance or otherwise cure the deficiencies. The Township's reasonable cost to perform any such maintenance or cure, together with a surcharge equal to fifteen percent (15%) for administrative costs, shall be assessed against the Developer, on the Township's tax rolls for the Development.

Section 2.09 Private Roads.

All roads within the Development shall be private roads as depicted on the approved Final Site Plan and approved Engineering Plans.

Section 2.10 Storm Water Management.

The Developer shall notify the Township in writing within thirty (30) days of the date the Washtenaw County Water Resources Commission (WCWRC) becomes responsible for the storm water management system, including its related detention basin areas, inlet and outlet areas (the "**Storm Water Management System**") as depicted on the Final Site Plan. Notwithstanding the dedication and acceptance of the Storm Water Management System by the WCWRC, the Developer shall be responsible for the maintenance and appearance of the Storm Water Management System. The detention basin(s) or components thereof, shall not be maintained in an unkempt manner.

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Section 2.11 Public Sewer and Water

(a) The Development shall have public sanitary sewers and public water mains ("**Public Utilities**") installed as approved by the Charter Township of Superior, Ypsilanti Community Utilities Authority, the Great Lakes Water Authority and/or the Michigan Department of Environment, Great Lakes, and Energy, subject to applicable laws and regulations. All standard connection and inspection costs and fees imposed by the Township, or other regulatory agencies, including, but not limited to, engineering inspections, shall be paid by the Developer or its successors (e.g. builders).

(b) Developer acknowledges that the Township shall not issue utility connection permits or building permits unless and until the Public Utilities required by the Township to be constructed under this Agreement are substantially complete. Developer agrees, for itself and its successors and assigns, that neither Developer nor its successors or assigns shall do any work on or in preparation for the installation of "public water" on the site without the appropriate permits; provided, however, that Developer shall not be liable for the actions of its successors and assigns.

(c) The Developer shall dedicate to the township and provide public utility easements for the Public Utilities prior to the issuance of any building permits. Upon approval from Township staff, the public utility easements shall be recorded with the Washtenaw County Register of Deeds. Recording fees are the responsibility of the Developer.

Section 2.12 Repair of Public Utilities.

The Township may draw down from the Security an amount necessary to pay the out-of-pocket costs incurred by the Township to repair any damages which occur to the Public Utilities installed by the Developer after substantial completion of any portion of the Development connected to such Public Utilities but prior to final acceptance of such Public Utilities within such portion of the Development if the Developer (or the Developer's successor or assign) does not complete such repairs within a reasonable amount of time after the Township's request. The Security shall be reduced by the portion thereof allocated to the repair of Public Utilities as set forth in attached **Exhibit C** within 30 days after the Township issues final acceptance of Public Utilities.

Section 2.13 Escrow Amounts.

Prior to the pre-construction meeting, the Developer shall pay the Township an amount to be established by the Township's engineers as an escrow to cover the costs of construction administration, inspection, punch-list efforts, as-built data collection and review, and additional close out efforts related to the Public Utilities, Site Improvements, and other related infrastructure in the Development. The Developer will deposit additional funds from time to time to cover the costs of inspections performed by the Township's consultants, as outlined in the Zoning Ordinance and engineering standards, or when the escrow amount has been depleted prior to final approval of the Public Utilities, Site Improvements, and other related infrastructure in the Development.

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Section 2.14 Engineering Approval of Plans.

In accordance with Superior Township Ordinance and Superior Township Engineering Design Specifications, no construction work or grading shall be performed on the Development until Engineering Plans are reviewed and approved.

Section 2.15 Driveways.

All driveways shall be constructed of Portland Cement Concrete. Driveways shall be 4-inches thick through the drive approach to the garage as shown on the Engineering Plans. All driveways shall have a maximum grade of eight percent (8%) as shown on the Engineering Plans.

Section 2.16 Sidewalks and Non-Motorized Trails.

The Developer shall install all public and private sidewalks and paved pathway improvements shown on the Final Site Plan on the Development in full conformance to the Final Site Plan.

Section 2.17 Landscaping Improvements and Replacement Trees.

The Developer shall be responsible for installing landscaping improvements and replacement trees as indicated on the Final Site Plan. The Developer shall inform the Township in writing of the date of the planting of landscaping improvements and replacement trees and shall be responsible for replacing any plant material that does not survive in a healthy condition for the time period indicated in Section 14.05(F)(6) of Zoning Ordinance No. 174. The Township shall reserve the right to use the Security to pay the out-of-pocket cost incurred by the Township in replacing any such trees that the Developer fails to replace as required per Section 14.05(F)(6) and as permitted under Section 2.06 of this Agreement.

Section 2.18 Construction Access.

Developer shall take all reasonable measures requested by the Township to reduce any dirt, mud and dust created by trucks traveling to and from the Development during construction. This may include regular cleaning of streets, cleaning and replacement of the mud mat at the entrance to the Development, as well as deploying a water truck on site when dust conditions create a nuisance during the site development stage of construction, the expense of which shall be borne exclusively by the Developer.

Section 2.19 Construction Work Schedule.

Construction work within the Development (including excavation, demolition, alteration, and erection) and construction noises shall be prohibited at all times other than:

Monday through Saturday from 7:00 A.M. to 6:00 P.M.

The Township may issue a work permit for hours other than those identified immediately above upon written request of the owner or owner's representative. The request must demonstrate unusual or unique circumstances relating to the proposed construction hours.

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Section 2.20 Engineering and Certification.

(a) Developer shall furnish as-built drawing plans signed and sealed by an engineer licensed in the State of Michigan indicating that the site grading, water transmission system, sanitary sewer system, storm water conveyance, soil erosion/ sedimentation and detention/retention facilities have been constructed in substantial accordance with the approved Engineering Plans. Format shall be as requested by Township Engineer. All inspections for water and sewer (sanitary and storm) installations are to be performed by the Township engineers, with applicable fees paid by Developer. The Township will review and approve improvements in accordance with the Township "Engineering Design Specification for Site Improvements" and other applicable laws and ordinances.

(b) Developer shall furnish as-built drawing plans in digital format that is in conformance with the Charter Township of Superior Standards for Submitting Digital As-Built Drawings, Revised March 2007 as amended.

(c) Engineering Consultant will obtain GPS coordinate information for public utilities during the utility walkthrough and punch-list phase for inclusion into the Township GIS system, this effort will be included in the construction escrow requirements.

Section 2.21 Underground Utilities.

The Developer shall install all electric, telephone and other communication systems underground in accordance with requirements of the applicable utility company and applicable Township Ordinances. No underground utility structures, i.e. manholes, shall be permitted in sidewalks or driveways per Superior Charter Township Engineering Standards.

Section 2.22 Site Grading

(a) The Developer or the Developer's representative shall submit as-built plot plans and certify that the as-built lot grading conforms to the Township approved site and engineering drawings within industry standards, and that building setbacks conform to the Township approved site and engineering drawings. This certification shall be prepared by and bear the seal of a professional land surveyor licensed in the State of Michigan.

(b) The Township shall have the right to spot-check certification grades at its own discretion. The final certificate of use and occupancy of each building shall be withheld until the lot grading/setback certification is received and approved by the Township. The Township shall have the right, at its own discretion, to waive some or all of the lot grading and building setback certification requirements.

ARTICLE III.
MISCELLANEOUS PROVISIONS

Section 3.01 Amendment and Modifications.

No amendment or modification to or of this Agreement shall be binding upon any party hereto until such amendment or modification is reduced to writing and executed by all parties.

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Section 3.02 Governing Law.

This Agreement shall be governed in all respects, whether as to validity, construction, performance and otherwise, by the laws of the State of Michigan.

Section 3.03 Township Approval.

This Agreement has been approved through action of the Township Board at a duly scheduled meeting.

Section 3.04 Developer Approval.

The signers on behalf of the Developer below represent by their signatures that they represent and have authority to bind all owners of legal and equitable title in the Development.

Section 3.05 Execution in Counterparts.

This Agreement may be executed in multiple counterparts, each of which shall be deemed an original and all of which shall constitute one Agreement. The signature of any party to any counterpart shall be deemed to be a signature to, and may be appended to, any other counterpart.

Section 3.06 Preconstruction Meeting with Contractors.

Prior to the commencement of any grading on the Development, the Developer or such other third parties shall schedule a meeting as per the Township's engineering standards with its general contractor, construction manager and the Township's applicable departments, officials, and consultants to review the applicable policies, procedures, and requirements of the Township with respect to construction of the Development.

Section 3.07 Fees.

The Developer shall pay for any reviews reasonably necessary to determine conformance of the Development to this Agreement. This fee would include review time by the Township Engineer, Planner or Attorney.

Section 3.08 Recordation of Agreement.

The Township shall record this Agreement with the Washtenaw County Register of Deeds and shall provide a true copy to the Developer. All costs associated with the recording of this Agreement shall be borne by the Developer. This Agreement will run with the land.

Section 3.09 Mutual Cooperation.

Each party to this Agreement shall (i) take all actions required of it by the terms of this Agreement as expeditiously as possible; (ii) cooperate, to the fullest extent possible, with the other party to this Agreement and with any individual, entity or governmental agency involved in or with jurisdiction over the engineering, design, construction or operation of the Development, or any other improvements which are undertaken in connection with the foregoing, in the granting and

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obtaining of all easements, rights-of-way, permits, licenses, approvals and any other consents or permissions necessary for the construction or operation thereof, and including cooperation reasonably necessary to obtain loans or grants; (iii) execute and deliver all reasonable documents necessary to accomplish the purposes and intent of this Agreement, including, but not limited to, such documents or agreements as may be required by the lenders with respect to the Development to secure the financing from such lenders; and (iv) use its reasonable efforts to assist the other party to this Agreement in the discharge of their respective obligations hereunder.

[Signatures appear on the following page]

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IN WITNESS WHEREOF, the parties have executed this Agreement as the year and date set forth above.

DEVELOPER:

DIVERSE REAL ESTATE, LLC,
A Michigan Limited Liability Company

_____

By: Anthony Lombardo
Its: Authorized Agent

TOWNSHIP:

CHARTER TOWNSHIP OF SUPERIOR,
a Michigan Municipal Corporation

_____

By: Emily Dabish Yahkind
Its: Supervisor

_____

By: Angela Robinson
Its: Clerk

STATE OF MICHIGAN)
) ss
COUNTY OF MACOMB)

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by Anthony Lombardo, Authorized Agent of Diverse Real Estate, LLC, a Michigan Limited Liability Company, on behalf of the company.

_____

_____, Notary Public
_____ County, Michigan
My Commission Expires: _____
Acting in _____ County, MI

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STATE OF MICHIGAN)
) ss.
COUNTY OF WASHTENAW)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by Emily Dabish Yahkind and Angela Robinson, Supervisor and Clerk, respectively, of the Charter Township of Superior, a Michigan Municipal Corporation, on behalf of the corporation.

_____
_____, Notary Public
_____ County, Michigan
My Commission Expires: _____
Acting in _____ County, MI

When recorded return to:
Angela Robinson
Superior Charter Township Clerk
3040 N. Prospect
Ypsilanti, Michigan 48198
(734) 482-6099

Exhibits:

Exhibit A – Legal Description of Development
Exhibit B – Final Site Plan
Exhibit C – The Security Itemization

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EXHIBIT A

Legal Description of the "Development"

Land located in the Charter Township of Superior, Washtenaw County, Michigan and legally described as follows:

DESCRIPTION OF 21.41 ACRE PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 33, TOWN 2 SOUTH, RANGE 7 EAST, SUPERIOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, INCLUDING A PORTION OF LOT 201 OF AMENDED PLAT OF LOT 199 AND THE VACATED PORTION OF FRANCES WAY OF "PROSPECT POINTE SUBDIVISION NO. 2" AS RECORDED IN LIBER 36 OF PLATS, PAGE 65, WASHTENAW COUNTY RECORDS: (AS SURVEYED BY ATWELL)

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 33, TOWN 2 SOUTH, RANGE 7 EAST, SUPERIOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE S87°25'50"W (RECORDED AS S87°41'00"W) 1519.94 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 33 FOR A PLACE OF BEGINNING; THENCE CONTINUING S87°25'50"W (RECORDED AS S87°41'00"W) 1218.08 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 33 TO THE CENTER POST OF SAID SECTION 33; THENCE N02°57'34"W (RECORDED AS N02°42'24"W) 1420.25 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 33; THENCE S38°36'17"E 270.64 FEET; THENCE S43°51'46"E 91.83 FEET; THENCE S57°25'54"E 96.24 FEET; THENCE S71°47'02"E 96.24 FEET; THENCE S85°21'10"E 93.51 FEET; THENCE N87°38'06"E 81.43 FEET; THENCE S02°21'54"E 116.92 FEET; THENCE 34.11 FEET ALONG THE ARC OF A 197.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING S02°35'42"W 34.06 FEET; THENCE S07°33'17"W 209.84 FEET; THENCE N82°26'43"W 18.50 FEET; THENCE S07°33'18"W 66.00 FEET; THENCE S82°26'43"E 32.25 FEET; THENCE S07°33'17"W 130.00 FEET; THENCE S82°26'43"E 702.52 FEET; THENCE S54°27'46"E 198.09 FEET; THENCE 15.04 FEET ALONG THE ARC OF A 263.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING N34°01'46"E 15.04 FEET; THENCE S57°36'31"E 132.67 FEET; THENCE S39°00'51"W 90.67 FEET; THENCE S52°07'49"W 90.66 FEET; THENCE S62°44'08"W 115.15 FEET TO THE PLACE OF BEGINNING, CONTAINING 21.41 ACRES OF LAND, MORE OR LESS, BEING SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS AND EXCEPTIONS OF RECORD, IF ANY.

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EXHIBIT B

Prospect Pointe West Phase 4 Final Site Plan

A copy of this Final Site Plan is also on file with
Charter Township of Superior,
located at 3040 N. Prospect Road, Ypsilanti, MI 48198.



EXHIBIT C

The Security Itemization

Site Work Financial Guarantee

Earthwork & Erosion Control	$57,700.00
Water Mains and Appurtenances	$170,700.00
Sanitary Sewers	$282,200.00
Stormwater Piping and Detention	$0.00*
Landscaping/Seeding	$214,200.00
Paving	$678,000.00
Total	$1,402,800.00
Site Work Financial Guarantee Amount:	**$1,402,800.00**

*** Value reduced as Financial Guarantee for Prospect Pointe Drainage District improvements by development to be provided to WCWRC by developer**

Public Utility Repair Bond

Water Mains and Appurtenances	$170,700.00
Sanitary Sewers	$282,200.00
Total	$452,900.00
($ x 5%)	
Public Utility Repair Bond Amount	**$22,645.00**