



**CITY OF ROMULUS – CITY COUNCIL
REGULAR MEETING AGENDA
June 27, 2022
7:30 PM**

Members of the public can view the Regular City Council Meetings live via the Romulus Public Access Channel 12 and YouTube at www.youtube.com/cityofromulus. Public comments can also be emailed to publiccomment@romulusgov.com

Pledge of Allegiance

Roll Call

- 1. Agenda**
 - A. Approval of Agenda
- 2. Minutes**
 - A. Approval of Minutes from the Regular Meeting held on Monday, June 13, 2022, at 7:30 p.m.
 - B. Approval of Minutes from the Special Meeting - Study Session and Public Hearing held on Monday, June 13, 2022 at 6:00 p.m. and 7:00 p.m. to discuss the Brownfield Plan Proposal from Ashley Capital.
- 3. Petitioner**
- 4. Chairperson's Report, John Barden, Mayor Pro-Tem**
 - A. Approval of the Chairperson's Report
- 5. Mayor's Report – Robert A. McCraight, Mayor**
 - A. Historical Commission Reappointments
 - B. HVAC Controls Contract - Campbell
 - C. Dorsey College EMS Division Clinical Program Affiliation Agreement
- 6. Clerk's Report – Ellen L. Craig-Bragg, Clerk**
 - A. Approval of Brownfield Redevelopment Plan from Ashley Capital
- 7. Treasurer's Report – Stacy Paige, Treasurer**
- 8. Public Comment** - Citizens are to limit their comments to three (3) minutes. All citizens wishing to speak will be heard.
- 9. Unfinished Business**
- 10. New Business**
- 11. Warrant**
 - A. Approval of Warrant #: 22-12 Checks presented in the amount of \$706,560.59
- 12. Communication**
- 13. Adjournment**



RULES REGARDING THE PUBLIC ADDRESSING A CITY MEETING

Any member of the public shall have the right to address the City Council, Board or Commission on any item on the agenda under the following conditions:

1. Individuals requesting to address City Council, a Board or Commission on an agenda item or under public comment must fill out a “*Request to Address*” card provided – listing name, address, phone number and agenda item on which comments are desired to be made and present it to the Clerk or recording secretary.
2. When the agenda item is reached, the clerk or recording secretary shall call upon the person or persons who filed the request to speak. A member of the public shall not be permitted to enter into debate with a petitioner.
3. Individuals that would like to address City Council under the public comment portion of the agenda, must raise their hand and when recognized by the chair, the person shall approach the microphone and state their name and address.
4. Remarks shall be limited to three (3) minutes, subject to being extended an additional three (3) minutes by consent of the chair. There shall be no personal attacks. Remarks shall not contain any profanity, racial, ethnic, religious, sexual or national origin slurs or overtones. Anyone making such remarks shall lose his/her right to address the City Council, Board or Commission.
5. No person shall be permitted to address the group on any item more than once at any one meeting without the approval of a majority of the quorum present.
6. All of the foregoing does not apply to a person previously granted a hearing at the meeting in question.
7. This rule does not permit members of the public to join in debate or discussion with petitioners, members of the body or with other members of the public present at such meeting.
8. Once a motion is on the floor, discussion from the public shall no longer be permitted on that agenda item.
9. The public may make a request to the Chairperson of the Council on a form provided by the Clerk, to be added to the agenda of a future Council meeting to address a subject that Council would have authority to address. If the Chairperson denies the request, the request may be made to the entire Council under the Public Comment section of the Council’s agenda. If the request is granted by a majority of the Council, it will be added as an agenda item at the next regular meeting of the Council.

The meeting will be held in the City Council Chambers, Romulus City Hall, 11111 South Wayne Road, Romulus, MI 48174. NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA), is asked to contact the Clerk’s Office (734-942-7540) 48 hours prior to the meeting – the staff will be pleased to make the necessary arrangements.



City of Romulus

Agenda

Council Meeting Held: **June 27, 2022**

Item No. A.

General Description: Approval of Agenda

Resolution No. _____

<i>Moved by:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Seconded by:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams

<i>Ayes:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Nays:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Abstain:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED



City of Romulus

Minutes

Council Meeting Held: **June 27, 2022**

Item No. A.

General Description: Approval of Minutes from the Regular Meeting held on Monday, June 13, 2022, at 7:30 p.m.

Resolution No. _____

<i>Moved by:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Seconded by:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams

<i>Ayes:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Nays:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Abstain:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED



MINUTES OF THE REGULAR ROMULUS CITY COUNCIL MEETING

June 13, 2022

Romulus City Hall Council Chambers, 11111 Wayne Rd, Romulus, MI 48174

The meeting was called to order at 7:30 p.m. by Mayor Pro-Tem John Barden.

Pledge of Allegiance

Roll Call

Present: Kathy Abdo, John Barden, Celeste Roscoe, Tina Talley, William Wadsworth, Virginia Williams

Absent / Excused: Eva Webb

Administrative Officials in Attendance:

Robert McCraight, Mayor

Ellen L. Craig-Bragg, Clerk

Stacy Paige, Treasurer

Administrative Staff in Attendance:

D'Sjonaun Hockenhull - Deputy Clerk; Julie Wojtylko - Chief of Staff; Stephen Hitchcock - City Attorney;

Roberto Scappaticci - DPW Director; Colleen Dumas - Recreation Director

1. Agenda

- A.** Moved by **Tina Talley**, seconded by **Kathy Abdo** to accept the Agenda as presented.

Roll Call Vote: Ayes - Abdo, Barden, Roscoe, Talley, Wadsworth, Williams

Nays - None

Motion Carried Unanimously

2. Minutes

- A. Res. #22-152** Moved by **William Wadsworth**, seconded by **Tina Talley** to approve the Minutes from the Regular Meeting held on Monday, June 6, 2022, at 7:30 p.m.

Roll Call Vote: Ayes - Abdo, Barden, Roscoe, Talley, Wadsworth, Williams

Nays - None

Motion Carried Unanimously

- B. Res. #22-153** Moved by **Kathy Abdo**, seconded by **Tina Talley** to approve the Minutes from the Special Meeting - Executive Session held on Monday, June 6, 2022, at 6:00 p.m. to discuss an attorney's opinion and the Special Meeting - Study Session held on Monday, June 6, 2022, at 6:45 p.m. to discuss the Quarterly Investment Report.

Roll Call Vote: Ayes - Abdo, Roscoe, Talley, Wadsworth

Nays - None

Abstain - Barden, Williams

Motion Carried Unanimously

3. Petitioner – None

4. Chairperson's Report, John Barden, Mayor Pro-Tem

Res. #22-154 Moved by **Virginia Williams**, seconded by **William Wadsworth** to approve the honorary street sign dedication application for Betty Jean Scott.

Roll Call Vote: Ayes - Abdo, Barden, Roscoe, Talley, Wadsworth, Williams

Nays - None

Motion Carried Unanimously

A. Moved by Celeste Roscoe, seconded by Tina Talley to accept the Chairperson's Report.

Roll Call Vote: Ayes - Abdo, Barden, Roscoe, Talley, Wadsworth, Williams

Nays - None

Motion Carried Unanimously

5. Mayor's Report – Robert A. McCraight, Mayor

A. Res. #22-155 Moved by **Tina Talley**, seconded by **William Wadsworth** to concur with the Administration and authorize a no-fee permit for an Informational Meeting for Relay for Life on Wednesday, June 22, 2022, in the Mary Ann Banks pavilion.

Roll Call Vote: Ayes - Abdo, Barden, Roscoe, Talley, Wadsworth, Williams

Nays - None

Motion Carried Unanimously

B. Res. #22-156 Moved by **Tina Talley**, seconded by **Virginia Williams** to concur with the Administration and authorize a no-fee permit for the use of the Historical Park Pavilion from 11:00 a.m. to 2:30 p.m. on Sunday June 19th, Sunday June 26th, Sunday July 3rd, Sunday July 17th, Sunday August 7th, Sunday August 21st, Sunday September 4th, and Sunday September 11th for Rise Church's Sunday Summer Services.

Roll Call Vote: Ayes - Abdo, Barden, Roscoe, Talley, Wadsworth, Williams

Nays - None

Motion Carried Unanimously

C. Res. #22-157 Moved by **William Wadsworth**, seconded by **Celeste Roscoe** to concur with the Administration and authorize Roberto Scappaticci, DPW Director, to be the City of Romulus Grant Designee and Signatory of the grant agreement from EGLE for a Lead Service line Investigation.

Roll Call Vote: Ayes - Abdo, Barden, Roscoe, Talley, Wadsworth, Williams

Nays - None

Motion Carried Unanimously

D. Res. #22-158 Moved by **Celeste Roscoe**, seconded by **Tina Talley** to concur with the Administration and authorize the change order #1 to ITB 21/22-15 for all work outlined in Change Order #1 for an additional water service replacement, sanitary sewer lateral investigation, and steel plate for the protection of the private culvert over the Black Creek at a costs of \$23,030.00.

Roll Call Vote: Ayes - Abdo, Barden, Roscoe, Talley, Wadsworth, Williams

Nays - None

Motion Carried Unanimously

E. Change in Water & Sewer Rates & Fees: No action was taken by the City Council

- F. Res. #22-159** Moved by **Celeste Roscoe**, seconded by **Tina Talley** to concur with the Administration and authorize the Mayor and Clerk to enter into the four-year professional services agreement with Plante and Moran for auditing and consulting services through completion of the 2025 FYE audit.

Roll Call Vote: Ayes - Abdo, Barden, Roscoe, Talley, Wadsworth, Williams

Nays - None

Motion Carried Unanimously

- G. Res. #22-160** Moved by **Celeste Roscoe**, seconded by **Tina Talley** to concur with the Administration and adopt the Settlement Agreement and Mutual Release between the City of Romulus and A123 Systems, LLC.

Roll Call Vote: Ayes - Abdo, Barden, Roscoe, Talley, Wadsworth, Williams

Nays - None

Motion Carried Unanimously

6. Clerk's Report – Ellen L. Craig-Bragg, Clerk

Clerk Bragg informed residents that absentee ballots will be available for issuance on June 23rd and to contact the Clerk's Office if third-party correspondence is received regarding voter registration and/or petitions.

7. Treasurer's Report – Stacy Paige, Treasurer

Treasurer Paige informed the residents that summer tax bills will be in everyone's mailbox by July 1st and to contact the Treasurer's office if tax bills aren't received by July 5th.

8. Public Comment

A resident addressed the City Council.

9. Unfinished Business - None

10. New Business - None

11. Warrant

- A. Res. #22-161** Moved by **Kathy Abdo**, seconded by **Tina Talley** to approve Warrant #: 22-11 for checks presented in the amount of \$1,258,277.59.

Roll Call Vote: Ayes - Abdo, Barden, Roscoe, Talley, Wadsworth, Williams

Nays - None

Motion Carried Unanimously

12. Communication

Councilperson Talley commented on past city events. Councilperson Williams reminded residents that Forgotten Harvest will be at the Romulus High School starting at 11:00 a.m. but will start at 10:00 a.m. beginning June 21st.

13. Adjournment

Moved by **William Wadsworth**, seconded by **Celeste Roscoe** to adjourn the meeting at 8:28 p.m.

Roll Call Vote: Ayes - Abdo, Barden, Roscoe, Talley, Wadsworth, Webb, Williams

Nays - None

Motion Carried Unanimously

I, Ellen L. Craig-Bragg, Clerk for the City of Romulus, Michigan do hereby certify the foregoing to be a true copy of the minutes of the regular meeting of the Romulus City Council held on June 13, 2022.

A handwritten signature in cursive script, reading "Ellen L. Craig-Bragg".

Ellen L. Craig-Bragg, City Clerk
City of Romulus, Michigan



City of Romulus

Minutes

Council Meeting Held: **June 27, 2022**

Item No. B.

General Description: Approval of Minutes from the Special Meeting - Study Session and Public Hearing held on Monday, June 13, 2022 at 6:00 p.m. and 7:00 p.m. to discuss the Brownfield Plan Proposal from Ashley Capital.

Resolution No. _____

<i>Moved by:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Seconded by:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams

<i>Ayes:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Nays:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Abstain:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED



MINUTES OF THE ROMULUS CITY COUNCIL SPECIAL MEETING-STUDY SESSION
June 13, 2022

Romulus City Hall Council Chambers, 11111 Wayne Rd, Romulus, MI 48174

The meeting was called to order at 6:00 p.m. by Mayor Pro-Tem John Barden.

1. Roll Call

Present: Kathy Abdo, John Barden, Celeste Roscoe (arrived 6:02 p.m.), Tina Talley, William Wadsworth, Virginia Williams (arrived 6:12 p.m.)

Absent / Excused: Eva Webb

Administrative Officials in Attendance:

Robert McCraight, Mayor

Ellen L. Craig-Bragg, Clerk

Stacy Paige, Treasurer

Administrative Staff in Attendance:

D'Sjonaun Hockenhull - Deputy Clerk; Julie Wojtylko - Chief of Staff; Stephen Hitchcock - City Attorney; Merrie Druyor - TIFA/DDA Director; Julie Albert - Director of Assessing & Financial Services

2. Moved by Tina Talley, seconded by Kathy Abdo to accept the Special Meeting Study Session Agenda as presented

Roll Call Vote: Ayes - Abdo, Barden, Roscoe, Talley, Wadsworth

Nays - None

Motion Carried Unanimously

For the record, Councilperson Roscoe joined the meeting at 6:02 p.m.

3. Discussion: Brownfield Plan Proposal from Ashley Capital

For the records, Councilperson Williams joined the meeting at 6:12 p.m.

Attorney Neil Silver introduced Kyle Morton, VP of Development for Ashley Capital. Mr. Morton presented the proposed development from Ashley Capital. He reviewed the project summary and highlights of the plan. Mr. Morton turned over the discussion to Alex Quimbey, Development Manager for Ashley Capital. Mr. Quimbey reviewed the environmental conditions and geotechnical conditions regarding the site and how it can be redeveloped safely. Ashley Capital is proposing a 30-year-Tiff-Brownfield redevelopment plan in which 5 years of the leverage from Wayne County and other taxes on the taxable value of the redeveloped site can be collected in a Local Brownfield Revolving Fund to reinvest in future brownfields in the city.

4. Public Comment - None

5. Moved by Celeste Roscoe, seconded by Kathy Abdo to adjourn the Special Meeting at 6:48 p.m.

Roll Call Vote: Ayes - Abdo, Barden, Roscoe, Talley, Wadsworth, Williams

Nays - None

Motion Carried Unanimously

I, Ellen L. Craig-Bragg, Clerk for the City of Romulus, Michigan do hereby certify the foregoing to be a true copy of the minutes of the Special Meeting – Study Session of the Romulus City Council held on June 13, 2022.

A handwritten signature in black ink, reading "Ellen L. Craig-Bragg".

Ellen L. Craig-Bragg, City Clerk
City of Romulus, Michigan



**MINUTES OF THE ROMULUS CITY COUNCIL SPECIAL MEETING-PUBLIC HEARING
June 13, 2022**

Romulus City Hall Council Chambers, 11111 Wayne Rd, Romulus, MI 48174

The meeting was called to order at 7:04 p.m. by Mayor Pro-Tem John Barden.

1. Roll Call

Present: Kathy Abdo, John Barden, Celeste Roscoe, Tina Talley, William Wadsworth, Virginia Williams

Absent / Excused: Eva Webb

Administrative Officials in Attendance:

Robert McCraight, Mayor

Ellen L. Craig-Bragg, Clerk

Stacy Paige, Treasurer

Administrative Staff in Attendance:

D'Sjonaun Hockenhuil - Deputy Clerk; Julie Wojtylko - Chief of Staff; Stephen Hitchcock - City Attorney;
Julie Albert - Director of Assessing & Financial Services; Merrie Druyor - TIFA/DDA Director

2. Moved by Tina Talley, seconded by Kathy Abdo to accept the Public Hearing Agenda as presented.

Roll Call Vote: Ayes - Abdo, Barden, Roscoe, Talley, Wadsworth, Williams

Nays - None

Motion Carried Unanimously

3. Public Hearing Discussion: Brownfield Plan Proposal from Ashley Capital

Attorney Neil Silver introduced Kyle Morton, VP of Development for Ashley Capital. Mr. Morton presented an overview of the parcel purchased from the City in 2020. He briefly reviewed the project summary, environmental & geotechnical conditions of the parcel/site, and the steps to safely redevelop it.

4. Public Comment - None

5. Moved by Celeste Roscoe, seconded by Tina Talley to adjourn the Public Hearing at 7:14 p.m.

Roll Call Vote: Ayes - Abdo, Barden, Roscoe, Talley, Wadsworth, Williams

Nays - None

Motion Carried Unanimously

I, Ellen L. Craig-Bragg, Clerk for the City of Romulus, Michigan do hereby certify the foregoing to be a true copy of the minutes of the Public Hearing of the Romulus City Council held on June 13, 2022.

A handwritten signature in black ink, reading "Ellen L. Craig-Bragg".

Ellen L. Craig-Bragg, City Clerk
City of Romulus, Michigan



City of Romulus

Petitioner

Council Meeting Held:

June 27, 2022

Item No. 3

General Description: _____

Resolution No. _____

Moved by: Abdo Barden Roscoe Talley Wadsworth Webb Williams

Seconded by: Abdo Barden Roscoe Talley Wadsworth Webb Williams

Ayes: All Abdo Barden Roscoe Talley Wadsworth Webb Williams

Nays: All Abdo Barden Roscoe Talley Wadsworth Webb Williams

Abstain: All Abdo Barden Roscoe Talley Wadsworth Webb Williams

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED



City of Romulus

Chairperson's Report, John Barden, Mayor Pro-Tem

Council Meeting Held: **June 27, 2022**

Item No. A.

General Description: Approval of the Chairperson's Report

Resolution No. _____

<i>Moved by:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Seconded by:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams

<i>Ayes:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Nays:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Abstain:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED



City of Romulus

Mayor's Report – Robert A. McCraight, Mayor

Council Meeting Held: **June 27, 2022**

Item No. A.

General Description: Historical Commission Reappointments

Resolution No. _____

<i>Moved by:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Seconded by:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams

<i>Ayes:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Nays:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Abstain:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED

City of Romulus

INTEROFFICE MEMORANDUM

TO: The Honorable Romulus City Council
FROM: Mayor Robert A. McCraight
SUBJECT: Historical Commission Re-Appointments
DATE: June 21, 2022

I am hereby requesting approvals to reappoint Terrell Bird, Sheldon Chandler, William Crane, Mark Lewkowicz, Lucinda Rhoton, Virgil Varner, and Gerald Wendland to the Historical Commission with terms to expire on December 29, 2023.

Motion by _____, supported by _____, to concur with the administration and reappoint Terrell Bird, Sheldon Chandler, William Crane, Mark Lewkowicz, Lucinda Rhoton, Virgil Varner, and Gerald Wendland to the Historical Commission with terms to expire on December 29, 2023.

June 8, 2022

City of Romulus, Michigan

To whom it may concern:

Please re-appoint the following people to the Romulus Historical commission;

Terrell Bird

Sheldon L. Chandler

William Crane

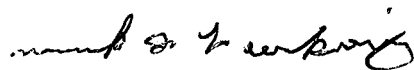
Mark J. Lewkowicz

Lucinda Rhoton

Virgil L. Varner

Gerald B. Wendland

Thank you,

A handwritten signature in black ink, appearing to read "Mark J. Lewkowicz", written in a cursive style.

Mark J. Lewkowicz

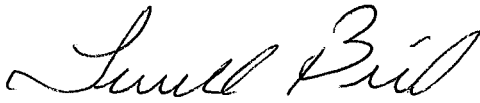
Chairman, Romulus Historical Commission

April 20, 2022

Mayor Robert McCraight,

Please renew my appointment to The Romulus Historical Commission. Over the years, the commission has contributed to the betterment of the Romulus Community, and the preservation of our history.

Thank you,

A handwritten signature in cursive script, reading "Terrell Bird". The signature is written in dark ink and is positioned above the printed name.

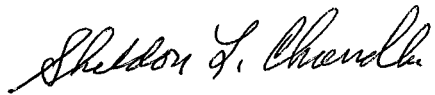
Terrell Bird

April 20, 2022

Mayor Robert McCraight,

Please renew my appointment to The Romulus Historical Commission. Over the years, the commission has contributed to the betterment of the Romulus Community, and the preservation of our history.

Thank you,

A handwritten signature in cursive script, reading "Sheldon L. Chandler". The signature is written in black ink and is positioned above the printed name.

Sheldon L. Chandler

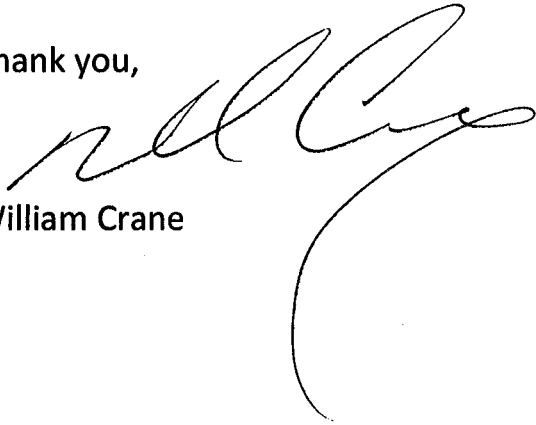
April 20, 2022

Mayor Robert McCraight,

Please renew my appointment to The Romulus Historical Commission. Over the years, the commission has contributed to the betterment of the Romulus Community, and the preservation of our history.

Thank you,

William Crane

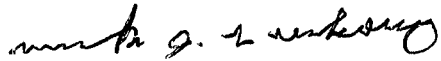
A handwritten signature in black ink, appearing to read 'William Crane', with a long, sweeping underline that extends downwards and to the right.

April 20, 2022

Mayor Robert McCraight,

Please renew my appointment to The Romulus Historical Commission. Over the years, the commission has contributed to the betterment of the Romulus Community, and the preservation of our history.

Thank you,

A handwritten signature in black ink, appearing to read "Mark J. Lewkowitz". The signature is written in a cursive style with a large, stylized "M" and "L".

Mark J. Lewkowitz

April 20, 2022

Mayor Robert McCraight,

Please renew my appointment to The Romulus Historical Commission. Over the years, the commission has contributed to the betterment of the Romulus Community, and the preservation of our history.

Thank you,

A handwritten signature in black ink, reading "Lucinda Rhoton". The signature is written in a cursive style with a large, stylized initial "L" and "R".

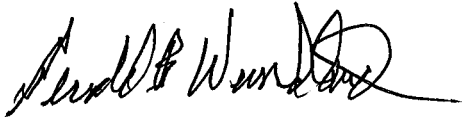
Lucinda Rhoton

April 20, 2022

Mayor Robert McCraight,

Please renew my appointment to The Romulus Historical Commission. Over the years, the commission has contributed to the betterment of the Romulus Community, and the preservation of our history.

Thank you,

A handwritten signature in black ink, appearing to read "Gerald B. Wendland". The signature is stylized with a large, looped initial "G" and a long, sweeping underline.

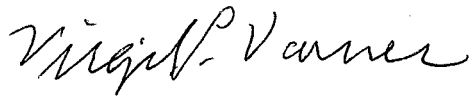
Gerald B. Wendland

April 20, 2022

Mayor Robert McCraight,

Please renew my appointment to The Romulus Historical Commission. Over the years, the commission has contributed to the betterment of the Romulus Community, and the preservation of our history.

Thank you,

A handwritten signature in cursive script that reads "Virgil L. Varner". The signature is written in dark ink and is positioned above the printed name.

Virgil L. Varner



City of Romulus

Mayor's Report – Robert A. McCraight, Mayor

Council Meeting Held: **June 27, 2022**

Item No. B.

General Description: HVAC Controls Contract - Campbell

Resolution No. _____

<i>Moved by:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Seconded by:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams

<i>Ayes:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Nays:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Abstain:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED

City of Romulus

INTEROFFICE MEMORANDUM

TO: The Honorable Romulus City Council
FROM: Mayor Robert A. McCraight
SUBJECT: HVAC Controls Contract - Campbell
DATE: June 21, 2022

I concur with the recommendation of Roberto Scappaticci, DPW Director and respectfully request City Council authorize the Mayor and Clerk to enter into the attached contract with Campbell Inc. to install new controls for the HVAC systems of the following facilities: DPW, Library, City Hall, Old Court, Police Department and Fire Station 4 at a cost of \$104,369.00.

Maria Farris, Finance Director, has verified funds for this acquisition have been budgeted for and are available in the Capital Outlay General Fund – Building and Grounds account #101-265-970.000.

Motion by _____, supported by _____, to concur with the administration and authorize the Mayor and Clerk to enter into the attached contract with Campbell Inc. to install new controls for the HVAC systems of the following facilities: DPW, Library, City Hall, Old Court, Police Department and Fire Station 4 at a cost of \$104,369.00.

CITY OF ROMULUS
DEPARTMENT OF PUBLIC WORKS

Interoffice Memorandum

TO: Mayor Robert McCraight

FROM: Roberto J. Scappaticci, DPW Director

CC: Kathy Hood, Assistant Director of DPW

DATE: June 16th, 2022

SUBJECT: HVAC Controls Contract - Campbell

Dear Mayor,

Attached please find the contract for Campbell Inc., to install new controls for the HVAC systems of the following facilities: **DPW, Library, City Hall, Old Court, Police Department, & Fire Station #4.**

As you know, the Honeywell system installed 19 years ago is compromised and requires replacement since we no longer use them as a vendor. Reinvestment of the controls would have been required with Honeywell regardless of our vendor changes.

This proposal includes and hardware and software required to digitally control and maintain the climate for each of the facilities above. This will also enable the City to realize the cost savings of the kick back thermostats and energy reduction as the system had previously performed.

The cost breakdown is as follows:

- Hardware \$30,617.00
- Software \$17,600.00
- Labor Software \$16,846.00
- Labor Hardware \$39,306.00

For a grand total of **\$104,369.00**. The software used in this application is non-proprietary to Campbell, unlike the Honeywell system that was only proprietary to Honeywell. At this time we are requesting to present this to City Council for approval.

Funds are secured in FY21/22 account: 101-265-970.000

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New Controls Front End Rev 02
June 9, 2022

City of Romulus

Presented By: Kevin Coakley

Delivered On: June 09, 2022

Expires On: June 10, 2022



Project Signature

Proposal Date	Proposal Number	License
June 9, 2022	PP15540 Rev02	

BY AND BETWEEN:

Campbell Inc
1077 James L Hart Parkway
Ypsilanti Twp MI 48197

AND

City of Romulus
12600 Wayne Rd
Romulus, MI 48174

hereinafter CONTRACTOR

hereinafter CUSTOMER

SERVICES WILL BE PROVIDED TO THE FOLLOWING LOCATION(S):

City Hall, Department of Public Works, Library, Police Department, Old Courthouse and Fire Station

Engineer, Provide, Install, Commission, Provide Owner Training and Documentation for a New Building Automation Controls Front End Including:

- Upgrade Honeywell Legacy Enterprise system to the latest version of non-proprietary Tridium Niagara Supervisory software.
- Replace existing I Lon 600 controllers with six (6) Honeywell Cbus controllers that will integrate the legacy Cbus communication controllers (Excel 500 and XL50A) and communicate with Lon Works (XL10). The Cbus controllers will have a static IP address and communicate with the Niagara Supervisor on the Romulus Network.
- Engineering including: developing Tridium graphics and floor plans for VAV's, AHU's, boilers etc. graphics will include histories, alarms and schedules.
- Commissioning and validation of AHU's, RTU's, VAV's, boilers, etc. for each site. Any faulty components (controllers, sensors, actuators discovered in validation will be quoted separately.
- Campbell will provide assistance to the Romulus IT department for the Supervisory installation as well as labeling, "As Built" documentation and two 4hr. owner Training sessions.

Total Cost: One Hundred Four Thousand, Three Hundred Sixty Nine Dollars (\$104,369.00)

Cost Breakdown:	Hardware	\$30,617.00
	Software	\$17,600.00
	Labor Software*	\$16,846.00
	Labor Hardware**	\$39,306.00

Add for the New Courthouse and Senior Center

- Same scope as above with a Tridium Niagara 8000 JACE (Java application control engine).
- Run a hard communication wire from the library to the new Courthouse.

Total Cost: Thirty Seven Thousand, Eight Hundred Thirty Nine Dollars (\$37,839.00)

Cost Breakdown:	Hardware	\$8,800.00
	Labor Software*	\$8,712.00
	Labor Hardware**	\$20,327.00

There are no additional software cost for this option.

City of Romulus Responsibility: Provide operating system interface with Windows 10 (64 bit), Windows Server 2016, Windows Server 2019 (64 bit), Red Hat Enterprise Linux 7.7, 8.1 (64 bit).

- Hard Drive and Memory: 6 GB minimum, 8 GB or more recommended for future system expansion.
- Static IP drop(s) by City of Romulus.

*** Software Labor cost includes: Engineering, Programming and Graphics Development**

**** Hardware Labor cost includes: Installation, Commissioning, Existing Equipment Validation, Documentation Preparation, Travel Expenses, etc.**

Excluded from this Proposal are overtime work, natural gas service, repairs or additional work not included in the scope of this Proposal. We reserve the right to withdraw this Proposal if not accepted within 30 days. Payment terms are 50% due at signing and 50% on completion with invoice due and payable within 10 days of receipt. This Proposal will become a binding agreement only after acceptance by Customer and approval by an officer of Contractor as evidenced by their signature below. This Agreement sets forth all of the terms and conditions binding upon the parties hereto, and no person has authority to make any claim, representation, promise or condition on behalf of Contractor which is not expressed herein.

Sales Rep		Customer	Manager
Signature 	Signatures	Signature	
Name (Printed/Typed) Kevin M. Conley	Name (Printed/Typed)	Name (Printed/Typed)	
Title PROJECT SALES	Title	Title	
Date 6.9.2022	Date	Date	
TO ORDER SERVICES UNDER THIS AGREEMENT WITH A PURCHASE ORDER, PLEASE PROVIDE THE FOLLOWING:			
PO Number:	Date of Issue:	Customer Signature:	
NOTE: When issuing a purchase order for this Agreement, the services, responsibilities, terms and conditions for both parties remain as detailed in this Agreement.			

Project Agreement Terms and Conditions

1. Customer shall permit Contractor free and timely access to areas and equipment, and allow Contractor to start and stop the equipment as necessary to perform required services. All planned work under this Agreement will be performed during the Contractor's normal working hours.
2. Contractor warrants that the workmanship hereunder shall be free from defects for thirty (30) days from date of performance. If any replacement part or item of equipment proves defective, Contractor will extend to Customer the benefits of any warranty, that the Contractor has received from the manufacturer. Removal and reinstallation of any equipment or materials repaired or replaced under a manufacturer's warranty will be at Customer's expense and at the contractor's rates in effect.
3. Customer will promptly pay invoices within thirty (30) days of receipt. Should a payment become thirty (30) days or more delinquent, Contractor may stop all work under this Agreement without notice and/or cancel this Agreement, and the entire balance of the Agreement price shall become due and payable immediately upon demand. All past due amounts shall accrue interest at the maximum rate permitted by applicable law.
4. Customer shall be responsible for all taxes applicable to the services and/or materials hereunder.
5. If there is any alteration to, or deviation from, this Agreement involving extra work, the cost of materials and/or labor will become an extra charge (fixed price amount to be negotiated or on a time and material basis at Contractor's rates then in effect) over the price stated in this Agreement.
6. In the event Contractor must commence legal action in order to recover any amount payable or owed to Contractor under this Agreement, Customer shall pay Contractor all expenses, costs, and attorneys' fees incurred by Contractor.
7. Any legal action against the Contractor relating to this Agreement, or the breach thereof, shall be commenced within one (1) year from the date of performance of the work.
8. Contractor shall not be liable for any delay, loss, damage or detention caused by unavailability of machinery, equipment or materials, delay of carriers, strikes, (including those by Contractor's employees), lockouts, civil or military authority, priority regulations, insurrection or riot, action of the elements, forces of nature, or by any cause beyond its control.
9. To the fullest extent permitted by law, Customer shall indemnify and hold harmless Contractor, its affiliates, agents, and employees from and against all claims, damages, losses and expenses (including but not limited to attorneys' fees) arising out of or resulting from the performance of work hereunder, provided that such claim, damage, loss or expense is caused in whole or in part by an active or passive act or omission of Customer, anyone directly or indirectly employed by Customer, or anyone for whose acts Customer may be liable, regardless of whether it is caused in part by the negligence of Contractor.
10. Customer shall make available to Contractor's personnel all pertinent Material Safety Data Sheets (MSDS) pursuant to OSHA'S Hazard Communication Standard Regulations.
11. Contractor's obligations under this Agreement and any subsequent agreements do not include the identification, abatement or removal of asbestos or any other toxic or hazardous substances, hazardous wastes or hazardous materials. In the event such substances, wastes and materials are encountered, Contractor's sole obligation will be to notify the Customer of their existence. Contractor shall have the right thereafter to suspend its work until such substances, wastes or materials and the resultant hazards are removed. The time for completion of the work under this Agreement shall be extended to the extent caused by the suspension and the Agreement price equitably adjusted.

12. Contractor expressly disclaims any and all responsibility and liability for the indoor air quality of the Customer's facility, including without limitation, injury or illness to occupants of the facility or third parties, or any damage to the Customer's facility, arising out of or in connection with the Contractor's work under this Agreement, including without limitation any illness, injury, or damage resulting in any manner from any fungus(es) or spore(s), any substance, vapor or gas produced by or arising out of any fungus(es) or spore(s), or any material, product, building component or structure that contains, harbors, nurtures or acts as a medium for any fungus(es) or spore(s).
13. UNDER NO CIRCUMSTANCES, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), EQUITY OR OTHERWISE, WILL CONTRACTOR BE RESPONSIBLE FOR LOSS OF USE, LOSS OF PROFIT, INCREASED OPERATING OR MAINTENANCE EXPENSES, CLAIMS OF CUSTOMER'S TENANTS OR CLIENTS, OR ANY SPECIAL, INDIRECT OR CONSEQUENTIAL DAMAGES.



FUNDS VERIFICATION FORM

DEPARTMENT: DPW

FUND NAME: Capital Outlay General Fund- Building & Grounds

ACCOUNT NUMBER/S: 101-265-970.000

PURPOSE FOR REQUEST:

Controls for City's HVAC System

AMOUNT OF EXPENDITURE: \$104,369.00

SIGNATURE OF DEPARTMENT HEAD:

FUNDS CURRENTLY AVAILABLE:

\$104,369.00

FINANCE DEPARTMENT APPROVAL:

Maria Farris -MEF

DATE:

June 16, 2022



City of Romulus

Mayor's Report – Robert A. McCraight, Mayor

Council Meeting Held: **June 27, 2022**

Item No. C.

General Description: Dorsey College EMS Division Clinical Program Affiliation Agreement

Resolution No. _____

<i>Moved by:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Seconded by:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams

<i>Ayes:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Nays:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Abstain:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED

City of Romulus

INTEROFFICE MEMORANDUM

TO: The Honorable Romulus City Council
FROM: Mayor Robert A. McCraight
SUBJECT: Dorsey College EMS Division Clinical Program Affiliation Agreement
DATE: June 21, 2022

I concur with the recommendation of Kevin Krause, Director of Fire Services and Emergency Management, and legal counsel and respectfully request City Council authorize the Mayor and Clerk to enter into the attached Dorsey College EMS Division Clinical Training Affiliation Agreement between Romulus Fire Department and Dorsey College to provide clinical training experience for Dorsey College emergency medical students.

Motion by _____, supported by _____, to concur with the administration and authorize the Mayor and Clerk to enter into the attached Dorsey College EMS Division Clinical Training Affiliation Agreement between Romulus Fire Department and Dorsey College to provide clinical training experience for Dorsey College emergency medical students.

Memo

To: Mayor McCraight
Cc: Julie Wojtylko, Chief of Staff
From: Director of Fire and Emergency Services, Chief Kevin Krause
Date: 05/31/2021
Re: Dorsey College EMS Division Clinical Program Affiliation Agreement

Please consider a request for approval of the attached proposed Dorsey College EMS Division Clinical Training Affiliation Agreement.

Under this agreement, Romulus Fire Department and Dorsey College EMS Division will provide a clinical training experience for Dorsey College emergency medical students.

The proposed agreement has been reviewed and approved by the city attorney.

If you have any further questions please contact me directly.

Thank you.

From: [Steve Hitchcock](#)
To: [Krause, Kevin](#)
Subject: RE: Clinical Affiliation Agreement.
Date: Friday, May 27, 2022 8:41:32 AM

Kevin,

The agreement with Dorsey College is fine if in the first paragraph the first reference to the Romulus Fire Department is changed to the City of Romulus. The second reference can be the Romulus Fire Department.

From: Krause, Kevin <kkrause@romulusgov.com>
Sent: Thursday, May 26, 2022 10:37 AM
To: Steve Hitchcock <sjh@gmhlaw.com>
Subject: FW: Clinical Affiliation Agreement.

Steve;

Can you please review, this is just a clinical site agreement for Dorsey Schools for their Paramedic program. Very similar to the one's we have for Henry Ford & Schoolcraft. Thank you.

Kevin W. Krause
Director of Fire Services & Emergency Management
Office: 734-955-8964
Cell: 248-342-0258
KKrause@Romulusgov.com



MEMBER
INTERNATIONAL ASSOCIATION OF FIRE CHIEFS
www.iafc.org

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From: Heather Papesh [<mailto:hpapesh@dorsey.edu>]
Sent: Thursday, May 26, 2022 10:33 AM
To: Krause, Kevin <kkrause@romulusgov.com>
Subject: Clinical Affiliation Agreement.

Good morning, Kevin,

Anthony Pegouskie reached out inquiring about clinicals at your site. I have attached a clinical affiliation agreement for your signature. Once we have a signed agreement, I will have my clinical coordinator, Malak, reach out and get a schedule set up with you. We use Platinum planner, and you will receive an email of the scheduled students every Thursday.

Will this be for employees only, medics only or all students and levels? I looked to working with your department. Thank you for furthering our students' experiences.



Heather Papesh

Program Director

hpapesh@dorsey.edu

p. 586.854.8028

31799 John R Rd.

Madison Heights, MI 48071

www.Dorsey.Edu

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CLINICAL TRAINING AFFILIATION AGREEMENT

This Agreement, effective as of the **26** day of **May 2022**, is entered into by and between **City of Romulus**, a Michigan municipal corporation and political subdivision of the State of Michigan acting on behalf of **Romulus Fire Department** ("Affiliating Institution"), and **DORSEY COLLEGE EMS DIVISION**, a Michigan licensed Educational Institution; Dorsey School of Business, Inc., a Michigan for profit corporation, 31799 John R., Madison Heights, Michigan 48071; DORSEY COLLEGE EMS DIVISION campus locations: 19808 West Rd. Woodhaven, MI 48183, 31779 John R., Madison Heights, MI 48071, 1001 Division Ave, Grand Rapids MI 49507 and all future locations.

WHEREAS, the Affiliating Institution is located in Michigan and can provide quality clinical training for students enrolled at DORSEY COLLEGE EMS DIVISION; and

WHEREAS, DORSEY COLLEGE EMS DIVISION provides licensed programs and approved curricula in emergency medical service ("EMS") professions requiring clinical training in Affiliating Institution, and

WHEREAS, the parties hereto desire to enter into this Agreement for training of DORSEY COLLEGE EMS DIVISION students at the Affiliating Institution subject to the terms and conditions set forth below.

NOW THEREFORE, it is hereby mutually agreed by and between the parties as follows:

1. Subject to compliance by DORSEY COLLEGE EMS DIVISION of all terms and condition of this Agreement, the Affiliating Institution will permit DORSEY COLLEGE EMS DIVISION to use Affiliating Institution's clinical facilities for the clinical training of DORSEY COLLEGE EMS DIVISION students.
2. DORSEY COLLEGE EMS DIVISION shall comply and shall cause its students to comply with the Affiliating Institution's Policies and Procedures for Student Clinical Affiliations including all applicable statutes, rules and regulations respecting the maintenance of and release of information from patient records, including HIPAA laws and regulations, The Federal False Claims Act 31 U.S.C. §§ 3729-3733 (As Amended May 2009), and the Red Flag Program Clarification Act of 2010. The Affiliating Institution shall provide DORSEY COLLEGE EMS DIVISION with a copy of the Affiliating Institution's Policies and Procedures for Student Clinical Affiliations for distribution and explanation to students.
3. The Affiliating Institution will provide DORSEY COLLEGE EMS DIVISION with copies of its rules, regulations, and policies within a reasonable time before each rotation

of the clinical training program begins. Further, the Affiliating Institution will provide DORSEY COLLEGE EMS DIVISION reasonable notice of any changes in its rules, regulations, or policies.

4. Affiliating Institution will orient students to the appropriate rules, policies, regulations and procedures of the Affiliating Institution, and will provide written copies if available.
5. DORSEY COLLEGE EMS DIVISION agrees, and shall obtain from each student and furnish to Affiliating Institution a written agreement of each student acknowledging, as a condition of being able to participate in the educational experience, that the student:
 - A. shall comply with all the Affiliating Institution's rules, regulations, policies, and procedures; and
 - B. shall comply with all directives of the Affiliating Institution regarding conduct; and
 - C. shall refrain from touching in any way any patient except at the patient's consent and with the Affiliating Institution's authorization; and
 - D. shall not be considered an employee of the Affiliating Institution for the purpose of this Agreement; and
 - E. shall not disclose information without written authorization by the Affiliating Institution regarding any patient's care, including the identity of the patient or the services performed for that patient; and
 - F. shall, upon request, leave an area of the Affiliating Institution's facility.
6. Neither party in the execution of the educational program will discriminate against any person to be served; any employee or applicant for employment with respect to hire, tenure, terms, conditions, or privileges of employment or participation; or any applicant for participation in the educational program or a matter directly or indirectly related to employment or participation in the education program because of said person's race, religion, creed, color, national origin or ancestry, sex, age, height, weight, marital status, sexual orientation, gender identity, political affiliation, Vietnam era veteran status, disability or handicap; nor will sexual harassment be tolerated in its employment practices and/or educational program or activities. Each party shall be separately responsible for compliance with all laws, including anti-discrimination laws which may be applicable to their respective activities under this educational program. The parties shall adhere to all applicable Federal, State and local laws, ordinances, rules, regulations and policies prohibiting discrimination, including, but not limited to, the following:
 - A. The Elliott-Larsen Civil Rights Act, 1976 PA 453, as amended.

- B. The Persons with Disabilities Civil Rights Act, 1976 PA 220, as amended.
- C. Section 504 of the Federal Rehabilitation Act of 1973, P.L. 93-112, 87 Stat 355, and regulations promulgated thereunder.
- D. The Americans with Disabilities Act of 1990, P.L. 101-336, 104 Stat 327 (42 USC §12101 et seq), as amended, and regulations promulgated thereunder.

Breach of this section shall be regarded as a material breach of this Agreement. In the event the parties are found not to be in compliance with this section, the non-breaching party may terminate this Agreement effective as of the date of delivery of written notification to the breaching party.

- 7. DORSEY COLLEGE EMS DIVISION will orient Affiliating Institution's student preceptors to the Clinical Preceptor Report, utilizing a written orientation.
- 8. The Affiliating Institution's student preceptors will complete a new Clinical Preceptor Report each day for each student contact. New Clinical Preceptor Reports will be supplied daily by DORSEY COLLEGE EMS DIVISION.
- 9. DORSEY COLLEGE EMS DIVISION and the Affiliating Institution will identify the number and scheduling of the students to be placed with the Affiliating Institution at least 14 days in advance. DORSEY COLLEGE EMS DIVISION shall modify its program as necessary to accommodate the reasonable requirements of Affiliating Institution related to its patient population, staffing, available equipment and facilities, and patient care responsibilities.
- 10. DORSEY COLLEGE EMS DIVISION will notify Affiliating Institution in writing of names of students assigned to Affiliating Institution, at least 7 days before the clinical experience begins.
- 11. Affiliating Institution will notify DORSEY COLLEGE EMS DIVISION in writing of inability to accept a student at least 5 days before the clinical experience begins.
- 12. DORSEY COLLEGE EMS DIVISION will provide clinical training only to those students who have satisfactorily completed the prerequisite didactic and relevant practical skills portions of DORSEY COLLEGE EMS DIVISION's curriculum.
- 13. DORSEY COLLEGE EMS DIVISION students will wear a photo ID badge at all times, identifying them as DORSEY COLLEGE EMS DIVISION students, as well as the specific training program they are participating in.

14. Affiliating Institution will ensure DORSEY COLLEGE EMS DIVISION has updated copies of Affiliating Institution's rules, regulations, policies, and procedures to distribute to DORSEY COLLEGE EMS DIVISION's students in advance of the beginning of each educational program. This shall include, but not be limited to, those relating to the confidentiality of patient medical records and Affiliating Institution's records and information, and to the responsibility and authority of the medical, nursing, and administrative staff of Affiliating Institution over patient care and administration. Affiliating Institution will supervise at all times all activities of the students while on the premises of the Affiliating Institution, including attendance for the entire duration of the scheduled work shift to ensure compliance with Affiliating Institution's rules, regulations, policies, and procedures. Each party agrees to notify the other if it is discovered a student has failed to comply with Affiliating Institution's rules, regulations, policies, and procedures.
15. DORSEY COLLEGE EMS DIVISION shall have full responsibility for the conduct of any student or faculty member participating in the educational program, taking corrective action as deemed appropriate by DORSEY COLLEGE EMS DIVISION. Any disciplinary proceedings shall be conducted in accordance with all established DORSEY COLLEGE EMS DIVISION procedures and any other applicable statutes, rules, regulations, and case law. The Affiliating Institution shall cooperate in any investigation involving DORSEY COLLEGE EMS DIVISION students.
16. Affiliating Institution will allow students to perform only those tasks which are commensurate with their level of education and experience, and appropriate for the safety and welfare of patients, clients, students, and employees of the Affiliating Institution.
17. This Agreement shall remain in effect and valid for 3 years commencing as of the day and date previously set forth above. The Agreement may be terminated by either party on 30-days' advance written notice of termination. The Agreement may be terminated by Affiliating Institution immediately if in Affiliating Institution's sole judgment DORSEY COLLEGE EMS DIVISION or its students fail to comply with Affiliating Institution's Policies and Procedures for Student Clinical Affiliations.
18. DORSEY COLLEGE EMS DIVISION shall, at its own expense, protect, defend, indemnify and hold harmless the Affiliating Institution, and the Affiliating Institutions elected and appointed officers, employees, and agents from all claims, damages (including, but not limited to, direct, indirect, incidental, consequential, special and punitive damages), costs, lawsuits and expenses, including, but not limited to, all costs from administrative proceedings, court costs and attorney fees, that the Affiliating Institution may incur as a result of any acts, omissions of DORSEY COLLEGE EMS DIVISION, its subcontractors, sub-subcontractors, or any of DORSEY COLLEGE EMS DIVISION's or its subcontractors' or sub-subcontractors' officers, employees, or agents that arise from this Agreement. DORSEY COLLEGE EMS DIVISION's

indemnification responsibilities shall include the sum of damages, costs and expenses which are in excess of the sum of damages, costs and expenses which are paid out on behalf of or reimbursed to the Affiliating Institution as Affiliating Institution, and the Affiliating Institution officers, employees, servants and agents by the insurance coverage obtained and/or maintained by DORSEY COLLEGE EMS DIVISION.

19. DORSEY COLLEGE EMS DIVISION shall purchase and maintain insurances of not less than the types and limits set forth below. All coverages shall be with insurance companies licensed and admitted to do business in the State of Michigan and with insurance carriers acceptable to Affiliating Institution and have a minimum A.M. Best Company's Insurance Reports rating of A or A- (Excellent).

- A. Workers' Compensation Insurance. Workers' Compensation Insurance, including Employer's Liability Coverage, in accordance with all applicable statutes of the State of Michigan. In the event DORSEY COLLEGE EMS DIVISION uses subcontractors and sub-subcontractors for the performance of services required under this Agreement, DORSEY COLLEGE EMS DIVISION shall ensure that said subcontractors and sub-subcontractors carry Workers' Compensation Insurance and Employers Liability Coverage, as required by law.
- B. Commercial General Liability Insurance. Commercial General Liability Insurance on an "occurrence basis only" with limits of liability of not less than ONE MILLION AND NO/100 DOLLARS (\$1,000,000.00) per occurrence and/or aggregate combined single limit, for Personal Injury or Bodily Injury, and ONE MILLION AND NO/100 DOLLARS (\$1,000,000.00) per occurrence and/or aggregate combined single limit for Property Damage. Coverage shall include the following: (1) Broad Form General Liability Endorsement or equivalent if not in policy proper; (2) Contractual Liability; (3) Products and Completed Operations; and (4) Independent Contractors Coverage.
- C. Motor Vehicle Liability Insurance. Motor Vehicle Liability Insurance, including Michigan No-Fault Coverage, with limits of liability of not less than ONE MILLION AND NO/100 DOLLARS (\$1,000,000.00) per occurrence, combined single limit, bodily injury and property damage. Coverage shall include all owned, non-owned and hired vehicles.
- D. Additional Insured. The Commercial General Liability Insurance as described above shall include the following as "Additional Insured": the Affiliating Institution, all elected and appointed officials, all employees and volunteers, all boards, commissions and/or authorities and board members, including employees and volunteers thereof. It is expressly understood and agreed that the insurances required in B) above shall be primary to the Additional Insured and not contributing with any

other insurance or similar protection available to the Additional Insured, regardless of whether said other available coverage be primary, contributing or excess.

- E. Deductibles and SIRs. DORSEY COLLEGE EMS DIVISION shall be responsible for paying all deductibles and self-insured retentions (SIRs) in its insurance coverages.
- F. Cancellation Notice. Workers' Compensation Insurance, Commercial General Liability Insurance and Motor Vehicle Liability Insurance as described above, shall include on the Certificate of Insurance an endorsement stating the following: "It is understood and agreed that thirty (30) days advance written notice of cancellation, non-renewal, reduction and/or material change shall be sent to: the Affiliating Institution.
- G. Proof of Insurance. DORSEY COLLEGE EMS DIVISION shall provide to the Affiliating Institution, at the time this Agreement is returned by it for execution, certificates of insurance for each of the insurance coverages required in this section. The Insurance Certificates and endorsements may be e-mailed to fs-procurement@livgov.com. If so requested, certified copies of all required policies shall be furnished. The certificate of insurance shall either state on its face or be accompanied by a written statement or memo that it is issued for an Agreement with Livingston County.
- H. Insurance Renewal. If any of the insurance coverages required above expire during the term of this Agreement, DORSEY COLLEGE EMS DIVISION shall deliver renewal certificates and/or policies to the the Affiliating Institution.

I.

- 20. DORSEY COLLEGE EMS DIVISION is responsible for the education of its students, including development and implementation of its curriculum. Subject to proper coordination with the Affiliating Institution's personnel, DORSEY COLLEGE EMS DIVISION shall prepare and implement a comprehensive plan for the clinical education of its students.
- 21. Affiliating Institution or DORSEY COLLEGE EMS DIVISION may withdraw any student from the program at any time if the qualifications, performance, or actions of such individuals is unsatisfactory or if an individual is disruptive or otherwise interferes with desirable work relationships within the Affiliating Institution. If, in the opinion of the Affiliating Institution or its agents, the health of the student may be detrimental to the health of the Affiliating Institution's patients or employees, Affiliating Institution may remove that student. The above actions may be exercised summarily and without recourse.
- 22. Affiliating Institution shall not be liable for any loss of or damage to the personal property

of the faculty members or students while on the premises.

23. Affiliating Institution shall retain overall responsibility for the care, treatment and safety of its patients and shall control the number of students permitted to participate under this Agreement. Affiliating Institution and DORSEY COLLEGE EMS DIVISION will comply with all applicable statutes, rules and regulations respecting the maintenance of and release of information from such records, including HIPAA laws and regulations.
24. DORSEY COLLEGE EMS DIVISION shall maintain all educational records and reports relating to the educational program at the Affiliating Institution. DORSEY COLLEGE EMS DIVISION agrees to comply with all applicable statutes, rules and regulations respecting the maintenance of and release of information from such records.
25. In the performance of their respective duties and obligations under this Agreement, each party is an independent contractor, and neither is the agent, employee, or servant of the other, and each is responsible only for its own conduct. DORSEY COLLEGE EMS DIVISION students and faculty of DORSEY COLLEGE EMS DIVISION shall not be considered agents or employees of Affiliating Institution for the purposes of compensation, minimum wage laws, income tax withholding, social security, fringe benefits, worker's compensation, unemployment compensation, or any other purpose because of their participation in the educational program. Each student shall be placed with Affiliating Institution to receive clinical/internship experience as a part of his/her academic curriculum. The duties performed by a student shall not be performed as an employee, but in fulfillment of the student's academic requirements. At no time shall students replace or substitute for any employee of Affiliating Institution. This provision shall not be deemed to prohibit the employment of any such participant by Affiliating Institution under a separate employment agreement. DORSEY COLLEGE EMS DIVISION shall notify each student of the requirements of this section. In the performance of their respective duties and obligations under this Agreement, each party shall be an independent contractor and neither shall be the employee or servant of the other, and each party shall be responsible for their own conduct subject to the indemnity provisions of this Agreement.
26. No provision of this Agreement shall prevent any patient from requesting not to be a teaching patient or prevent any member of the medical staff from designating any patient as a non-teaching patient.
27. If requested by Affiliating Institution, DORSEY COLLEGE EMS DIVISION shall provide Affiliating Institution with evidence that the student has passed a physical examination (to include a tuberculin skin test within the preceding 12 months) of a scope and within time periods satisfactory to Affiliating Institution, and such evidence shall indicate that at the time of the physical examination, the student was free from contagious diseases as nearly as could be ascertained by such examination. DORSEY

COLLEGE EMS DIVISION will also require evidence that the DORSEY COLLEGE EMS DIVISION students have, at a minimum, begun the course of Hepatitis B vaccinations. DORSEY COLLEGE EMS DIVISION agrees to educate all DMEA students in infection control, exposure control, and hazardous material awareness, as required by MIOSHA. DORSEY COLLEGE EMS DIVISION agrees to maintain medical records with respect to DMEA students participating in the program in compliance with federal Blood Borne Pathogen Standards as adopted and revised by MIOSHA, and to have specific procedures for the DORSEY COLLEGE EMS DIVISION students to follow in the event of an exposure. DORSEY COLLEGE EMS DIVISION will provide DORSEY COLLEGE EMS DIVISION students with information regarding specific procedures and care options in the event of a blood borne exposure during their clinical experience. Upon notification by Affiliating Institution of an exposure incident involving a DORSEY COLLEGE EMS DIVISION student, the student will be advised to see his/her physician for counseling relative to HIV, HBV exposure and post-exposure care. DORSEY COLLEGE EMS DIVISION students are responsible for initial and follow-up care and costs incurred from seeking medical attention. Affiliating Institution may allow the DORSEY COLLEGE EMS DIVISION student to follow the policies and procedures established by the Affiliating Institution for their own employees, however, costs of treatment and transportation to and from medical facilities are the DORSEY COLLEGE EMS DIVISION student's responsibility. DORSEY COLLEGE EMS DIVISION shall inform each student of the importance of having in force a policy of health insurance to defray the cost of hospital and medical care of any illness or injury that might be sustained while the student is participating in any clinical field work.

28. It is understood between the parties that DORSEY COLLEGE EMS DIVISION's students are placed with Affiliating Institution in order to fulfill academic requirements of DORSEY COLLEGE EMS DIVISION. The parties acknowledge that the duties performed by the DORSEY COLLEGE EMS DIVISION students are not performed as employees of Affiliating Institution but in fulfillment of the academic requirements of DORSEY COLLEGE EMS DIVISION. It is further understood that the DORSEY COLLEGE EMS DIVISION students shall not at any time replace or substitute for any employee of Affiliating Institution nor shall DORSEY COLLEGE EMS DIVISION students perform any of the duties normally performed by an employee of Affiliating Institution except such duties which are a part of their training and performed under clinical supervision.
29. The Affiliating Institution will assign a staff person to be a Clinical Educator, to be the primary liaison to the Managing Director at DORSEY COLLEGE EMS DIVISION.
30. DORSEY COLLEGE EMS DIVISION will assign a faculty person to periodically monitor student performance by visiting Affiliating Institution and/or monitoring student

performance by phone.

31. The laws of the State of Michigan govern this Agreement. In the event any disputes arise out of this Agreement resulting in legal or equity actions that are brought by or against the Affiliating Institution, or the Affiliating Institution is made a party thereof, the Affiliating Institution and DORSEY COLLEGE EMS DIVISION acknowledge and agree that such actions shall be in Michigan Courts whose venue and jurisdiction shall be established in accordance with the statutes of the State of Michigan and/or Michigan Court Rules. In the event that any action is brought under this Agreement in or is moved to a Federal Court, the venue for such action shall be the Federal Judicial District of Michigan, Eastern District, Southern Division.
32. DORSEY COLLEGE EMS DIVISION cannot assign this Agreement without the consent of Affiliating Institution, which consent can be withheld at Affiliating Institution's sole discretion. Affiliating Institution can assign this Agreement with prior written notice to DORSEY COLLEGE EMS DIVISION.
33. The Affiliating Institution agrees to provide general first aid arising from incident resulting from the Clinical Assignment, until student seeks own health care, at the cost customarily charged to the general public for such services. Students are responsible for any bills generated from illness or injuries resulting from the Clinical Assignment.
34. This Agreement constitutes the entire agreement of the parties. All prior arrangements of the parties, oral or written, are merged herein and shall be of not force and effect. This Agreement may not be modified, changed or amended except by an agreement signed by both the Affiliating Institution and DORSEY COLLEGE EMS DIVISION.
35. No provision of this Agreement will prevent any patient from requesting not to be a teaching patient or prevent the Affiliating Institution staff from designating any patient as a non-teaching patient.
36. The Affiliating Institution will cooperate with DORSEY COLLEGE EMS DIVISION in the planning and the conduct of the students' clinical experiences, to the end that the students' clinical experiences may be appropriate in light of DORSEY COLLEGE EMS DIVISION's experiential objectives.
37. The Affiliating Institution will provide appropriate clinical facilities and equipment for student experiences appropriate to their training program.
38. No provision of this Agreement will prevent the Affiliating Institution from refusing to accept any student or faculty member who has previously been discharged for cause as

an employee of Affiliating Institution, who has been removed from or relieved of responsibilities for cause by Affiliating Institution or would not be eligible to be employed by Affiliating Institution. The Affiliating Institution will notify DORSEY COLLEGE EMS DIVISION in writing of its refusal to accept a student or faculty member and the basis, therefore.

39. The Affiliating Institution may submit a written request to DORSEY COLLEGE EMS DIVISION for the withdrawal of any student or faculty member from the program for a reasonable cause related to the need for maintaining an acceptable standard of patient care, and DORSEY COLLEGE EMS DIVISION will immediately comply with such request. The written request from the Affiliating Institution will set forth the basis for the removal.
40. There shall be no monetary consideration paid by either party to the other, it being acknowledged that the program provided hereunder is mutually beneficial. The parties shall cooperate in administering this program in a manner which will tend to maximize the mutual benefits provided to DORSEY COLLEGE EMS DIVISION and Affiliating Institution, to the end that DORSEY COLLEGE EMS DIVISION can offer its students beneficial educational experiences and Affiliating Institution can benefit through exposure of its staff to advances in clinical fields by aiding in the growth and development of such professions, and through the potential for recruitment of future employees.
41. In the event that DORSEY COLLEGE EMS DIVISION does not agree with the Affiliating Institution's refusal to accept a student or faculty member or request for withdrawal of a student or faculty member, it will promptly (in any event, not later than 5 working days after the receipt of the written notice or request from the Affiliating Institution) provide the Affiliating Institution with a written statement setting forth the basis for any such arrangement.
42. The Affiliating Institution will make available to students and faculty the use of its cafeteria, conference/classrooms, dressing rooms, and library as available and as required by the educational program and without charge except for food consumed by the students and faculty members.
43. This Agreement is intended solely for the mutual benefit of the parties hereto, and there is no intention, expressed or otherwise, to create any rights or interest for any party or person other than Affiliating Institution and DORSEY COLLEGE EMS DIVISION; without limiting the generality of the foregoing, no rights are intended to be created for any patient, student, parent, or guardian of any student, employer or prospective employer of any student.

IN WITNESS WHEREOF, each of the parties has caused this Agreement to be executed on

its behalf as of the day and year first above written.

Romulus Fire Department

BY: _____

Dated:

**DORSEY COLLEGE EMS
DIVISION**

BY: Heather Papesk
PROGRAM DIRECTOR / PARAMEDIC IC

Dated: May 25, 2022



City of Romulus

Clerk's Report – Ellen L. Craig-Bragg, Clerk

Council Meeting Held: **June 27, 2022**

Item No. A.

General Description: Approval of Brownfield Redevelopment Plan from Ashley Capital

Resolution No. _____

<i>Moved by:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Seconded by:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams

<i>Ayes:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Nays:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Abstain:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED



MEMORANDUM

To: Honorable City Council

From: Ellen L. Craig-Bragg, City Clerk

Cc: D'Sjonaun Hockenhull, Deputy City Clerk

Date: June 27, 2022

Re: Approval of Brownfield Redevelopment Plan from Ashley Capital

On June 13, 2022, a Special Meeting Study Session and Public Hearing was held before City Council to discuss the Brownfield Redevelopment Plan from Ashley Capital. The proposed Brownfield Redevelopment Plan from was approved and recommended to Council by the Brownfield Redevelopment Authority at their June 8th regular meeting.

Two actions are requested of City Council:

1. To concur with the recommendation of the Romulus Brownfield Redevelopment Authority and adopt the Brownfield Redevelopment Plan Proposal for – Romulus Distribution Center 2, LLC., 36775 Ecorse, 36411 Ecorse and Parcel Numbers 80-030-99-0006-700 and 80-028-99-0012-703 in the City of Romulus, within which the Authority shall exercise its powers, all pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended based on the findings of the public hearing held on Monday, June 13, 2022.
2. To: Adopt a resolution for the Brownfield Reimbursement Agreement for – Romulus Distribution Center 2, LLC., 36775 Ecorse, 36411 Ecorse and Parcel Numbers 80-030-99-0006-700 and 80-28-99-0012-703 in the City of Romulus for the terms stated in the agreement and contingent upon the receipt of funds in the amount of \$12,500.00 for the purpose of covering costs for AKT Peerless to review the Act 381 Work Plan and the first reimbursement request of eligible costs.

MEMORANDUM

TO: Ellen Craig-Bragg, City Clerk
Honorable City Council

FROM: Merrie Druyor, Economic Development Coordinator, and Director of Authorities for DDA/TIFA

DATE: June 20, 2022

SUBJECT: Brownfield Redevelopment Authority

As you may recall a Study Session and a Public Hearing were held on Monday, June 13, 2022 to provide a presentation regarding the Ashley Capital Brownfield Redevelopment Plan.

Attached please find a copy of the Brownfield Redevelopment Plan Proposal and the Brownfield Redevelopment Reimbursement Agreement for – Romulus Distribution Center 2, LLC., 36775 Ecorse, 36411 Ecorse and Parcel Numbers 80-030-99-0006-700 and 80-028-99-0012-703 for the City of Romulus, within which the Authority shall exercise its powers, all pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended.

At the Regular Meeting of the Romulus Brownfield Redevelopment Authority held Wednesday, June 8, 2022 the following resolution was approved.

22-BRA-021

Motion by Moffat, supported by Brown-Ali to approve the Ashley Capital Brownfield Redevelopment Plan Proposal for Romulus Distribution Center 2, LLC, and recommended approval to City Council.
Motion carried.

I respectfully request your concurrence and adoptions of the following two (2) resolutions.

1. Approval of a resolution “Adoption of the Brownfield Redevelopment Plan Proposal for - Romulus Distribution Center 2, LLC., 36775 Ecorse, 36411 Ecorse and Parcel Numbers 80-030-99-0006-700 and 80-028-99-0012-703 in the City of Romulus, within which the Authority shall exercise its powers, all pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended based on the findings of the public hearing held on Monday, June 13, 2022.
2. Approval of a resolution “Adoption of the Brownfield Reimbursement Agreement for - Romulus Distribution Center 2, LLC., 36775 Ecorse, 36411 Ecorse and Parcel Numbers 80-030-99-0006-700 and 80-028-99-0012-703 in the City of Romulus for the terms stated in the agreement and contingent upon the receipt of funds in the amount of \$12,500.00 for the purpose of covering costs for AKT Peerless to review the Act 381 Work Plan and the first reimbursement request of eligible costs.

If I can be of any further assistance to you regarding this matter, please contact me.

ROMULUS DISTRIBUTION CENTER, LLC

BROWNFIELD REIMBURSEMENT AGREEMENT

THIS AGREEMENT is entered into this _____ day of _____, 2022 (“Effective Date”), by and between the **City of Romulus** (“City”) and the **City of Romulus Brownfield Redevelopment Authority** (“BRDA”) (the City and the BRDA are collectively referred to as the “Romulus Parties”) and **Romulus Distribution Center 2, LLC**, a Michigan limited liability company (“Developer”).

WITNESSETH

WHEREAS, Developer wishes to construct an industrial facility consisting of one to two structures having an estimated taxable value of approximately \$19,274,160.00 as stated in the Brownfield Plan (“Development”) on the property legally described on *Exhibit 1* attached hereto (the “Property”);

WHEREAS, portions of the Property are Facilities as defined by MCL 324.20101 et seq or are adjacent and continues to either and necessary to the redevelopment of the Property and therefore qualify for BRDA assistance under Act 381 of 1996, as amended (the “Act”);

WHEREAS, the City is desirous of assisting Developer with the Development subject to the terms hereof;

WHEREAS, Developer agrees to develop the project pursuant to certain development standards and to accept, cooperate and be bound by certain terms and conditions required by the Romulus Parties as more fully set forth in the Developer's final Site Plan Approval and in accordance with the Building Permits to be issued ("Related Agreements")

TERMS

1. BRDA shall reimburse Developer for the environmental and demolition activities associated with the Development as described on *Exhibit 2* hereto, which are hereby confirmed to be permitted by the BRDA Plan adopted on June 9, 2022 (the “Plan”) by the City of Romulus City Council on _____, 2022 (“Eligible Activity Costs”) pursuant to the terms hereof and the Plan. The estimated cost of the Developer’s Eligible Activity Costs is set forth on *Exhibit 2* hereto. Developer may reallocate line item costs among the line items set forth on *Exhibit 2* with the City’s approval, which shall not be unreasonably withheld, but notwithstanding the above, the BRDA’s obligation to reimburse Developer for Eligible Activity Costs shall not exceed \$25,109,180.00. Commencement of Reimbursement of Eligible Activities which shall not be later than 5 years from the Effective Date of the Agreement.

2. After commencement of Eligible Activities on the Property, but not later than 5 years from the Effective Date, Developer may commence submitting to the BRDA invoices for Eligible Activity Costs for which Developer seeks repayment under the Plan. Developer may thereafter submit one or more additional invoices for Eligible Activity costs for which Developer seeks repayment under the Plan no more than 3 times in any year thereafter. The BRDA shall pay to Developer an amount not to exceed the amount of all the approved Eligible Activity Costs under the Plan expended, less the payment of any other obligations to the City under this or any other agreement (the “Net Costs”) and shall pay the then available portion of the Net Costs within sixty (60) days after all property taxes for the Property then due have been paid, but limited to the amount of available incremental taxes permitted to be captured and then available for reimbursement.

2.1 The Net Costs shall be paid to Developer provided they are:

- (a) Eligible for reimbursement pursuant to the BRDA Plan; and
- (b) For activities that were defined as an “Eligible Activity” under the Act; and
- (c) Were approved by the Michigan Department of Environment, Great Lakes, and Energy ("EGLE") pursuant to Act 381 Work Plan (the "381 Work Plan"), unless approved by the Romulus Parties. Notwithstanding the above, the BRDA shall permit up to \$36,225.00 of Demolition costs as Eligible Activity Costs to be paid out of local only mileages; and
- (d) Approved by the BRDA pursuant to the terms hereof; and
- (e) Incurred for activities consistent with those described by the Plan or any subsequent Plan amendment; and
- (f) Actually paid by and/or on the behalf of Developer; and
- (g) The Eligible Activity Costs are lawfully payable from tax increment revenues under the Act and approved by the BDRA Plan and/or Act 381 Work Plan; and
- (h) There exists no uncured material Default by Developer under this Agreement, the Plan or the Related Agreements at the time the request for payment is made; and
- (i) Paid prior to the Termination Date as later defined; and
- (j) Payable from available tax increments from the Development; and

2.2 The BRDA shall, within 45 days of its receipt of a request for payment of Net Costs by the Developer, advise the Developer in writing whether the payment request has been approved or of any defects in such submissions and whether such costs are accurate. If the BRDA determines that all or any portion of the requested payment is proper and otherwise in accordance with the terms of this Agreement, it shall process the approved portion as provided. If the BRDA determines that any portion of the payment request is not authorized or not in compliance with the terms of this Agreement, it shall notify the Developer in writing of such determination and the reasons for its determination. Any and all line items of a payment request which are not objected to shall be approved for payment as herein provided, notwithstanding that the BRDA shall have objected to other line items in such payment request. Developer shall have 30 days to address the reasons given by the BRDA for such non-payment and shall have an opportunity to meet with the BRDA representatives to discuss and resolve any remaining dispute.

If there is a dispute over whether a cost submitted by the Developer is an Eligible Cost, the dispute shall be resolved by a knowledgeable professional chosen by the mutual agreement of the parties. If the parties are unable to agree on a knowledgeable professional, then the BRDA and the Developer shall each choose an independent, knowledgeable professional to review the BRDA's determination. If the two knowledgeable professionals so selected agree that the costs submitted are Eligible Activity Costs, then the Developer shall be reimbursed those costs in accordance with this Agreement. If the two professionals so selected cannot agree that the costs are eligible, then the two selected professionals shall appoint a third knowledgeable professional who shall make a final determination which shall be binding on the parties and the Developer shall then be reimbursed those costs in accordance with this Agreement, to the extent determined by the third knowledgeable professional as being Eligible Activity Costs.

2.3 The Net Costs paid to Developer shall be, in any year, the amount allowed to be paid under the Act, the BRDA Plan and approved by the 381 Work Plan from available collected incremental taxes, as such amount may vary from year to year, less the amount of unpaid administrative costs incurred by the BRDA and permitted under P.A. 381 (“Administrative Costs”) as a result of this Development and less ten (10%) percent of the Tax Increment Revenue including school or state taxes which will be paid in accordance with Act 381 as more fully described in the Plan. The ten (10%) percent of the Tax Increment Revenue generated will not be captured by the BRA and be passed through to the appropriate taxing jurisdiction. The Administrative Costs captured by the BRDA pursuant to this project shall not exceed one (1%) percent of the available capture annually. It is anticipated that the BRDA shall collect the Administrative Costs in the initial tax year if sufficient incremental taxes have been generated. Net Costs paid to Developer shall not include the amount of any property taxes received which the BRDA has not received the authority to retain and pay to Developer. The BRDA is under no obligation to retain school tax dollars or reimburse Developer on any Eligible Activity Costs, unless permitted to do so under the Approved 381 Work Plan, nor are the Romulus Parties obligated to reimburse Developer unless there are incremental taxes available at the time, and only to the extent of available captured property tax revenue.

2.4 The obligations of the BRDA to reimburse and pay Developer pursuant to this Agreement shall terminate on the earlier to occur of: (a) The date on which the City of Romulus is no longer authorized to collect and disburse taxes calculated on the Captured Taxable Value under the Act; (b) the reimbursement of up to \$25,109,180.00 initial reimbursement request, which shall be no later than 5 years from the Effective Date; (c) the date on which there remain no outstanding Net Costs due Developer; or (d) the occurrence of an Event of Default by Developer

under this Agreement or the Related Agreements and the failure of the Developer to cure such Event of Default within an applicable cure period (collectively, the “Termination Date”).

3. Developer shall, and hereby does indemnify and hold the Romulus Parties, its officers, elected and/or appointed officials, members, volunteers, attorneys and employees, harmless from and against all claims, liability, loss, damage, and costs (including reasonable attorney’s fees and court costs) at any time arising or resulting from death, injury or damage to any person or property resulting from Developer’s acts or omissions, or the acts or omissions of Developer’s contractors, subcontractors, agents or employees (but not independent builders) in connection with: (i) the construction of the Development; (ii) the condition of the Development at any time after Developer acquires title to it (including with respect to any environmental condition or damage or violation of any environmental protection law, regulation or ordinance caused by the Developer or its agents); and (iii) the use and operation of the Development only if caused by the Developer or its agents; provided that this indemnity shall not be effective to the extent loss is caused by City’s negligence or willful conduct which occurs after the date of the Agreement. This indemnity shall also cover any and liability incurred by the Romulus Parties for harm or damage caused by any act or omission of Developer related to any off-site construction staging or material storage area established by Developer or its contractors, including any movement of any construction vehicles to, on or from the Development, including, without limitation, within any construction access drive or easement across private or public land or to any public roadway, except ordinary wear and tear typical to such uses. During any periods while construction activities are being carried out on the Property, Developer shall maintain or cause its contractors to maintain insurance coverage sufficient to protect the Romulus Parties from all risks associated with the Development and its construction including, but not limited to property, casualty, builder’s risks,

and general liability in amounts satisfactory to Romulus Parties in their reasonable discretion and consistent with its requirement in other similar projects and naming same as an additional insured with 30-day notice prior to cancellation. Notwithstanding the above, all required insurance coverages shall be contracted with an insurance company with an A.M. Best rating of A-, VII or better, be in an amount not less than \$1,000,000 per occurrence, and meet or exceed the City's then-current standard insurance policy requirements which are consistently applied.

4. The Developer's rights to reimbursement pursuant to this Agreement are personal to the Developer and shall not be deemed transferred or assigned by Developer merely because of a conveyance of title to all or any portion of the Property. Only with the prior written consent of the Romulus Parties in its sole discretion may Developer assign its rights to reimbursement hereunder to one party, either conditionally or otherwise and, upon the submission to the Romulus Parties of a written assignment of such reimbursement rights signed by Developer, the Romulus Parties shall make all reimbursement payments contemplated herein to that party so designated in writing by Developer. Before substantial completion of the Development, Developer shall not assign this Agreement other than in conjunction with a "Permitted Transfer" as defined below, without the prior written approval of the Romulus Parties, which consent shall not be unreasonably withheld. A sale of the Property by the Developer shall not affect the City's obligations to reimburse the Developer for Eligible Costs, subject to the terms of this Agreement.

5. “Permitted Transfers” are as follows:
 - (a) Assignment of mortgagees or other lenders of security interests in the Property (or portion thereof) to any lender (each a “Development Lender”);
 - (b) Grants of easements, rights-of -way, or licenses not inconsistent with the terms of this Agreement to facilitate development and subsequent operation of the Development;
 - (c) Leases of portions of the Property, consistent with the intent of the Development; and
 - (d) Transfers of minority ownership interests in Developer and/or transfers to assignees where Developer or its principals hold a majority interest, or transfers for estate and family financial planning purposes.
6. Developer’s construction financing, if any, shall be subject to the following requirements:
 - (a) Developer shall have the right to freely enter into or obtain, at its option, financing from any lender (“Lender”), and such Lender may advance all or any portion of amounts necessary to complete the Development, including the payment of fees to Developer and reimburse Developer for its costs, expenses and overhead incurred with respect to the Development and pay necessary and incidental loan costs and fees.
 - (b) Developer shall have the right to finance, refinance, or to mortgage for financing purposes all or any portion of the Development after Substantial Completion of the Development.

7. The Romulus Parties agree that each Development Lender shall (insofar as the rights of the Romulus Parties are concerned) have the right at its option (but with no obligation to do so) within thirty (30) calendar days after the date of being notified of any default by Developer hereunder, to cure, or commence to cure or remedy any such default hereunder and to add the cost thereof to the secured debt and lien, or to the equivalent obligations under any other financing and lien, or to the equivalent obligations under any other financing device. If such default by Developer hereunder shall be a default which can only be remedied or cured by such Development Lender's obtaining possession, such Development Lender may, subject to the terms of its agreements with Developer, promptly seek possession through a receiver or otherwise and remedy or cure such default within thirty (30) calendar days after obtaining possession; however, in case of a default which cannot with diligence be remedied or cured, or commenced to be remedied or cured, within such 30-day period, such Development Lender shall have additional time reasonably necessary to remedy or cure such default. So long as Development Lender commits to curing said default, the Romulus Parties shall deliver to any Development Lender upon request estoppel letters in form reasonably satisfactory to such Development Lender.

8. Nothing herein shall require a Development Lender to undertake or continue construction or completion of the Development; however, nothing herein shall permit or authorize any Development Lender (or any purchaser or transferee upon any foreclosure sale or transfer in lieu thereof) to undertake any other action on the Property or any portion thereof or to permit any uses or to construct any improvements thereon, other than the uses and improvements provided for by the Site Plan and, if applicable, this Agreement. If a Development Lender elects to undertake to continue construction or completion of the Development and realize the benefits of this Agreement, it shall do so only in accordance with the terms of this Agreement, unless and

until the Development Lender, the Romulus Parties and Developer, as applicable, have reached an alternative agreement by which the Development Lender will complete the Development then under construction covered by its lien or title.

9. If, within the sooner of six (6) months after obtaining possession of any uncompleted portion of the Development, or three (3) months following expiration of Developer's statutory redemption rights after a foreclosure (either of the above, the "Lender Period"), a Development Lender or its successors or assigns have not yet affirmatively stated its desire for the terms of this Agreement to continue and benefit such Developer Lender and/or its successors and assigns and thereafter commenced or continued construction, the Romulus Parties may terminate this Agreement.

10. Any mortgage or other security instrument or financing device, the proceeds of which shall be used to initially construct the Development contemplated by this Agreement shall provide that in the event of a default or breach thereunder by Developer, the Development Lender shall provide to the Romulus Parties copies of any notice of default actually provided or required by the loan documents to be provided to Developer. Similarly, Romulus Parties agree to provide to the Development Lender copies of any notices of default or breach hereunder which are given to Developer simultaneously with providing such notices to Developer (provided the address and contact information for the Development Lender is provided to the Romulus Parties).

11. Fair Employment Practices.

- (a) Developer agrees that it will not discriminate against any person, employee, consultant or applicant for employment with respect to his or her hire, tenure, terms, conditions or privileges of employment because of his or her religion, race, color,

national origin, age, sex, height, weight, marital status or handicap that is unrelated to the individual's ability to perform the duties of a particular job or position in violation of the United States Constitution and all applicable federal legislation and regulations governing fair employment practices and equal employment opportunity and in accordance with the Michigan Constitution and all applicable state laws and regulations governing fair employment practices and equal employment opportunity, including, but not limited to, the Elliott-Larsen Civil Rights Act (P.A. 1976 No. 453) (MCL 37.2101, et seq.), and the Michigan Handicappers, Civil Rights Act (P.A. 1976 No. 220) (MCL 37.1101, et seq.), Developer agrees that it will not discriminate against any person, employee, consultant or applicant for employment with respect to his or her hire, tenure, terms, conditions or privileges of employment because of his or her religion, race, color, national origin, age, sex, height, weight, marital status or handicap that is unrelated to the individual's ability to perform the duties of a particular job or position. Any default of this provision shall be deemed a material breach of this Agreement. In addition, the Developer shall endeavor to retain Romulus based companies and persons for construction activities and permanent employment.

12. Anti-Kickback Rules. Developer shall comply with all applicable "Anti-Kickback" regulations with respect to construction of the Development, and shall insert appropriate provisions in all future contracts executed for construction of the Development pursuant to this Agreement.

13. Independent Contracting Parties. The relationship of Developer with the Romulus Parties is and shall continue to be that of independent parties contracting for the reimbursement of the Eligible Activity Costs and no liability or benefits such as worker's compensation, pension

rights or liabilities, insurance rights or liabilities, or other provisions or liabilities arising out of or relating to a contract for hire or employer/employee relationship, shall arise or accrue to Developer or its respective agents or employees with respect to the Romulus Parties as a result of the performance of this Agreement.

14. Nondiscrimination. Developer and its agents, employees, contractors, affiliates, transferees, heirs or assigns shall comply with all laws, rules, regulations applicable to the marketing, sale or leasing of the Development or any phase or portion thereof, and shall not discriminate against, refuse an agreement to sell or lease, or segregate any person, or group of persons, on account of race, color, creed, religion, sex, marital status, age, handicap or physical infirmity, ancestry or national origin in violation of any such laws, rules and/or regulations applicable to the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the Development, or any portion(s) thereof. Developer shall comply and cause the compliance by all agents with all applicable federal, state and local laws, regulations and ordinances, relating to non-discrimination.

15. Insurance Proceeds. If all or any part of the Developer Improvements is damaged or destroyed prior to the issuance of the Certificate of Occupancy, the insurance proceeds resulting from such damage or destruction shall be used by Developer for the cost of restoring or rebuilding the Developer Improvements, subject to the election of the Developer to rebuild and the Developer Lender's agreement to make sufficient proceeds available for restoration. If rebuilt, the Developer Improvements shall be restored or rebuilt substantially in accordance with the construction plans provided by Developer and reasonably approved by the City. Notwithstanding the above, if the Developer Improvements are not restored within a reasonable timeframe not to exceed 120 days

the Romulus Parties shall be under no further obligation to reimburse Developer for any past or future Eligible Activities Costs.

16. Cooperation. Developer shall cooperate with, assist and comply with the terms of the Brownfield Plan for the project and this Agreement. Developer's cooperation shall include, but not be limited to, providing any and all documentation, and executing any documentation, reasonably requested by City or the BRDA and to provide evidence of compliance under the Brownfield Plan as well as cooperate with the Romulus Parties with respect to their obligation hereunder.

17. Capture. BRDA shall be permitted to capture any and all incremental tax revenue above the current initial taxable value to satisfy its various obligations set forth herein and to be reimbursed as permitted hereunder.

18. Developer Representation. Developer represents and warrants to the Romulus Parties: a) that Developer is validly existing and in good standing under the laws of the state in which it is domiciled; b) it has corporate power and authority to enter into this Agreement; c) that it is duly qualified and in good standing in the State of Michigan; d) that Developer is not a party to, subject to or bound by any agreement or other obligation, or any judgment, order, writ, injunction or decree of any court or governmental authority, which could prevent or materially impair its ability to carry out the terms of this Agreement; e) that the making and performance of this Agreement, and transactions contemplated herein by Developer will not violate any provision of law or result in a breach of, or constitute a default under, and lease, indenture, bank loan, credit agreement or other material agreement or instrument to which Developer is a party or by which its

property may be bound or affected; and f) it shall comply with all environmental and other laws and regulations while constructing the Development.

19. Jurisdiction. All parties hereto consent to being governed by the laws of the State of Michigan and the jurisdiction and venue shall be the Wayne County Circuit Court (State of Michigan) or the United States District Court for the Eastern District of Michigan, Southern Division.

20. Cumulative Remedies. Except as otherwise expressly stated in this Agreement, the rights and remedies of the parties are cumulative, and the exercise by any party of one or more of such rights or remedies shall not preclude the exercise by it, at the same time or different times, of any other rights or remedies for the same default or any other default by any other party.

21. Transfers. Any permitted transfer or conveyance by Developer of an interest in the Development to a third party permitted under this Agreement (provided that such transferor is not in default under this Agreement), shall not relieve such transferee of such liability for any default which predates such transfer unless specifically known of by the Romulus Parties and waived in writing by same. Notwithstanding the above, if after such transfer, there is a termination event, the City's obligations to reimburse Eligible Activity Costs shall cease.

22. Termination Rights and Additional Events of Default. The Romulus Parties may, after expiration of the applicable notice and cure periods, terminate this Agreement and Developer's rights to any future reimbursement for Eligible Activities if:

- (i) Developer assigns or contracts to assign this Agreement (or any rights herein) in violation of the provisions of this Agreement.

- (ii) If prior to the substantial completion of the Development, Developer ceases to conduct business in normal course by reason of insolvency, voluntary or involuntary filing or adjudication of bankruptcy under any present or future bankruptcy or other applicable law, or a receiver is appointed for Developer, and any bankruptcy petition or filing, or receivership is not dismissed within sixty (60) days or Developer admits in writing that it is unable to pay its debts generally as they become due and the Developer or Developer's Lender fail to provide within 60 days of such event adequate assurances to the Romulus Parties of the Developer or Developer Lender's commitment to complete the Development on the Site.
- (iii) The default beyond any applicable cure period of this Agreement, the Brownfield Plan, the 381 Work Plan or the Related Agreements.
- (iv) The failure to pay any real or personal property taxes for the Developer on or before the date due before penalty.
- (v) After the Termination Date as defined herein.

Unless specifically stated elsewhere in this Agreement, Developer shall have ninety (90) days after written notice to cure any Events of Default as described in this Agreement.

23. No Personal Liability. None of the Romulus Parties, officers, employees or board members shall be personally liable to Developer for any default or breach by the Romulus Parties of any obligations under the terms of or growing out of this Agreement or the Development.

24. Force Majeure. Failure of performance by any party hereunder shall not be deemed to be in default where delays of performance are due to war, insurrection, strike, lock-out, riot, flood, earthquake, fire, casualty, act of the public enemy, epidemic, quarantine restriction, freight embargo, lack of transportation, governmental restriction or priority (other than with respect to

matters for which Developer, BRDA or City is obligated to obtain governmental approvals or permits), severe weather, delay by any contractor, subcontractor or supplier where the cause of such delay is not in Developer's, BRDA's or City's direct or indirect control or occasioned by a dispute between such person and Developer, BRDA or City, or act of the other party which is impermissible hereunder (collectively, "Force Majeure"). An extension of time for any cause related to a Force Majeure shall only be for the period of the enforced delay, which period shall commence to run from the time of the commencement of the cause.

25. Amendments. The parties agree to consider in good faith reasonable requests for amendments to this Agreement which may be made by any of the parties hereto, by lending institutions, bond counsel, financial consultants to the Romulus Parties or federal or state agencies and to look favorably upon any such request provided it is consistent with this Agreement and would not substantially alter the basic terms and intentions hereof or substantially impair the rights or increase the obligations or costs of any Party hereto.

26. Notices. Any notices or communication required or permitted under this Agreement shall be sufficiently given if in writing and 1) hand-delivered, including delivery by courier service; 2) sent by overnight mail by a nationally recognized overnight mail service; or 3) sent by certified mail, return receipt requested, post prepaid addressed to the recipient at the address stated below, or to such other addresses as the party concerned may substitute by written notice to the other:

If to the Romulus Parties:

Attn: _____

City of Romulus
11111 Wayne Road
Romulus, MI 48174

With a copy to: Neil S. Silver, Esq.
Dawda, Mann, Mulcahy & Sadler, PLC
39533 Woodward Avenue, Suite 200
Bloomfield Hills, MI 48304

If to Developer: Romulus Distribution Center 2, LLC_
Attn: Kyle Morton, Authorized Agent
2575 S. Haggerty Road, Suite 500
Canton, MI 48188
Tel: 734-394-1900
Email: kmorton@ashleycapital.com

With a copy to: Ashley Capital
Attn: Robert Auskalis, Vice President
9810 S. Dorchester Ave
Chicago, IL 60628
Tel : 773-221-1234
Email : rauskalis@ashleycapital.com

All notices forwarded by overnight mail shall be deemed to be received on the date the overnight service actually delivers the notice. All notices hand-delivered shall be deemed received on the date of delivery. All notices forwarded by mail shall be deemed received on the date two days (excluding Sundays and legal holidays when the United States Mail is not delivered) immediately following the date of deposit in the United States Mail provided, however, the return receipt indicated upon which the notice is received shall be prima facie evidence that the notice was received on the date of the return receipt. Addresses may be changed by giving notice of such change in the manner provided herein. Unless such written notice is received, the last address given shall be deemed to continue in effect for all purposes.

27. Entire Agreement. This Agreement and the Brownfield Plan referenced herein, including the exhibits referred to herein and therein, contain the entire understanding of the parties hereto with respect to subject matter contained herein. In the event of a conflict between the terms of this Agreement and the Brownfield Plan, the terms of this Agreement shall control. This

Agreement may only be amended or terminated by written instrument executed by all parties or their respective successors and permitted assigns.

28. Severability. Any term or provision of this Agreement that is invalid or unenforceable in any situation, in any jurisdiction, shall not affect the validity or enforceability of the remaining terms and provisions hereof or the validity or enforceability of the offending term or provision in any other situation or in any other jurisdiction. Further, the parties agree that in the event that any term of this Agreement shall be deemed invalid due to it being inconsistent with the authorizing statute, then the parties agree to enter into an amendment of this Agreement in which said deficiency shall be corrected so that the intent of this Agreement can be fulfilled. If a final judgment of a court of competent jurisdiction declares any term or provision is invalid or unenforceable, the court making determination of validity or unenforceability shall have the power to reduce the scope, duration or area of the term or provision, to delete the specific words or phrases, or to replace any invalid or unenforceable term or provision with a term or provision that is valid and enforceable and that comes closest to expressing the intention of the invalid or unenforceable term or provision, and this Agreement shall be enforceable as so modified after the expiration of the time within which the judgment may be appealed.

29. Mutual Drafting. The language used in this Agreement shall be deemed to be language chosen by the parties hereto to express their mutual intent, and no rule of strict construction shall be applied against any party. Any reference to any federal, state, local or foreign statute or law shall be deemed also to refer to all rules and regulations promulgated thereunder, unless the context requires otherwise.

30. Captions, Counterparts. The captions to the subsections contained in this Agreement are for reference only, do not form a substantive part of this Agreement and do not restrict or enlarge substantive portions of the Agreement counterparts. This Agreement may be executed simultaneously with two or more counterparts, each of which will be deemed an original, but all of which together shall constitute one and the same instrument.

31. Public Announcements. Developer shall take all steps reasonably requested by City and BRDA to announce the transaction described herein. As part of such process, Developer will cooperate with the parties in the preparation of press releases and other announcements of such transaction.

32. Recitals. The recitals set forth above are incorporated by reference into this Agreement as if fully set forth herein.

33. Access. During the term of this Agreement, Developer grants to the Romulus Parties, its employees, agents, contractors and experts access to the Development during regular business hours following at least 24 hours' notice in order to carry out its obligations contained herein and to conduct inspections as may reasonably be required to determine whether Developer has complied with the terms of this Agreement or in order to meet its own obligations.

34. Local Laws. Nothing contained in this Agreement shall abrogate the effect of local ordinances and the parties' requirements to comply with same.

CITY OF ROMULUS

By: _____

Its: Mayor

and

By: _____

Its: Clerk

CITY OF ROMULUS BROWNFIELD
REDEVELOPMENT AUTHORITY

By: _____

Its: _____

and

By: _____

Its: _____

DEVELOPER:
Romulus Distribution Center 2, LLC

By: _____

Its: _____

Exhibit 1

Legal Description of Property

ECORSE/WICK ROMULUS, MI 48174 (Property Address)

Parcel Number: 80 028 99 0012 703

No Images Found

Property Owner: ROMULUS DISTRIBUTION CENTER 2 LLC

Summary Information

> Assessed Value: \$787,100 | Taxable Value: \$787,100

> Property Tax information found

> 2 Building Department records found

Parcel is Vacant

Owner and Taxpayer Information

Owner	ROMULUS DISTRIBUTION CENTER 2 LLC 2575 S HAGGERTY RD STE 500 CANTON, MI 48188	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2022

Property Class	302 INDUSTRIAL-VACANT	Unit	80 CITY OF ROMULUS
School District	ROMULUS COMMUNITY SCHOOLS	Assessed Value	\$787,100
MAP #	ZONING: RES 08-248	Taxable Value	\$787,100
USER #1	0	State Equalized Value	\$787,100
PROP USE	No Data to Display	Date of Last Name Change	10/05/2020
REF PARCEL ID	No Data to Display	Notes	Not Available
Historical District	No	Census Block Group	No Data to Display
USER ALPHA 2	No Data to Display	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date No Data to Display

Principal Residence Exemption	June 1st	Final
2022	0.0000 %	-
2021	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2021	\$787,100	\$787,100	\$787,100
2020	\$0	\$0	\$0
2019	\$0	\$0	\$0

Land Information

Zoning Code	R1A/RCOD	Total Acres	224.891
Land Value	\$1,574,237	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	025 - 144 RES SOUTHWEST	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		
Total Frontage: 0.00 ft		Average Depth: 0.00 ft

Legal Description

Legal Descriptions

07DD4 TO DD20, EE1A, EE2A2, C43 TO C53, C59 TO C108, C113 TO C124, C159 TO C170, C175 TO C249, C257 TO C280, 08M3, M4, N1,08P1A1 TO P1A16, 08P2, P3A1B A PARCEL OF LAND SITUATED IN THE EAST 1/2 OF SECTION 7 AND THE WEST 1/2 OF SECTION 8, TOWN 3 SOUTH, RANGE 9 EAST, CITY OF ROMULUS, WAYNE COUNTY, MICHIGAN, INCLUDING ALL OF THE LOTS SOUTH OF THE SOUTH LINE OF CHARLES AVENUE (60 FEET WIDE) TOGETHER WITH ALL OF THE VACATED STREETS AND ALLEYS ADJACENT TO SAID AFOREMENTIONED LOTS, EXCEPTING ALL OF LOTS 54 THROUGH 58, 109 THROUGH 112, 171 THROUGH 174 AND 250 THROUGH 256, INCLUSIVE, ALONG WITH THE VACATED STREETS AND ALLEYS ADJACENT TO SAID EXCEPTED LOTS OF DETROIT INDUSTRIAL CENTER SUBDIVISION, AS RECORDED IN LIBER 58, PAGE 96 OF PLATS, WAYNE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 8 AND PROCEEDING NORTH 87 DEGREES 16 MINUTES 11 SECONDS EAST 660.0 FEET ALONG THE NORTH LINE OF SAID SECTION 8 TO THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 26 MINUTES 11 SECONDS EAST 331.92 FEET; THENCE SOUTH 02 DEGREES 54 MINUTES 31 SECONDS EAST 2675.20 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 50 SECONDS EAST 1644.89 FEET TO THE WEST LINE OF THE CHESAPEAKE & OHIO RAILROAD RIGHT OF WAY; THENCE SOUTH 02 DEGREES 30 MINUTES 44 SECONDS EAST 2424.51 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 23 SECONDS WEST 348.21 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 37 SECONDS EAST 80.21 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 23 SECONDS WEST 178.82 FEET; THENCE NORTH 03 DEGREES 00 MINUTES 27 SECONDS WEST 164.51 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 23 SECONDS WEST 165.0 FEET; THENCE NORTH 88 DEGREES 38 MINUTES 29 SECONDS WEST 303.42 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 23 SECONDS WEST 320.50 FEET; THENCE NORTH 02 DEGREES 13 MINUTES 09 SECONDS WEST 1197.31 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 53 SECONDS WEST 1348.20 FEET TO THE COMMON NORTH-SOUTH LINE BETWEEN SAID SECTIONS 7 AND 8; THENCE SOUTH 02 DEGREES 16 MINUTES 31 SECONDS EAST 347.35 FEET; THENCE SOUTH 87 DEGREES 07 MINUTES 39 SECONDS WEST 328.20 FEET; THENCE SOUTH 02 DEGREES 17 MINUTES 03 SECONDS EAST 1313.46 FEET; THENCE SOUTH 87 DEGREES 36 MINUTES 41 SECONDS WEST 205.58 FEET; THENCE NORTH 02 DEGREES 17 MINUTES 35 SECONDS WEST 325.0 FEET; THENCE SOUTH 87 DEGREES 36 MINUTES 41 SECONDS WEST 123.0 FEET; THENCE SOUTH 02 DEGREES 17 MINUTES 53 SECONDS EAST 325.0 FEET; THENCE SOUTH 87 DEGREES 36 MINUTES 41 SECONDS WEST 318.65 FEET; THENCE NORTH 02 DEGREES 33 MINUTES 19 SECONDS WEST 150.0 FEET; THENCE SOUTH 87 DEGREES 36 MINUTES 41 SECONDS WEST 120.0 FEET; THENCE SOUTH 02 DEGREES 33 MINUTES 19 SECONDS EAST 150.0 FEET; THENCE SOUTH 87 DEGREES 36 MINUTES 41 SECONDS WEST 218.51 FEET; THENCE NORTH 02 DEGREES 18 MINUTES 40 SECONDS WEST 1307.79 FEET; THENCE SOUTH 86 DEGREES 56 MINUTES 10 SECONDS WEST 770.84 FEET; THENCE NORTH 02 DEGREES 20 MINUTES 50 SECONDS WEST 1298.53 FEET; THENCE NORTH 86 DEGREES 38 MINUTES 40 SECONDS EAST 771.73 FEET; THENCE SOUTH 02 DEGREES 18 MINUTES 40 SECONDS EAST 592.10 FEET; THENCE NORTH 86 DEGREES 38 MINUTES 40 SECONDS EAST 657.90 FEET; THENCE NORTH 02 DEGREES 17 SECONDS 35 SECONDS WEST 592.10 FEET; THENCE NORTH 86 DEGREES 38 MINUTES 40 SECONDS EAST 658.09 FEET; THENCE NORTH 02 DEGREES 37 MINUTES 05 SECONDS WEST 1104.28 FEET ALONG THE COMMON LINE BETWEEN SAID SECTIONS 7 AND 8 TO THE SOUTH LINE OF LOT 250 AS EXTENDED OF SAID DETROIT INDUSTRIAL CENTER SUBDIVISION; THENCE NORTH 87 DEGREES 26 MINUTES 11 SECONDS EAST 170.0 FEET ALONG SAID SOUTH LINE OF LOT 250 AND ITS EXTENSION TO THE CENTERLINE OF THE ADJACENT 20 FEET WIDE ALLEY; THENCE SOUTH 02 DEGREES 37 MINUTES 05 SECONDS EAST 10 FEET TO THE COMMON SOUTH LINE OF LOTS 58, 109 AND 174, AS EXTENDED; THENCE NORTH 87 DEGREES 26 MINUTES 11 SECONDS EAST 490.0 FEET ALONG THE SAID COMMON SOUTH LINE AS EXTENDED TO THE EAST LINE OF SAID DETROIT INDUSTRIAL CENTER SUBDIVISION, ALSO BEING THE EAST LINE OF VACATED CRAIG AVENUE (30 FEET WIDE); THENCE NORTH 02 DEGREES 37 MINUTES 05 SECONDS WEST 200.0 FEET ALONG THE EAST LINE OF VACATED CRAIG AVENUE TO THE NORTH LINE OF LOT 54 AS EXTENDED; THENCE SOUTH 87 DEGREES 26 MINUTES 11 SECONDS WEST 165.0 FEET ALONG THE SAID NORTH LINE TO THE NORTHWEST CORNER OF SAID LOT 54; THENCE SOUTH 02 DEGREES 37 MINUTES 05 SECONDS EAST 40.0 FEET TO THE SOUTHWEST CORNER OF SAID LOT 54; THENCE SOUTH 87 DEGREES 26 MINUTES 11 SECONDS WEST 325.0 FEET ALONG THE COMMON NORTH LINE TO LOTS 112 AND 171, AS EXTENDED TO THE CENTERLINE OF A 20 FOOT WIDE VACATED ALLEY; THENCE SOUTH 02 DEGREES 37 MINUTES 05 SECONDS EAST 10.0 FEET; THENCE SOUTH 87 DEGREES 26 MINUTES 11 SECONDS WEST 170.0 FEET ALONG THE NORTH LINE OF LOT 256 AS EXTENDED TO THE COMMON LINE BETWEEN SECTIONS 7 AND 8; THENCE NORTH 02 DEGREES 37 MINUTES 05 SECONDS WEST 480.0 FEET ALONG SAID COMMON LINE BETWEEN SECTIONS 7 AND 8 TO THE SOUTH LINE OF VACATED CHARLES AVENUE; THENCE NORTH 87 DEGREES 26 MINUTES 11 SECONDS EAST 660.0 FEET ALONG SAID SOUTH LINE OF VACATED CHARLES AVENUE TO THE EAST LINE OF VACATED CRAIG AVENUE; THENCE NORTH 02 DEGREES 37 MINUTES 05 SECONDS WEST 910.0 FEET ALONG THE SAID EAST LINE OF VACATED CRAIG AVENUE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. 224.891 ACRES

Land Division Act Information

Date of Last Split/Combine	No Data to Display	Number of Splits Left	Not Available
Date Form Filed	No Data to Display	Unallocated Div.s of Parent	0
Date Created	01/01/0001	Unallocated Div.s Transferred	0
Acreage of Parent	0.00	Rights Were Transferred	Yes
Split Number	0	Courtesy Split	No
Parent Parcel	No Data to Display		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
10/01/2020	\$1,462,020.00	QC	CITY OF ROMULUS - PARK PASSIVE PARK	ROMULUS DISTRIBUTION CENTER 2 LLC	13-GOVERNMENT		

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36411 ECORSE ROMULUS, MI 48174 (Property Address)

Parcel Number: 80 030 99 0007 000

No Images Found

Property Owner: ROMULUS DISTRIBUTION CENTER LLC

Summary Information

> Assessed Value: \$421,900 | Taxable Value: \$421,900 > Property Tax information found

> 22 Building Department records found

Parcel is Vacant

Owner and Taxpayer Information

Owner	ROMULUS DISTRIBUTION CENTER LLC 2575 S HAGGERTY STE 500 CANTON, MI 48188	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2022

Property Class	302 INDUSTRIAL-VACANT	Unit	80 CITY OF ROMULUS
School District	ROMULUS COMMUNITY SCHOOLS	Assessed Value	\$421,900
MAP #		Taxable Value	\$421,900
USER #1	0	State Equalized Value	\$421,900
PROP USE	TOWER	Date of Last Name Change	01/06/2022
REF PARCEL ID	No Data to Display	Notes	Not Available
Historical District	No	Census Block Group	No Data to Display
USER ALPHA 2	No Data to Display	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date No Data to Display

Principal Residence Exemption	June 1st	Final
2022	0.0000 %	-
2021	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2021	\$421,900	\$296,900	\$296,900
2020	\$1,205,400	\$1,205,400	\$151,900
2019	\$1,205,400	\$1,205,400	\$149,068

Land Information

Zoning Code	M1-LIG	Total Acres	40.860
Land Value	\$843,759	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	INDUSTRIAL	Mortgage Code	No Data to Display
Lot Dimensions/Comments	IRREGULAR	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		
	Total Frontage: 0.00 ft	Average Depth: 0.00 ft

Legal Description

Legal Descriptions

08L THE S E 1/4 OF THE N W 1/4 OF SEC 8 EXCEPT THE NORTH 33.0 FT THEREOF AND ALSO EXCEPT THE ELY PART THEREOF MEASURING 36.41 FT ON THE N LINE AND 32.80 FT ON THE S LINE OF SAID PARCEL ALSO THAT PART OF THE E 1/2 OF THE N W 1/4 OF SEC 8 DES AS BEG AT A POINT ON THE N LINE OF SAID SEC DISTANT WEST 40.03 FT FROM THE N 1/4 CORNER OF SEC 8 AND PROCEEDING TH SOUTH ALONG THE W LINE OF THE PERE MARQUETTE R R RIGHT OF WAY 1403.86 FT TO A POINT DISTANT SOUTH 33.0 FT FROM THE N LINE OF THE S E 1/4 OF THE N W 1/4 OF SEC 8 TH WEST 33.0 FT. TH NORTH 1403.18 FT TO THE N LINE OF SEC 8 TH EAST ALONG SAID N LINE 33.0 FT TO THE POB 40.88 ACRES BEGINNING IN 2003, PA 415 (BLDG ON LEASED LAND) PARCEL ATTACHED TO THIS REAL PROPERTY NUMBER

Land Division Act Information

Date of Last Split/Combine	No Data to Display	Number of Splits Left	Not Available
Date Form Filed	No Data to Display	Unallocated Div.s of Parent	0
Date Created	01/01/0001	Unallocated Div.s Transferred	0
Acreage of Parent	0.00	Rights Were Transferred	Yes
Split Number	0	Courtesy Split	No
Parent Parcel	No Data to Display		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
08/04/2020	\$712,500.00	PTA	AUTO PALLETS BOXES INC	ROMULUS DISTRIBUTION CENTER LLC	03-ARM'S LENGTH		

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ECORSE ROMULUS, MI 48174 (Property Address)
Parcel Number: 80 030 99 0006 700

No Images Found

Property Owner: ROMULUS DISTRIBUTION CENTER LLC

Summary Information

> Assessed Value: \$222,300 | Taxable Value: \$222,300 > Property Tax information found
> Building Department information found

Parcel is Vacant

Owner and Taxpayer Information

Owner	ROMULUS DISTRIBUTION CENTER LLC 2575 S HAGGERTY STE 500 CANTON, MI 48188	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2022

Property Class	302 INDUSTRIAL-VACANT	Unit	80 CITY OF ROMULUS
School District	ROMULUS COMMUNITY SCHOOLS	Assessed Value	\$222,300
MAP #	No Data to Display	Taxable Value	\$222,300
USER #1	0	State Equalized Value	\$222,300
PROP USE	No Data to Display	Date of Last Name Change	01/06/2022
REF PARCEL ID	No Data to Display	Notes	Not Available
Historical District	No	Census Block Group	No Data to Display
USER ALPHA 2	No Data to Display	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date 03/15/2022

Qualified Agricultural	June 1st	Final
2022	100.0000 %	-
2021	100.0000 %	100.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2021	\$222,300	\$222,300	\$222,300
2020	\$222,300	\$222,300	\$81,577
2019	\$222,300	\$222,300	\$80,056

Land Information

Zoning Code	M1-LIG	Total Acres	20.367
Land Value	\$444,612	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	INDUSTRIAL	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	198.00 ft	186.95 ft
Lot 2	148.50 ft	186.95 ft
Lot 3	668.91 ft	1,210.76 ft
Total Frontage: 1,015.41 ft		Average Depth: 528.22 ft

Legal Description

Legal Descriptions

08K3B PT OF THE N W 1/4 OF SEC 8 T3S R9E DESC AS BEG N 89D 54M 20S E 1423.38 FT FROM THE NW COR OF SEC 8 TH N 89D 54M 20S E 198 FT TH S 0D 07M 15S W 219.95 FT TH N 89D 54M 20S E 99 FT TH N 0D 07M 15S E 219.95 FT TH N 89D 54M 20S E 148.50 FT TH S 0D 07M 15S W 219.95 FT TH N 89D 54M 20S E 127.11 FT TH S0D 24M 57S W 296.78 FT TH S 0D 11M 40S W 906.17 FT TH S 88D 34M 0S W 669.15 FT TH N 0D 07M 15S E 1218.57 FT TH N 89D 54M 20S E 99 FT TH N 0D 07M 15S E 219.95 FT TO POB 20.37 ACRES

Land Division Act Information

Date of Last Split/Combine	No Data to Display	Number of Splits Left	Not Available
Date Form Filed	No Data to Display	Unallocated Div.s of Parent	0
Date Created	01/01/0001	Unallocated Div.s Transferred	0
Acreage of Parent	0.00	Rights Were Transferred	Yes
Split Number	0	Courtesy Split	No
Parent Parcel	No Data to Display		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
05/22/2020	\$188,000.00	PTA	B & B INVESTMENTS INC	ROMULUS DISTRIBUTION CENTER LLC	03-ARM'S LENGTH		
12/26/2001	\$1.00	OTH	B&B INVESTMENTS, INC	MI DEPT OF ENVIRON QUALITY	21-NOT USED/OTHER		OTHER - NOTED ON DEED
02/25/1999	\$450,000.00	WD	ARTIC RENTALS	B&B INVESTMENTS, INC	03-ARM'S LENGTH		
06/15/1998	\$237,000.00	WD	ANGELLOTTI, GENNARO	ARMELAGOS, JIM	03-ARM'S LENGTH		

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36775 ECORSE ROMULUS, MI 48174 (Property Address)

Parcel Number: 80 030 99 0004 000 Account Number: 003997



Item 1 of 1 1 Image / 0 Sketches

Property Owner: ROMULUS DISTRIBUTION CENTER LLC

Summary Information

- > Assessed Value: \$6,400 | Taxable Value: \$5,268

> 17 Building Department records found

> 6 Invoices Found, Amount Due: 0.00
- > Property Tax information found

> Utility Billing information found

Parcel is Vacant

Owner and Taxpayer Information

Owner	ROMULUS DISTRIBUTION CENTER LLC 2575 HAGGERTY RD STE 500 CANTON, MI 48188	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2022

Property Class	402 RESIDENTIAL-VACANT	Unit	80 CITY OF ROMULUS
School District	ROMULUS COMMUNITY SCHOOLS	Assessed Value	\$6,400
MAP #		Taxable Value	\$5,268
USER #1	0	State Equalized Value	\$6,400
PROP USE		Date of Last Name Change	10/27/2020
REF PARCEL ID	NW QUAD	Notes	Not Available
Historical District	No	Census Block Group	No Data to Display
USER ALPHA 2	NW QUAD	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date No Data to Display

Principal Residence Exemption	June 1st	Final
2022	0.0000 %	-
2021	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2021	\$27,000	\$27,000	\$27,000
2020	\$27,900	\$27,900	\$16,903
2019	\$28,000	\$28,000	\$16,588

Land Information

Zoning Code	M1-LIG	Total Acres	0.425
Land Value	\$12,750	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	001 - 100 RES NORTHEAST	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	99.00 ft	186.95 ft
Total Frontage: 99.00 ft		Average Depth: 186.95 ft

Legal Description

08K2 THE EAST 99.0 FT OF THE WEST 396.0 FT OF THE NORTH 219.95 FT OF THE E 1/2 OF THE N W 1/4 OF SEC 8

Land Division Act Information

Date of Last Split/Combine	No Data to Display	Number of Splits Left	Not Available
Date Form Filed	No Data to Display	Unallocated Div.s of Parent	0
Date Created	01/01/0001	Unallocated Div.s Transferred	0
Acreage of Parent	0.00	Rights Were Transferred	Yes
Split Number	0	Courtesy Split	No
Parent Parcel	No Data to Display		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
08/26/2020	\$75,000.00	PTA	HICKS REALTY INVESTMENTS LLC	ROMULUS DISTRIBUTION CENTER LLC	03-ARM'S LENGTH		
11/10/2015	\$27,950.00	PTA	WAYNE COUNTY TREASUER	HICKS REALTY INVESTMENTS LLC	21-NOT USED/OTHER		
03/15/2005	\$75,000.00	WD	WITHEROW, PAUL	KIM, SON YOUNG	03-ARM'S LENGTH		

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Exhibit 2

Eligible Activities and Costs



Table 1A
Non-Environmental Eligible Activities Estimates
Local-Only
Romulus Development Center
Romulus, MI
SME Project 085036.02

NON-ENVIRONMENTAL (LOCAL-ONLY) ACTIVITIES	
TASK/ACTIVITY	COST
Demolition and Hazardous Materials	
Asbestos Assessment	\$ 2,500
Asbestos Abatement	\$ 7,500
Building Demolition	\$ 15,000
Basement and Foundation Demolition	\$ 5,000
General Conditions and construction management related to eligible activity	\$ 1,500
Subtotal	\$ 31,500
Contingency (15%)	\$ 4,725
Total	\$ 36,225
NON-ENVIRONMENTAL (LOCAL-ONLY) ACTIVITIES COSTS:	\$ 36,225



Table 1B
Environmental Eligible Activities Estimates
Romulus Development Center
Romulus, MI
SME Project 085036.02

ENVIRONMENTAL (EGLE) ACTIVITIES	
TASK/ACTIVITY	COST
Pre-approved BEA Activities	
Due care assessments, BEAs, due care planning	\$ 150,000
Subtotal	\$ 150,000
Contingency (15%)	\$ -
Total	\$ 150,000
Department Specific Activities	
Pumping, treatment, transportation and/or disposal of contaminated groundwater	\$ 150,000
Vapor Intrusion Mitigation	\$ 3,575,327
Infiltration prevention and diversion barriers (utility gasketing, pond liner)	\$ 1,947,234
Dust Control	\$ 75,000
Specialized foundations	\$ 8,373,022
Proper Handling of Contaminated Soil (clearing to cut contaminated soil; relocation of contaminated soil onsite)	\$ 4,376,888
Excavation of Contaminated Soil and Material that Cannot be Managed Onsite	\$ 50,000
Direct Contact Barrier on Berms - relocation of clean excess topsoil to cover berms created by onsite relocation of contaminated soil	\$ 1,730,850
Direct Contact Barrier - geotextile for berms and landscaped areas and 12" of clean topsoil	\$ 550,000
Track in/track out exacerbation controls for contaminated soil	\$ 48,000
Field monitoring of due care activities, including inspections and testing for methane mitigation system	\$ 200,000
Waste characterization testing for soil and groundwater/dewatering effluent	\$ 10,000
Environmental consulting and project management	\$ 55,000
Environmental reporting	\$ 30,000
Cost of Environmental Insurance	\$ 57,341
Soft Costs (Engineering design directly associated with EGLE costs)	\$ 100,000
Soft Costs Directly Associated with EGLE Costs (soil management layout, temporary facilities, soil erosion control, temporary site controls, site access/temporary roads)	\$ 291,300
Subtotal	\$ 21,619,961
Contingency (15%)	\$ 3,242,994
Total	\$ 24,862,955
Brownfield Plan and Work Plan	
Brownfield Plan/Work Plan Preparation	\$ 30,000
Brownfield Plan/Work Plan Implementation	\$ 30,000
Subtotal	\$ 60,000
ENVIRONMENTAL (EGLE) ACTIVITIES COSTS:	\$ 25,072,955

Notes:

- (1) Costs for construction and engineering are based on estimates from CM Oliver Hatcher.
- (2) Costs for testing and professional services are based on estimates from SME.



Table 1C
Total Eligible Activities Estimates
Romulus Development Center
Romulus, MI
SME Project 085036.02

TOTAL ELIGIBLE ACTIVITIES	
NON-ENVIRONMENTAL LOCAL-ONLY ACTIVITIES COSTS	\$ 36,225
ENVIRONMENTAL (EGLE) ACTIVITIES COSTS	\$ 25,072,955
TOTAL ELIGIBLE ACTIVITIES	\$ 25,109,180

Notes:

- (1) Costs for construction and engineering are based on estimates from CM Oliver Hatcher.
- (2) Costs for testing and professional services are based on estimates from SME.

Exhibit 3

Tax Increment Revenue Capture Estimates



TABLE 2
Tax Increment Revenue Capture Estimates

Romulus Development Center
Romulus, MI
SME Project 085036.02
5/23/2022

Estimated Taxable Value (TV) Increase Rate: 1.5% per year																			
Taxable Value Assumptions	Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
SEV = \$40/SF	Calendar Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2037	2038	2039	2040	2041
Taxable Value = \$20/SF	Base Taxable Value	\$ 1,321,365	\$ 1,321,365	\$ 1,321,365	\$ 1,321,365	\$ 1,321,365	\$ 1,321,365	\$ 1,321,365	\$ 1,321,365	\$ 1,321,365	\$ 1,321,365	\$ 1,321,365	\$ 1,321,365	\$ 1,321,365	\$ 1,321,365	\$ 1,321,365	\$ 1,321,365	\$ 1,321,365	\$ 1,321,365
Buildings SF: 2 x 481,854 = 963,708	Estimated New TV	\$ 4,818,540	\$ 14,455,620	\$ 19,418,716	\$ 19,709,997	\$ 20,005,647	\$ 20,305,732	\$ 20,610,318	\$ 20,919,472	\$ 21,233,264	\$ 21,551,763	\$ 21,875,040	\$ 22,203,165	\$ 22,536,213	\$ 22,874,256	\$ 23,217,370	\$ 23,565,631	\$ 23,919,115	\$ 24,277,902
Taxable Value = 963,708 X \$20.00 = \$19,274,160	Incremental Difference	\$ 3,497,175	\$ 13,134,255	\$ 18,097,351	\$ 18,388,632	\$ 18,684,282	\$ 18,984,367	\$ 19,288,953	\$ 19,598,107	\$ 19,911,899	\$ 20,230,398	\$ 20,553,675	\$ 20,881,800	\$ 21,214,848	\$ 21,552,891	\$ 21,896,005	\$ 22,244,266	\$ 22,597,750	\$ 22,956,537
		\$ 3,497,175	\$ 13,134,255	\$ 18,097,351	\$ 18,388,632	\$ 18,684,282	\$ 18,984,367	\$ 19,288,953	\$ 19,598,107	\$ 19,911,899	\$ 20,230,398	\$ 20,553,675	\$ 20,881,800	\$ 21,214,848	\$ 21,552,891	\$ 21,896,005	\$ 22,244,266	\$ 22,597,750	\$ 22,956,537
Assumes Bldg 1 50% complete in 2024, 100% complete in 2025; Bldg 2 50% complete in 2025, 100% complete in 2026																			

90% School Capture	Millage Rate																		
State Education Tax (SET)	6.0000	\$ 18,885	\$ 70,925	\$ 97,726	\$ 99,299	\$ 100,895	\$ 102,515	\$ 104,161	\$ 105,830	\$ 107,524	\$ 109,244	\$ 110,990	\$ 112,762	\$ 114,560	\$ 116,385	\$ 118,238	\$ 120,119	\$ 122,028	\$ 123,965
School Operating Tax	18.0000	\$ 56,654	\$ 212,775	\$ 293,177	\$ 297,896	\$ 302,685	\$ 307,547	\$ 312,481	\$ 317,489	\$ 322,573	\$ 327,732	\$ 332,969	\$ 338,285	\$ 343,680	\$ 349,157	\$ 354,715	\$ 360,357	\$ 366,084	\$ 371,896
School Total	24.0000	\$ 75,539	\$ 283,701	\$ 390,902	\$ 397,194	\$ 403,581	\$ 410,063	\$ 416,642	\$ 423,320	\$ 430,097	\$ 436,976	\$ 443,959	\$ 451,047	\$ 458,240	\$ 465,542	\$ 472,954	\$ 480,477	\$ 488,112	\$ 495,861

90% Local Capture	Millage Rate																		
City	15.6563	\$ 49,278	\$ 185,071	\$ 255,004	\$ 259,108	\$ 263,274	\$ 267,503	\$ 271,795	\$ 276,151	\$ 280,572	\$ 285,060	\$ 289,616	\$ 294,239	\$ 298,931	\$ 303,695	\$ 308,529	\$ 313,437	\$ 318,417	\$ 323,473
Wayne County Operating	6.5853	\$ 20,727	\$ 77,844	\$ 107,258	\$ 108,986	\$ 110,738	\$ 112,516	\$ 114,322	\$ 116,153	\$ 118,013	\$ 119,901	\$ 121,817	\$ 123,762	\$ 125,735	\$ 127,739	\$ 129,773	\$ 131,837	\$ 133,932	\$ 136,058
Wayne County Parks	0.2453	\$ 772	\$ 2,900	\$ 3,995	\$ 4,060	\$ 4,125	\$ 4,191	\$ 4,259	\$ 4,326	\$ 4,396	\$ 4,467	\$ 4,538	\$ 4,610	\$ 4,684	\$ 4,758	\$ 4,834	\$ 4,911	\$ 4,989	\$ 5,068
Wayne County Jails	0.9358	\$ 2,946	\$ 11,062	\$ 15,242	\$ 15,487	\$ 15,737	\$ 15,989	\$ 16,246	\$ 16,506	\$ 16,771	\$ 17,039	\$ 17,311	\$ 17,587	\$ 17,868	\$ 18,152	\$ 18,441	\$ 18,734	\$ 19,032	\$ 19,335
Wayne County Veterans	0.0367	\$ 115	\$ 434	\$ 598	\$ 608	\$ 617	\$ 627	\$ 637	\$ 647	\$ 658	\$ 668	\$ 679	\$ 689	\$ 701	\$ 712	\$ 724	\$ 734	\$ 746	\$ 759
Wayne County Transit Authority	0.9949	\$ 3,131	\$ 11,760	\$ 16,205	\$ 16,466	\$ 16,730	\$ 16,999	\$ 17,272	\$ 17,548	\$ 17,829	\$ 18,114	\$ 18,404	\$ 18,698	\$ 18,996	\$ 19,299	\$ 19,606	\$ 19,918	\$ 20,235	\$ 20,555
HCMA	0.2089	\$ 658	\$ 2,470	\$ 3,403	\$ 3,457	\$ 3,513	\$ 3,569	\$ 3,626	\$ 3,685	\$ 3,744	\$ 3,803	\$ 3,865	\$ 3,926	\$ 3,989	\$ 4,052	\$ 4,117	\$ 4,182	\$ 4,249	\$ 4,316
Wayne County Community College	3.2378	\$ 10,191	\$ 38,273	\$ 52,736	\$ 53,585	\$ 54,446	\$ 55,321	\$ 56,209	\$ 57,110	\$ 58,024	\$ 58,952	\$ 59,894	\$ 60,850	\$ 61,820	\$ 62,806	\$ 63,806	\$ 64,820	\$ 65,850	\$ 66,896
RESA	5.4520	\$ 17,160	\$ 64,447	\$ 88,800	\$ 90,230	\$ 91,680	\$ 93,153	\$ 94,647	\$ 96,164	\$ 97,704	\$ 99,266	\$ 100,853	\$ 102,463	\$ 104,097	\$ 105,755	\$ 107,439	\$ 109,148	\$ 110,883	\$ 112,643
EPA*	0.1682	\$ 529	\$ 1,988	\$ 2,740															
PA359*	0.0464	\$ 146	\$ 548	\$ 756	\$ 768	\$ 780	\$ 793	\$ 806	\$ 818	\$ 832	\$ 845	\$ 859	\$ 872	\$ 886	\$ 900	\$ 914	\$ 929	\$ 944	\$ 959
Sinking Fund	3.0000	\$ 9,443	\$ 35,463	\$ 48,863	\$ 49,649	\$ 50,448	\$ 51,258	\$ 52,080	\$ 52,915	\$ 53,762	\$ 54,622	\$ 55,495	\$ 56,381	\$ 57,281	\$ 58,193	\$ 59,119	\$ 60,060	\$ 61,014	\$ 61,983
Local Total	36.5676	\$ 115,096	\$ 432,259	\$ 595,600	\$ 602,402	\$ 612,088	\$ 621,920	\$ 631,897	\$ 642,022	\$ 652,305	\$ 662,737	\$ 673,329	\$ 684,076	\$ 694,987	\$ 706,061	\$ 717,301	\$ 728,710	\$ 740,291	\$ 752,045

*Millage rates scheduled to expire

90% Non-Capturable Millages	Millage Rate																		
Wayne County Zoo	0.0997	\$ 314	\$ 1,178	\$ 1,624	\$ 1,650	\$ 1,677	\$ 1,704	\$ 1,731	\$ 1,759	\$ 1,787	\$ 1,815	\$ 1,844	\$ 1,874	\$ 1,904	\$ 1,934	\$ 1,965	\$ 1,996	\$ 2,028	\$ 2,060
Wayne County DIA	0.1995	\$ 628	\$ 2,358	\$ 3,249	\$ 3,302	\$ 3,355	\$ 3,408	\$ 3,463	\$ 3,519	\$ 3,575	\$ 3,632	\$ 3,690	\$ 3,749	\$ 3,809	\$ 3,870	\$ 3,931	\$ 3,994	\$ 4,057	\$ 4,122
School Debt	8.2500	\$ 25,967	\$ 97,522	\$ 134,373	\$ 136,535	\$ 138,731	\$ 140,959	\$ 143,221	\$ 145,516	\$ 147,846	\$ 150,211	\$ 152,611	\$ 155,048	\$ 157,520	\$ 160,030	\$ 162,578	\$ 165,164	\$ 167,788	\$ 170,452
Total Non-Capturable Taxes	8.5492	\$ 26,909	\$ 101,058	\$ 139,245	\$ 141,487	\$ 143,762	\$ 146,071	\$ 148,415	\$ 150,793	\$ 153,207	\$ 155,659	\$ 158,145	\$ 160,671	\$ 163,232	\$ 165,834	\$ 168,474	\$ 171,154	\$ 173,873	\$ 176,634

Gross Taxes	69.1168	\$ 333,042	\$ 999,126	\$ 1,342,160	\$ 1,362,292	\$ 1,382,726	\$ 1,403,467	\$ 1,424,519	\$ 1,445,887	\$ 1,467,575	\$ 1,489,589	\$ 1,511,933	\$ 1,534,612	\$ 1,557,631	\$ 1,580,995	\$ 1,604,710	\$ 1,628,781	\$ 1,653,213	\$ 1,678,011
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10% School Capture	Millage Rate																		
State Education Tax (SET)	6.0000	\$ 2,098	\$ 7,881	\$ 10,858	\$ 11,033	\$ 11,211	\$ 11,391	\$ 11,573	\$ 11,759	\$ 11,947	\$ 12,138	\$ 12,332	\$ 12,529	\$ 12,729	\$ 12,932	\$ 13,138	\$ 13,347	\$ 13,559	\$ 13,774
School Operating Tax	18.0000	\$ 6,295	\$ 23,642	\$ 32,575	\$ 33,100	\$ 33,632	\$ 34,172	\$ 34,720	\$ 35,277	\$ 35,841	\$ 36,415	\$ 36,997	\$ 37,587	\$ 38,187	\$ 38,795	\$ 39,413	\$ 40,040	\$ 40,676	\$ 41,322
School Total	24.0000	\$ 8,393	\$ 31,522	\$ 43,434	\$ 44,133	\$ 44,842	\$ 45,563	\$ 46,294	\$ 47,036	\$ 47,789	\$ 48,553	\$ 49,329	\$ 50,116	\$ 50,916	\$ 51,727	\$ 52,550	\$ 53,386	\$ 54,235	\$ 55,096

10% Local Capture	Millage Rate																		
City	15.6563	\$ 5,475	\$ 20,563	\$ 28,334	\$ 28,790	\$ 29,253	\$ 29,723	\$ 30,199	\$ 30,683	\$ 31,175	\$ 31,673	\$ 32,180	\$ 32,693	\$ 33,215	\$ 33,744	\$ 34,281	\$ 34,826	\$ 35,380	\$ 35,941
Wayne County Operating	6.5853	\$ 2,303	\$ 8,649	\$ 11,918	\$ 12,110	\$ 12,304	\$ 12,502	\$ 12,702	\$ 12,906	\$ 13,113	\$ 13,322	\$ 13,535	\$ 13,751	\$ 13,971	\$ 14,193	\$ 14,419	\$ 14,649	\$ 14,881	\$ 15,118
Wayne County Parks	0.2453	\$ 86	\$ 322	\$ 444	\$ 451	\$ 458	\$ 466	\$ 473	\$ 481	\$ 488	\$ 496	\$ 504	\$ 512	\$ 520	\$ 529	\$ 537	\$ 546	\$ 554	\$ 563
Wayne County Jails	0.9358	\$ 327	\$ 1,229	\$ 1,694	\$ 1,721	\$ 1,749	\$ 1,777	\$ 1,805	\$ 1,834	\$ 1,863	\$ 1,893	\$ 1,923	\$ 1,954	\$ 1,985	\$ 2,017	\$ 2,049	\$ 2,082	\$ 2,115	\$ 2,148
Wayne County Veterans	0.0367	\$ 13	\$ 48	\$ 66	\$ 68	\$ 69	\$ 70	\$ 71	\$ 72	\$ 73	\$ 74	\$ 75	\$ 77	\$ 78	\$ 79	\$ 80	\$ 82	\$ 83	\$ 84
Wayne County Transit Authority	0.9949	\$ 348	\$ 1,307	\$ 1,801	\$ 1,830	\$ 1,859	\$ 1,889	\$ 1,919	\$ 1,950	\$ 1,981	\$ 2,013	\$ 2,045	\$ 2,078	\$ 2,111	\$ 2,144	\$ 2,178	\$ 2,213	\$ 2,248	\$ 2,284
HCMA	0.2089	\$ 73	\$ 274	\$ 378	\$ 384	\$ 390	\$ 397	\$ 403	\$ 409	\$ 416	\$ 423	\$ 429	\$ 436	\$ 443	\$ 450	\$ 457	\$ 465	\$ 472	\$ 480
Wayne County Community College	3.2378	\$ 1,132	\$ 4,253	\$ 5,860	\$ 5,954	\$ 6,050	\$ 6,147	\$ 6,245	\$ 6,346	\$ 6,447	\$ 6,550	\$ 6,655	\$ 6,761	\$ 6,869	\$ 6,978	\$ 7,090	\$ 7,202	\$ 7,317	\$ 7,433
RESA	5.4520	\$ 1,907	\$ 7,161	\$ 9,867	\$ 10,026	\$ 10,187	\$ 10,350	\$ 10,516	\$ 10,685	\$ 10,856	\$ 11,030	\$ 11,206	\$ 11,385	\$ 11,566	\$ 11,751	\$ 11,938	\$ 12,128	\$ 12,320	\$ 12,516
EPA*	0.1682	\$ 59	\$ 221	\$ 304															
PA359*	0.0464	\$ 16	\$ 61	\$ 84	\$ 85	\$ 87	\$ 88	\$ 90	\$ 91	\$ 92	\$ 94	\$ 95	\$ 97	\$ 98	\$ 100	\$ 102	\$ 103	\$ 105	\$ 107
Sinking Fund	3.0000	\$ 1,049	\$ 3,940	\$ 5,429	\$ 5,517	\$ 5,605	\$ 5,695	\$ 5,787	\$ 5,879	\$ 5,974	\$ 6,069	\$ 6,166	\$ 6,265	\$ 6,365	\$ 6,466	\$ 6,569	\$ 6,673	\$ 6,779	\$ 6,887
Local Total	36.5676	\$ 12,788	\$ 48,029	\$ 66,178	\$ 66,934	\$ 68,010	\$ 69,102	\$ 70,211	\$ 71,336	\$ 72,478	\$ 73,637	\$ 74,814	\$ 76,008	\$ 77,221	\$ 78,451	\$ 79,700	\$ 80,968	\$ 82,255	\$ 83,561

*Millage rates scheduled to expire

10% Non-Capturable Millages	Millage Rate																		
Wayne County Zoo	0.0997	\$ 35	\$ 131	\$ 180	\$ 183	\$ 186	\$ 189	\$ 192	\$ 195	\$ 199	\$ 202	\$ 205	\$ 208	\$ 212	\$ 215	\$ 218	\$ 222	\$ 225	\$ 229
Wayne County DIA	0.1995	\$ 70	\$ 262	\$ 361	\$ 367	\$ 373	\$ 379	\$ 385	\$ 391	\$ 397	\$ 404	\$ 410	\$ 417	\$ 423	\$ 430	\$ 437	\$ 444	\$ 451	\$ 458
School Debt	8.2500	\$ 2,885	\$ 10,836	\$ 14,930	\$ 15,171	\$ 15,415	\$ 15,662	\$ 15,913	\$ 16,168	\$ 16,427	\$ 16,690	\$ 16,957	\$ 17,228	\$ 17,502	\$ 17,781	\$ 18,064	\$ 18,352	\$ 18,643	\$



TABLE 2
Tax Increment Revenue Capture Estimates

Romulus Development Center
Romulus, MI
SME Project 085036.02
5/23/2022

Estimated Taxable Value (TV) Increase Rate:															
Taxable Value Assumptions	Plan Year	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL	
SEV = \$40/SF	Calendar Year	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053		
Taxable Value = \$20/SF	Base Taxable Value	\$ 1,321,365	\$ 1,321,365	\$ 1,321,365	\$ 1,321,365	\$ 1,321,365	\$ 1,321,365	\$ 1,321,365	\$ 1,321,365	\$ 1,321,365	\$ 1,321,365	\$ 1,321,365	\$ 1,321,365		
Buildings SF: 2 x 481,854 = 963,708	Estimated New TV	\$ 24,642,070	\$ 25,011,701	\$ 25,386,877	\$ 25,767,680	\$ 26,154,195	\$ 26,546,508	\$ 26,944,706	\$ 27,348,876	\$ 27,759,109	\$ 28,175,496	\$ 28,598,128	\$ 29,027,100		
Taxable Value = 963,708 X \$20.00 = \$19,274,160	Incremental Difference	\$ 23,320,705	\$ 23,690,336	\$ 24,065,512	\$ 24,446,315	\$ 24,832,830	\$ 25,225,143	\$ 25,623,341	\$ 26,027,511	\$ 26,437,744	\$ 26,854,131	\$ 27,276,763	\$ 27,705,735		
		\$ 23,320,705	\$ 23,690,336	\$ 24,065,512	\$ 24,446,315	\$ 24,832,830	\$ 25,225,143	\$ 25,623,341	\$ 26,027,511	\$ 26,437,744	\$ 26,854,131	\$ 27,276,763	\$ 27,705,735		
90% School Capture	Millage Rate														
State Education Tax (SET)	6.0000	\$ 125,932	\$ 127,928	\$ 129,954	\$ 132,010	\$ 134,097	\$ 136,216	\$ 138,366	\$ 140,549	\$ 142,763	\$ 145,013	\$ 147,295	\$ 149,611	\$ 3,505,784	
School Operating Tax	18.0000	\$ 377,796	\$ 383,783	\$ 389,861	\$ 396,031	\$ 402,292	\$ 408,648	\$ 415,098	\$ 421,646	\$ 428,291	\$ 435,037	\$ 441,884	\$ 448,833	\$ 10,517,351	
School Total	24.0000	\$ 503,727	\$ 511,711	\$ 519,815	\$ 528,041	\$ 536,389	\$ 544,864	\$ 553,464	\$ 562,194	\$ 571,055	\$ 580,049	\$ 589,179	\$ 598,443	\$ 14,023,136	
90% Local Capture	Millage Rate														
City	15.6563	\$ 328,604	\$ 333,813	\$ 339,099	\$ 344,465	\$ 349,911	\$ 355,439	\$ 361,050	\$ 366,746	\$ 372,525	\$ 378,392	\$ 384,348	\$ 390,392	\$ 9,147,936	
Wayne County Operating	6.5853	\$ 138,217	\$ 140,407	\$ 142,631	\$ 144,887	\$ 147,179	\$ 149,504	\$ 151,863	\$ 154,259	\$ 156,690	\$ 159,159	\$ 161,663	\$ 164,206	\$ 3,847,775	
Wayne County Parks	0.2453	\$ 5,149	\$ 5,230	\$ 5,313	\$ 5,397	\$ 5,482	\$ 5,569	\$ 5,657	\$ 5,747	\$ 5,837	\$ 5,928	\$ 6,022	\$ 6,116	\$ 143,328	
Wayne County Jails	0.9358	\$ 19,642	\$ 19,952	\$ 20,269	\$ 20,589	\$ 20,915	\$ 21,245	\$ 21,580	\$ 21,921	\$ 22,266	\$ 22,617	\$ 22,973	\$ 23,334	\$ 546,789	
Wayne County Veterans	0.0367	\$ 770	\$ 782	\$ 795	\$ 807	\$ 820	\$ 833	\$ 846	\$ 860	\$ 873	\$ 887	\$ 901	\$ 915	\$ 21,443	
Wayne County Transit Authority	0.9949	\$ 20,882	\$ 21,213	\$ 21,549	\$ 21,890	\$ 22,235	\$ 22,586	\$ 22,944	\$ 23,306	\$ 23,673	\$ 24,045	\$ 24,424	\$ 24,808	\$ 581,318	
HCMA	0.2089	\$ 4,385	\$ 4,454	\$ 4,524	\$ 4,596	\$ 4,669	\$ 4,743	\$ 4,818	\$ 4,893	\$ 4,971	\$ 5,049	\$ 5,128	\$ 5,209	\$ 122,063	
Wayne County Community College	3.2378	\$ 67,957	\$ 69,035	\$ 70,127	\$ 71,237	\$ 72,364	\$ 73,507	\$ 74,667	\$ 75,845	\$ 77,040	\$ 78,253	\$ 79,485	\$ 80,735	\$ 1,891,840	
RESA	5.4520	\$ 114,430	\$ 116,244	\$ 118,085	\$ 119,953	\$ 121,850	\$ 123,774	\$ 125,728	\$ 127,712	\$ 129,725	\$ 131,768	\$ 133,842	\$ 135,947	\$ 3,185,591	
EPA*	0.1682														\$ 5,257
PA359*	0.0464	\$ 974	\$ 989	\$ 1,005	\$ 1,021	\$ 1,037	\$ 1,053	\$ 1,070						\$ 21,502	
Sinking Fund	3.0000	\$ 62,966	\$ 63,964	\$ 64,977	\$ 66,005	\$ 67,048	\$ 68,108	\$ 69,183	\$ 70,275	\$ 71,382	\$ 72,506	\$ 73,647	\$ 74,805	\$ 1,752,892	
Local Total	36.5676	\$ 763,975	\$ 776,083	\$ 788,374	\$ 800,848	\$ 813,510	\$ 826,361	\$ 839,406	\$ 851,562	\$ 864,981	\$ 878,605	\$ 892,434	\$ 906,468	\$ 21,267,731	
*Millage rates scheduled to expire															
90% Non-Capturable Millages	Millage Rate														
Wayne County Zoo	0.0997	\$ 2,093	\$ 2,126	\$ 2,159	\$ 2,193	\$ 2,228	\$ 2,264	\$ 2,300	\$ 2,336	\$ 2,372	\$ 2,409	\$ 2,447	\$ 2,486	\$ 58,253	
Wayne County DIA	0.1995	\$ 4,187	\$ 4,253	\$ 4,321	\$ 4,389	\$ 4,459	\$ 4,529	\$ 4,601						\$ 92,452	
School Debt	8.2500	\$ 173,156	\$ 175,901	\$ 178,686	\$ 181,514	\$ 184,384	\$ 187,296	\$ 190,254	\$ 193,254	\$ 196,300	\$ 199,392	\$ 202,530	\$ 205,715	\$ 4,820,450	
Total Non-Capturable Taxes	8.5492	\$ 179,436	\$ 182,280	\$ 185,166	\$ 188,096	\$ 191,071	\$ 194,089	\$ 197,154	\$ 195,590	\$ 198,672	\$ 201,802	\$ 204,977	\$ 208,201	\$ 4,971,155	
Gross Taxes	69.1168	\$ 1,703,181	\$ 1,728,729	\$ 1,754,660	\$ 1,780,980	\$ 1,807,694	\$ 1,834,810	\$ 1,862,332	\$ 1,890,267	\$ 1,918,621	\$ 1,947,400	\$ 1,976,611	\$ 2,006,260		
10% School Capture	Millage Rate														
State Education Tax (SET)	6.0000	\$ 13,992	\$ 14,214	\$ 14,439	\$ 14,668	\$ 14,900	\$ 15,135	\$ 15,374	\$ 15,617	\$ 15,863	\$ 16,113	\$ 16,366	\$ 16,623	\$ 389,532	
School Operating Tax	18.0000	\$ 41,977	\$ 42,643	\$ 43,318	\$ 44,003	\$ 44,699	\$ 45,405	\$ 46,122	\$ 46,850	\$ 47,588	\$ 48,337	\$ 49,098	\$ 49,870	\$ 1,168,595	
School Total	24.0000	\$ 55,970	\$ 56,857	\$ 57,757	\$ 58,671	\$ 59,599	\$ 60,540	\$ 61,496	\$ 62,466	\$ 63,451	\$ 64,450	\$ 65,464	\$ 66,494	\$ 1,558,126	
10% Local Capture	Millage Rate														
City	15.6563	\$ 36,512	\$ 37,090	\$ 37,678	\$ 38,274	\$ 38,879	\$ 39,493	\$ 40,117	\$ 40,750	\$ 41,392	\$ 42,044	\$ 42,705	\$ 43,377	\$ 1,016,437	
Wayne County Operating	6.5853	\$ 15,357	\$ 15,601	\$ 15,848	\$ 16,099	\$ 16,353	\$ 16,612	\$ 16,874	\$ 17,140	\$ 17,410	\$ 17,684	\$ 17,963	\$ 18,245	\$ 427,531	
Wayne County Parks	0.2453	\$ 572	\$ 581	\$ 590	\$ 600	\$ 609	\$ 619	\$ 629	\$ 639	\$ 649	\$ 659	\$ 669	\$ 680	\$ 15,925	
Wayne County Jails	0.9358	\$ 2,182	\$ 2,217	\$ 2,252	\$ 2,288	\$ 2,324	\$ 2,361	\$ 2,398	\$ 2,436	\$ 2,474	\$ 2,513	\$ 2,553	\$ 2,593	\$ 60,754	
Wayne County Veterans	0.0367	\$ 86	\$ 87	\$ 88	\$ 90	\$ 91	\$ 93	\$ 94	\$ 96	\$ 97	\$ 99	\$ 100	\$ 102	\$ 2,383	
Wayne County Transit Authority	0.9949	\$ 2,320	\$ 2,357	\$ 2,394	\$ 2,432	\$ 2,471	\$ 2,510	\$ 2,549	\$ 2,590	\$ 2,630	\$ 2,672	\$ 2,714	\$ 2,756	\$ 64,591	
HCMA	0.2089	\$ 487	\$ 495	\$ 503	\$ 511	\$ 519	\$ 527	\$ 535	\$ 544	\$ 552	\$ 561	\$ 570	\$ 579	\$ 13,563	
Wayne County Community College	3.2378	\$ 7,551	\$ 7,671	\$ 7,792	\$ 7,915	\$ 8,040	\$ 8,167	\$ 8,296	\$ 8,427	\$ 8,560	\$ 8,695	\$ 8,832	\$ 8,971	\$ 210,204	
RESA	5.4520	\$ 12,714	\$ 12,916	\$ 13,121	\$ 13,328	\$ 13,539	\$ 13,753	\$ 13,970	\$ 14,190	\$ 14,414	\$ 14,641	\$ 14,871	\$ 15,105	\$ 353,955	
EPA*	0.1682														
PA359*	0.0464	\$ 108	\$ 110	\$ 112	\$ 113	\$ 115	\$ 117	\$ 119	\$ 121	\$ 123	\$ 125	\$ 127	\$ 129	\$ 3,012	
Sinking Fund	3.0000	\$ 6,996	\$ 7,107	\$ 7,220	\$ 7,334	\$ 7,450	\$ 7,568	\$ 7,687	\$ 7,808	\$ 7,931	\$ 8,056	\$ 8,183	\$ 8,312	\$ 194,766	
Local Total	36.5676	\$ 84,886	\$ 86,231	\$ 87,597	\$ 88,983	\$ 90,390	\$ 91,818	\$ 93,267	\$ 94,739	\$ 96,232	\$ 97,747	\$ 99,286	\$ 100,847	\$ 2,363,705	
*Millage rates scheduled to expire															
10% Non-Capturable Millages	Millage Rate														
Wayne County Zoo	0.0997	\$ 233	\$ 236	\$ 240	\$ 244	\$ 248	\$ 252	\$ 256	\$ 260	\$ 264	\$ 268	\$ 272	\$ 276	\$ 6,473	
Wayne County DIA	0.1995	\$ 465	\$ 473	\$ 480	\$ 488	\$ 495	\$ 503	\$ 511	\$ 519	\$ 527	\$ 536	\$ 544	\$ 553	\$ 12,952	
School Debt	8.2500	\$ 19,240	\$ 19,545	\$ 19,854	\$ 20,168	\$ 20,487	\$ 20,811	\$ 21,139	\$ 21,473	\$ 21,811	\$ 22,155	\$ 22,503	\$ 22,857	\$ 535,606	
Total Non-Capturable Taxes	8.5492	\$ 19,937	\$ 20,253	\$ 20,574	\$ 20,900	\$ 21,230	\$ 21,565	\$ 21,906	\$ 22,251	\$ 22,602	\$ 22,958	\$ 23,319	\$ 23,686	\$ 555,030	



TABLE 3.
Tax Increment Revenue Reimbursement Allocation Table
Romulus Development Center
Romulus, MI
SME Project 085036.02
5/23/2022

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	36.7%	\$ 9,229,751	\$ -	\$ 9,229,751
Local	63.3%	\$ 15,843,203	\$ 36,225	\$ 15,879,428
TOTAL		\$ 25,072,955	\$ 36,225	\$ 25,109,180
EGLE	100.0%	\$ 25,072,955		
MSF	0.0%	\$ -	\$ 36,225	
TOTAL		\$ 25,072,955	\$ 36,225	\$ 25,109,180

Estimated Capture	
Administrative Fees	\$ 203,613
State Revolving Fund	\$ 1,390,277
LBRF	\$ 7,082,885

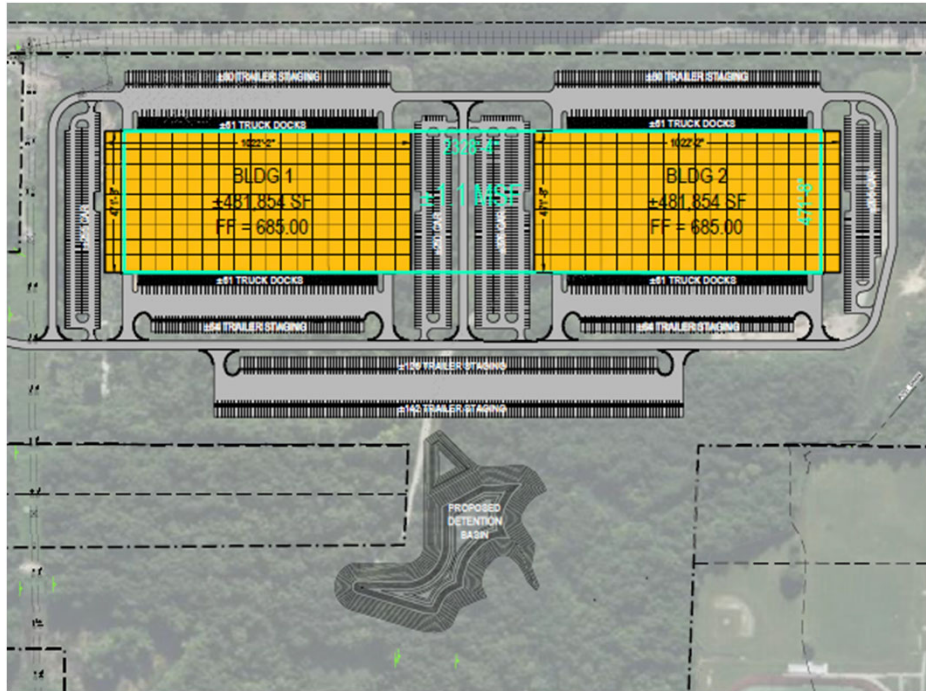
Estimated Total Years of Plan Capture*:	29
Estimated Developer Reimbursement Years of Plan:	25

Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	
Calendar Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	
Total State Incremental Revenue	\$ 75,539	\$ 283,701	\$ 390,902	\$ 397,194	\$ 403,581	\$ 410,063	\$ 416,642	\$ 423,320	\$ 430,097	\$ 436,976	\$ 443,959	\$ 451,047	\$ 458,240	\$ 465,542	\$ 472,954	\$ 480,477	\$ 488,112	\$ 495,861	
State Brownfield Revolving Fund (50% of SET)	\$ 9,442	\$ 35,463	\$ 48,863	\$ 49,649	\$ 50,448	\$ 51,258	\$ 52,080	\$ 52,915	\$ 53,762	\$ 54,622	\$ 55,495	\$ 56,381	\$ 57,280	\$ 58,193	\$ 59,119	\$ 60,060	\$ 61,014	\$ 61,983	
State TIR Available for Reimbursement	\$ 66,096	\$ 248,238	\$ 342,040	\$ 347,545	\$ 353,133	\$ 358,805	\$ 364,561	\$ 370,404	\$ 376,335	\$ 382,354	\$ 388,464	\$ 394,666	\$ 400,960	\$ 407,349	\$ 413,834	\$ 420,417	\$ 427,098	\$ 433,879	
Total Local Incremental Revenue	\$ 115,096	\$ 432,259	\$ 595,600	\$ 602,402	\$ 612,088	\$ 621,920	\$ 631,897	\$ 642,022	\$ 652,305	\$ 662,737	\$ 673,329	\$ 684,076	\$ 694,987	\$ 706,061	\$ 717,301	\$ 728,710	\$ 740,291	\$ 752,045	
BRA Administrative Fee (1%)	\$ 1,151	\$ 4,323	\$ 5,956	\$ 6,024	\$ 6,121	\$ 6,219	\$ 6,319	\$ 6,420	\$ 6,523	\$ 6,627	\$ 6,733	\$ 6,841	\$ 6,950	\$ 7,061	\$ 7,173	\$ 7,287	\$ 7,403	\$ 7,520	
Local TIR Available for Reimbursement	\$ 113,945	\$ 427,937	\$ 589,644	\$ 596,378	\$ 605,967	\$ 615,701	\$ 625,578	\$ 635,602	\$ 645,782	\$ 656,109	\$ 666,595	\$ 677,235	\$ 688,037	\$ 699,000	\$ 710,128	\$ 721,423	\$ 732,888	\$ 744,524	
Total State & Local TIR Available	\$ 180,041	\$ 676,175	\$ 931,684	\$ 943,923	\$ 959,100	\$ 974,506	\$ 990,139	\$ 1,006,006	\$ 1,022,117	\$ 1,038,463	\$ 1,055,059	\$ 1,071,901	\$ 1,088,997	\$ 1,106,349	\$ 1,123,962	\$ 1,141,840	\$ 1,159,986	\$ 1,178,403	
	Total Balance																		
Total Developer Reimbursement (End of Year)	\$ 25,072,955	\$ 24,929,139	\$ 24,252,964	\$ 23,321,280	\$ 22,377,357	\$ 21,418,257	\$ 20,443,751	\$ 19,453,612	\$ 18,447,606	\$ 17,425,489	\$ 16,387,026	\$ 15,331,967	\$ 14,260,066	\$ 13,171,069	\$ 12,064,720	\$ 10,940,758	\$ 9,798,918	\$ 8,638,932	\$ 7,460,529
PROJECTED DEVELOPER REIMBURSEMENT																			
EGLE Eligible Activity Costs	\$ 25,072,955	\$ 180,041	\$ 676,175	\$ 931,684	\$ 943,923	\$ 959,100	\$ 974,506	\$ 990,139	\$ 1,006,006	\$ 1,022,117	\$ 1,038,463	\$ 1,055,059	\$ 1,071,901	\$ 1,088,997	\$ 1,106,349	\$ 1,123,962	\$ 1,141,840	\$ 1,159,986	\$ 1,178,403
State Tax Reimbursement	\$ 9,204,807	\$ 66,096	\$ 248,238	\$ 342,040	\$ 347,545	\$ 353,133	\$ 358,805	\$ 364,561	\$ 370,404	\$ 376,335	\$ 382,354	\$ 388,464	\$ 394,666	\$ 400,960	\$ 407,349	\$ 413,834	\$ 420,417	\$ 427,098	\$ 433,879
Local Tax Reimbursement	\$ 15,868,148	\$ 113,945	\$ 427,937	\$ 589,644	\$ 596,378	\$ 605,967	\$ 615,701	\$ 625,578	\$ 635,602	\$ 645,782	\$ 656,109	\$ 666,595	\$ 677,235	\$ 688,037	\$ 699,000	\$ 710,128	\$ 721,423	\$ 732,888	\$ 744,524
Total Reimbursement Balance		\$ 24,892,914	\$ 24,216,739	\$ 23,285,055	\$ 22,341,132	\$ 21,382,032	\$ 20,407,526	\$ 19,417,387	\$ 18,411,381	\$ 17,389,264	\$ 16,350,801	\$ 15,295,742	\$ 14,223,841	\$ 13,134,844	\$ 12,028,495	\$ 10,904,533	\$ 9,762,693	\$ 8,602,707	\$ 7,424,304
Local Only Costs	\$ 36,225	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$ 36,225	\$ 36,225	\$ 36,225	\$ 36,225	\$ 36,225	\$ 36,225	\$ 36,225	\$ 36,225	\$ 36,225	\$ 36,225	\$ 36,225	\$ 36,225	\$ 36,225	\$ 36,225	\$ 36,225	\$ 36,225	\$ 36,225	\$ 36,225	\$ 36,225
Total Annual Developer Reimbursement		\$ 180,041	\$ 676,175	\$ 931,684	\$ 943,923	\$ 959,100	\$ 974,506	\$ 990,139	\$ 1,006,006	\$ 1,022,117	\$ 1,038,463	\$ 1,055,059	\$ 1,071,901	\$ 1,088,997	\$ 1,106,349	\$ 1,123,962	\$ 1,141,840	\$ 1,159,986	\$ 1,178,403
Cumulative Developer Reimbursement		\$ 180,041	\$ 856,216	\$ 1,787,900	\$ 2,731,823	\$ 3,690,923	\$ 4,665,429	\$ 5,655,568	\$ 6,661,574	\$ 7,683,691	\$ 8,722,154	\$ 9,777,213	\$ 10,849,114	\$ 11,938,111	\$ 13,044,460	\$ 14,168,422	\$ 15,310,262	\$ 16,470,248	\$ 17,648,651
LOCAL BROWNFIELD REVOLVING FUND																			
LBRF Deposits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -



TABLE 3.
Tax Increment Revenue Reimbursement Allocation Table
Romulus Development Center
Romulus, MI
SME Project 085036.02
5/23/2022

Plan Year		19		20		21		22		23		24		25		26		27		28		29		30		TOTAL	
Calendar Year		2043		2044		2045		2046		2047		2048		2049		2050		2051		2052		2053		2054			
Total State Incremental Revenue		\$ 503,727	\$	511,711	\$	519,815	\$	528,041	\$	536,389	\$	544,864	\$	553,464	\$	562,194	\$	571,055	\$	580,049	\$	589,179				\$ 13,424,693	
State Brownfield Revolving Fund (50% of SET)		\$ 62,966	\$	63,964	\$	64,977	\$	66,005	\$	67,049	\$	68,108	\$	69,183												\$ 1,390,277	
State TIR Available for Reimbursement		\$ 440,762	\$	447,747	\$	454,838	\$	462,036	\$	469,341	\$	476,756	\$	484,281	\$	562,194	\$	571,055	\$	580,049	\$	589,179				\$ 12,034,416	
Total Local Incremental Revenue		\$ 763,975	\$	776,083	\$	788,374	\$	800,848	\$	813,510	\$	826,361	\$	839,406	\$	851,562	\$	864,981	\$	878,605	\$	892,434				\$ 20,361,263	
BRA Administrative Fee (1%)		\$ 7,640	\$	7,761	\$	7,884	\$	8,008	\$	8,135	\$	8,264	\$	8,394	\$	8,516	\$	8,650	\$	8,786	\$	8,924				\$ 203,613	
Local TIR Available for Reimbursement		\$ 756,335	\$	768,322	\$	780,490	\$	792,839	\$	805,375	\$	818,097	\$	831,012	\$	843,046	\$	856,331	\$	869,819	\$	883,509				\$ 20,157,648	
Total State & Local TIR Available		\$ 1,197,097	\$	1,216,069	\$	1,235,328	\$	1,254,875	\$	1,274,716	\$	1,294,853	\$	1,315,293	\$	1,405,240	\$	1,427,386	\$	1,449,868	\$	1,472,688	\$	-	\$	32,192,064	
	Total Balance																										
Total Developer Reimbursement (End of Year)	\$ 25,072,955	\$ 6,263,432	\$ 5,047,363	\$ 3,812,035	\$ 2,557,160	\$ 1,282,444	\$ 5,497	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
PROJECTED DEVELOPER REIMBURSEMENT																											
EGLE Eligible Activity Costs	\$ 25,072,955	\$ 1,197,097	\$ 1,216,069	\$ 1,235,328	\$ 1,254,875	\$ 1,274,716	\$ 1,246,219	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,072,955	
State Tax Reimbursement	\$ 9,204,807	\$ 440,762	\$ 447,747	\$ 454,838	\$ 462,036	\$ 469,341	\$ 458,849	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,229,751	
Local Tax Reimbursement	\$ 15,868,148	\$ 756,335	\$ 768,322	\$ 780,490	\$ 792,839	\$ 805,375	\$ 787,369	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,843,203	
Total Reimbursement Balance		\$ 6,227,207	\$ 5,011,138	\$ 3,775,810	\$ 2,520,935	\$ 1,246,219	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Local Only Costs	\$ 36,225	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,728	\$ 5,497	\$ -																	\$ 36,225	
Local Tax Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,728	\$ 5,497																		\$ 36,225	
Total Local Only Reimbursement Balance	\$ 36,225	\$ 36,225	\$ 36,225	\$ 36,225	\$ 36,225	\$ 36,225	\$ 5,497	\$ -																		\$ -	
Total Annual Developer Reimbursement		\$ 1,197,097	\$ 1,216,069	\$ 1,235,328	\$ 1,254,875	\$ 1,274,716	\$ 1,276,946	\$ 5,497	\$ -	\$ -	\$ -															\$ 25,109,180	
Cumulative Developer Reimbursement		\$ 18,845,748	\$ 20,061,817	\$ 21,297,145	\$ 22,552,020	\$ 23,826,736	\$ 25,103,682	\$ 25,109,180	\$ 25,109,180	\$ 25,109,180	\$ 25,109,180	\$ 25,109,180	\$ 25,109,180	\$ 25,109,180	\$ 25,109,180	\$ 25,109,180	\$ 25,109,180	\$ 25,109,180	\$ 25,109,180	\$ 25,109,180	\$ 25,109,180	\$ 25,109,180	\$ 25,109,180	\$ 25,109,180			
LOCAL BROWNFIELD REVOLVING FUND																											
LBRF Deposits		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,907	\$ 1,309,796	\$ 1,405,240	\$ 1,427,386	\$ 1,449,868	\$ 1,472,688	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,082,885	
State Tax Capture		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,907	\$ 484,281	\$ 562,194	\$ 571,055	\$ 580,049	\$ 589,179	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,804,665	
Local Tax Capture		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 825,515	\$ 843,046	\$ 856,331	\$ 869,819	\$ 883,509	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,278,220	



AshleyCapital

opportunity into value

Romulus Distribution Center Ecorse Road & Wick Road

Romulus City Council – June 27, 2022



Agenda

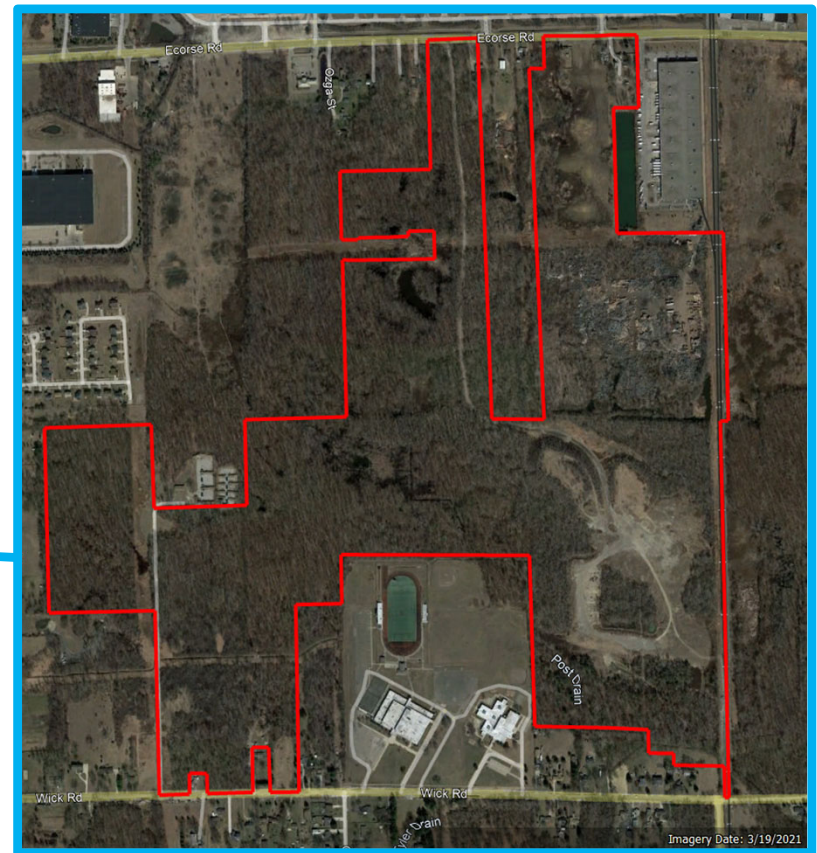
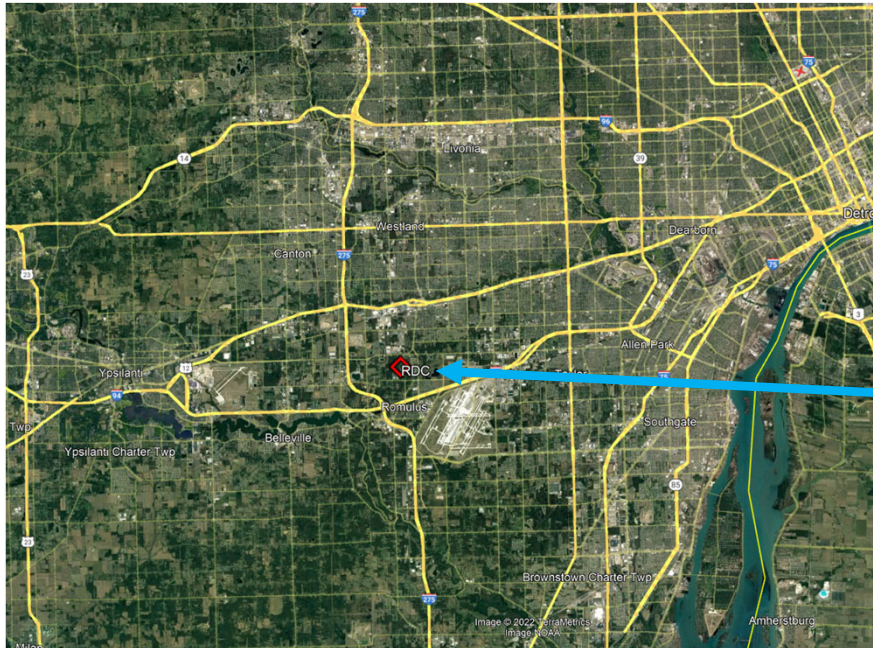
- Ashley Capital Overview
- Project Overview
- Site Conditions
- Brownfield TIF Request
- Relevant Ashley Capital Development Projects

Who is Ashley Capital?

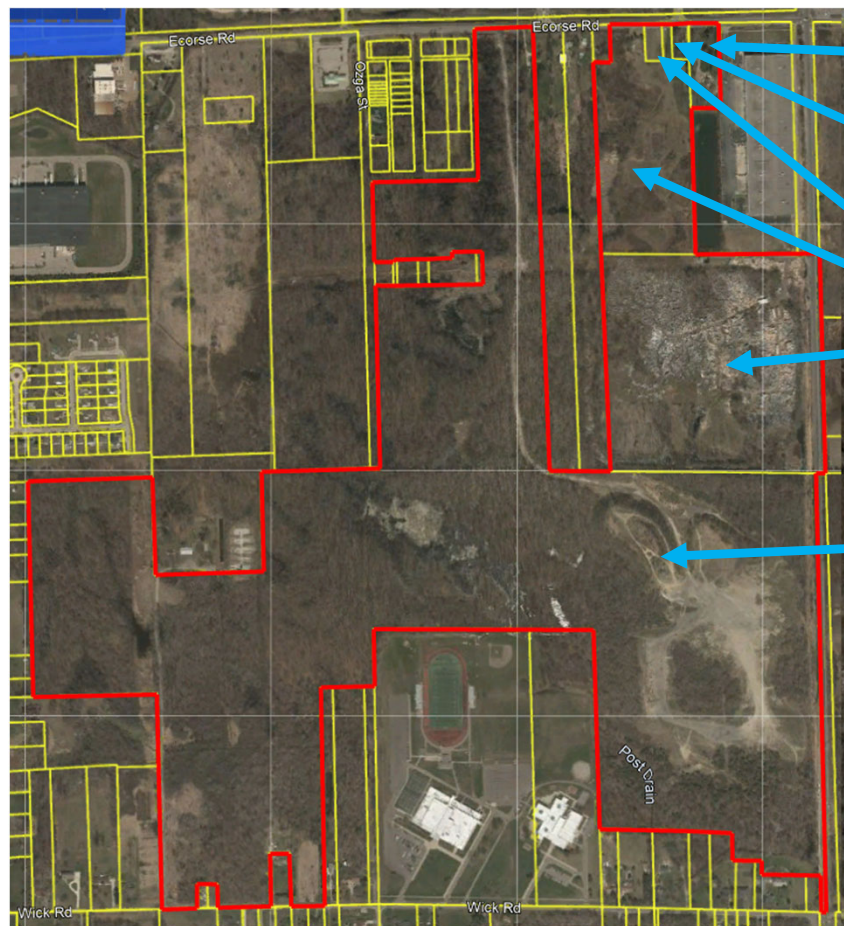
- Privately held industrial development company with local office in Canton, Michigan
- Founded in 1984 and entered the Detroit market in 1992
- Currently owns 22 MM sf of industrial/warehouse/distribution space in Detroit metro area
 - This includes Romulus Business Center on Van Born Road, the redevelopment of a former GM facility and construction of two new buildings in the mid-1990s
- Nearly all new buildings construction on speculative basis
- Specializes in the redevelopment of large industrial facilities and new construction on challenging brownfield sites with wide ranging levels and types of contamination
- High quality materials and methods used to “overbuild” buildings to last for the long run
- Long-term focus on maintaining strong and lasting relationships in communities in which we develop properties



36411 Ecorse Road, Romulus, MI



Land Assemblage

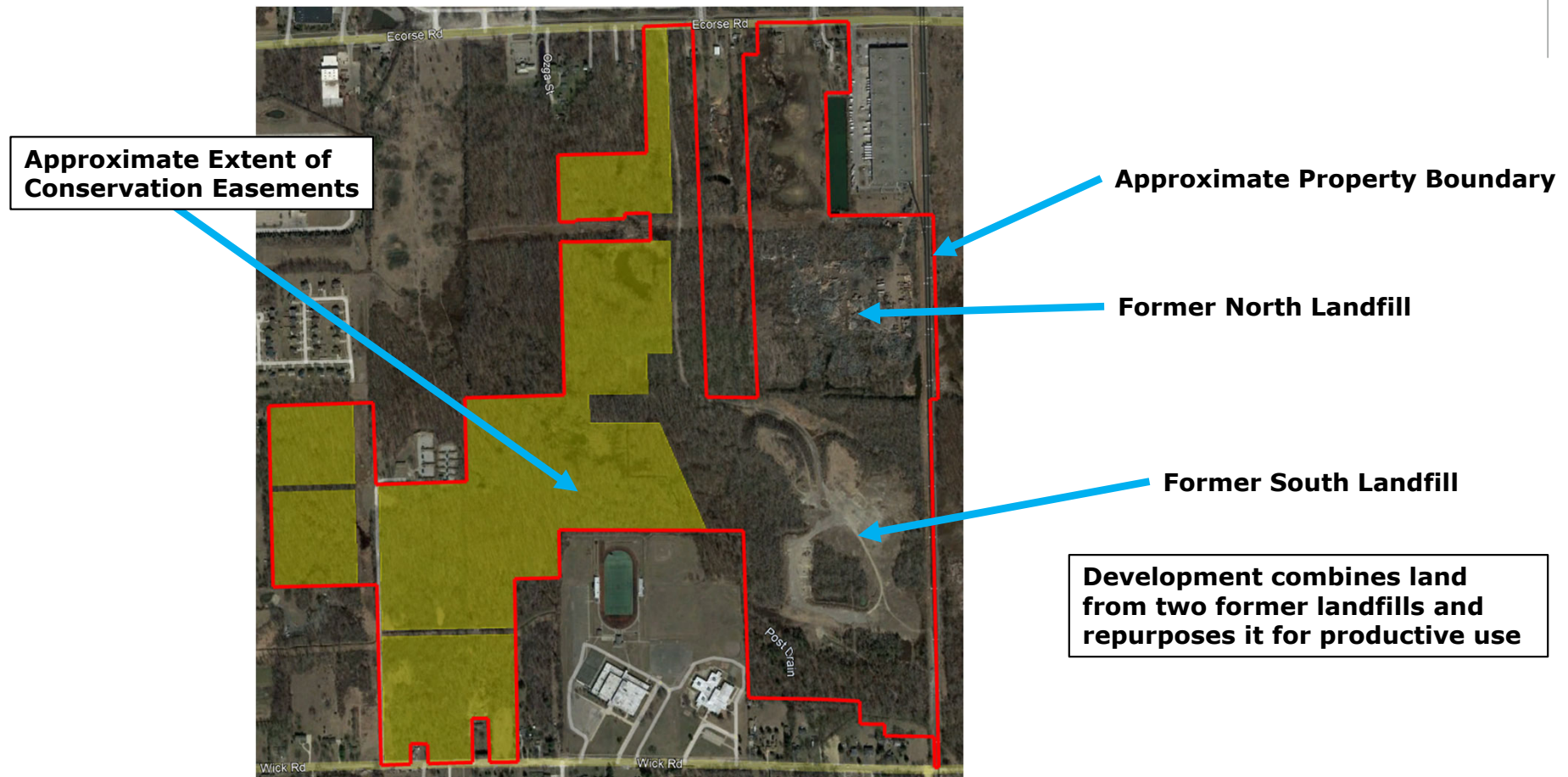


**Purchased from
Private Party in 2022**

**Under Contract from
Private Party in 2022**

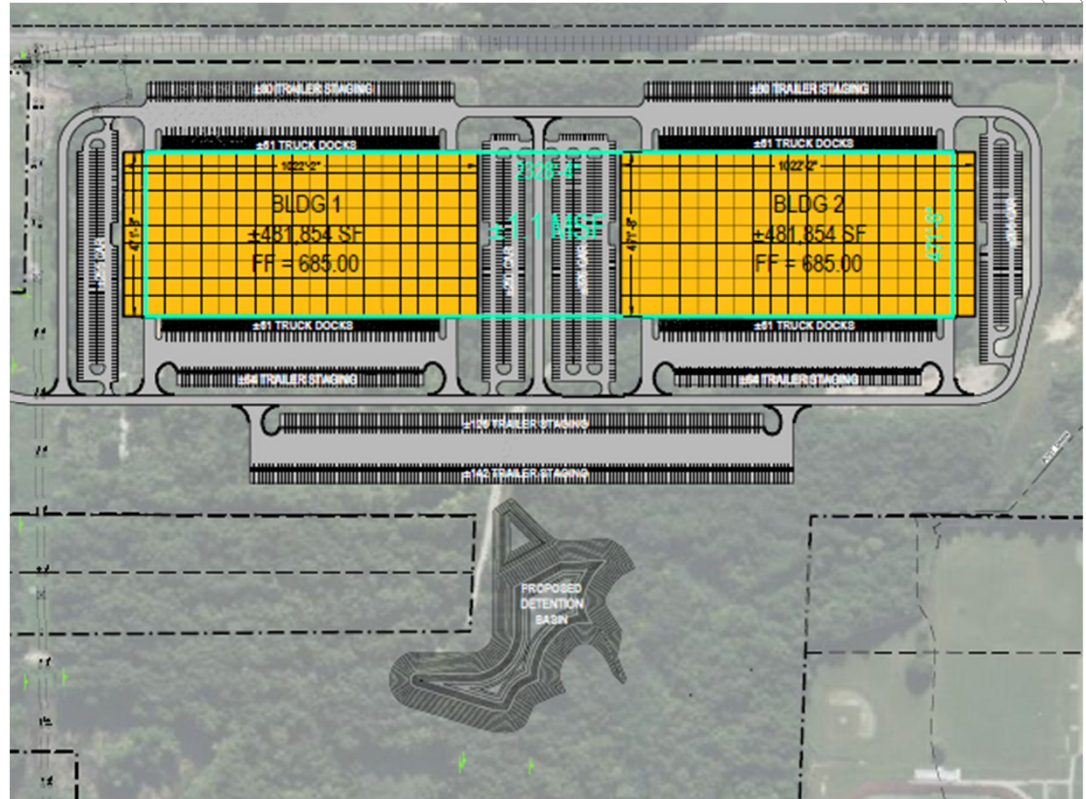
**Purchased from
Private Parties in 2020**

**Purchased from
City in 2020**



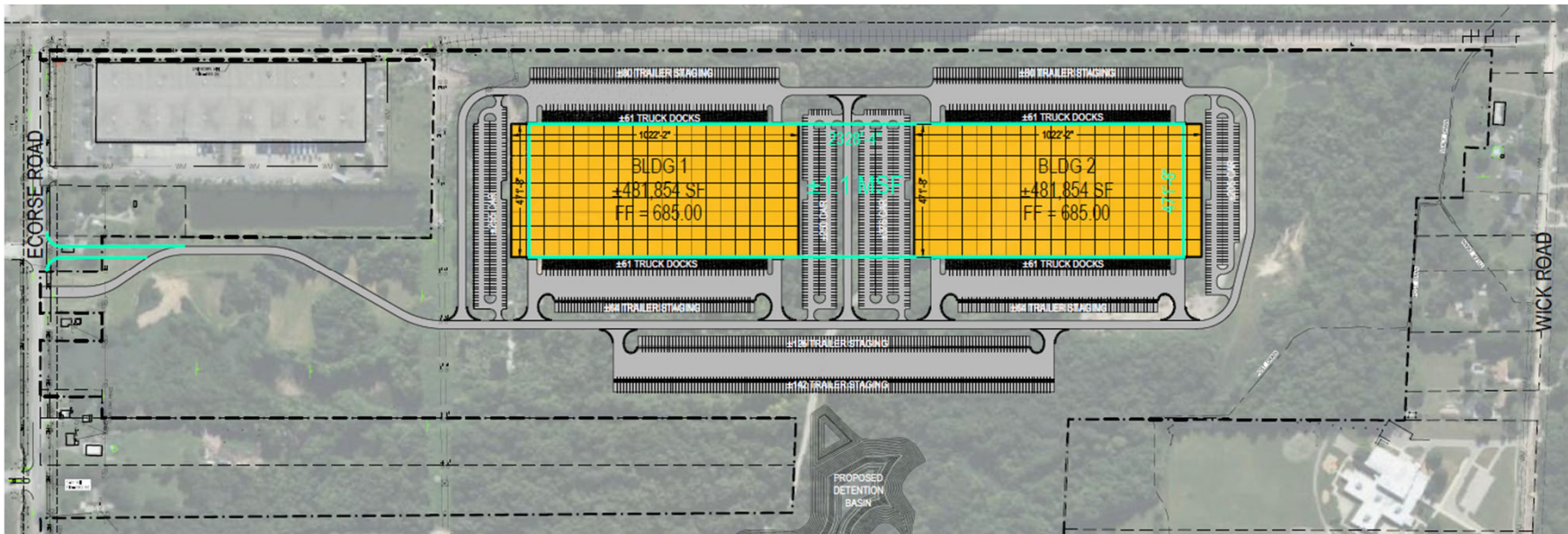
Project Summary

- 286 acres (~130 acres buildable) in Romulus, Michigan at the south of Ecorse Road, north of Wick Road, and west of the railroad tracks
- Two former unregulated landfills
- Environmental (methane and fill) and structural challenges (poor soils and deep fills)
- Significant grade challenges between north landfill (670 elevation) and south landfill (676-727 elevation) – more than 50 feet
- Looking at 2x ~482,000 SF or 1x ~1,000,000+ SF building(s)
- Project is speculative building(s), no current defined tenant



Site Plan Highlights

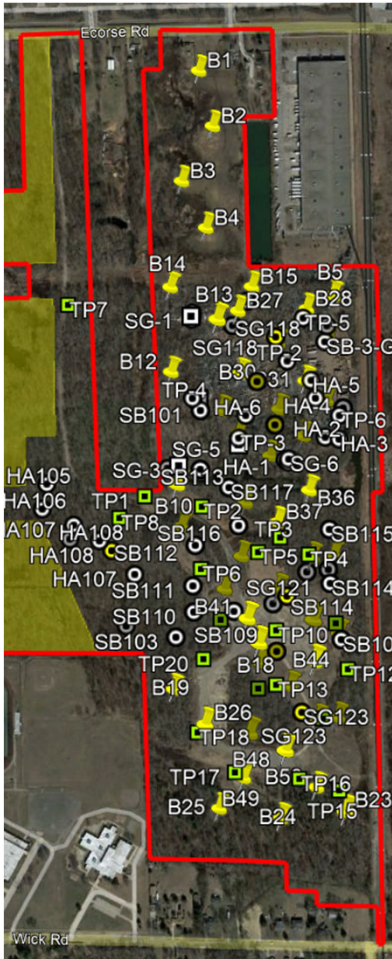
- Site Plan has been revised to increase setbacks from residential properties to the south along Wick Road and leave trees in place as buffer to minimize visual and noise impact.
- Truck docks not facing residential properties.
- Minimum setback from residential for 80K+ SF building is 75 feet for pavement and building. Current setback is 570 feet to pavement and 750 feet to building.





Project Status

- Initial site development work continues:
 - Environmental sampling and data analysis
 - Geotechnical testing and data analysis
 - Wetland delineation and permitting
 - Initial meeting with Planning Department
 - Traffic Study
 - Construction and engineering design
 - Brownfield TIF approvals through Romulus and EGLE
- Construction start in late 2022/2023 depending on approvals

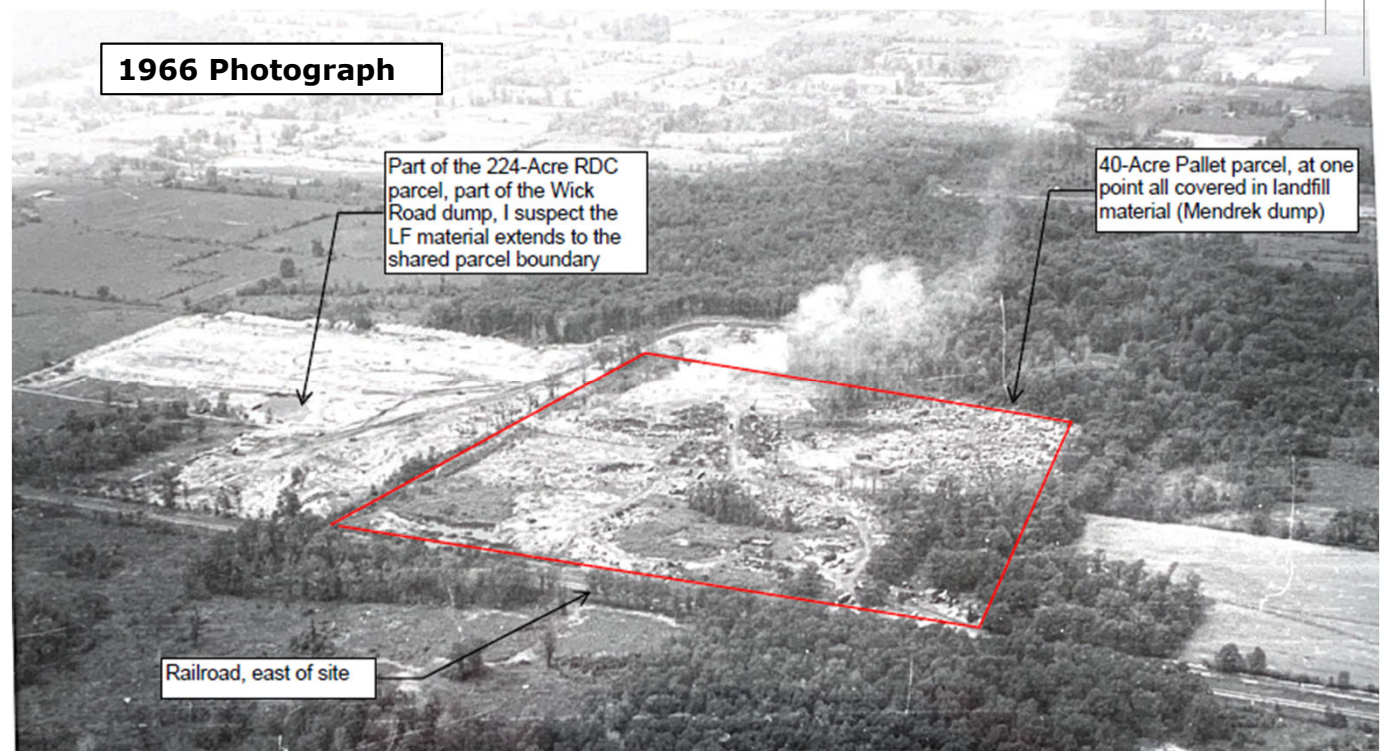


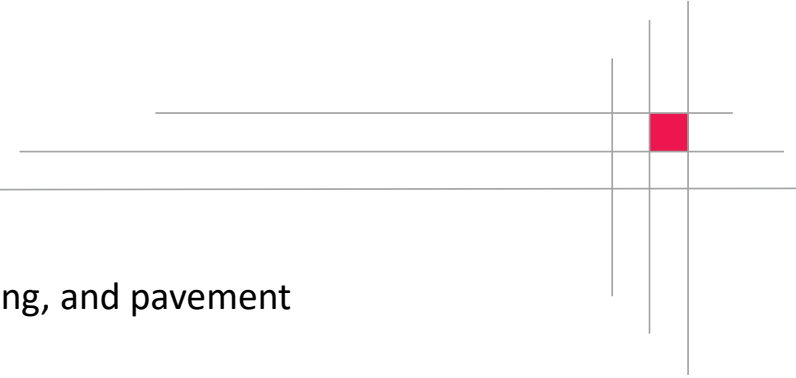
Environmental Conditions

- Additional testing on-going
- Contaminated soil within landfills
- Contaminated leachate (water in landfills)
- Methane within landfill

Geotechnical Conditions

- Landfills contain organic and non-organic materials
- Minimal to no cap on most of the site
- Most of the site will not structurally support buildings or pavement without improvement program
- Geopiers (rammed aggregate piers) with depths ranging from 10-30+ feet will be required



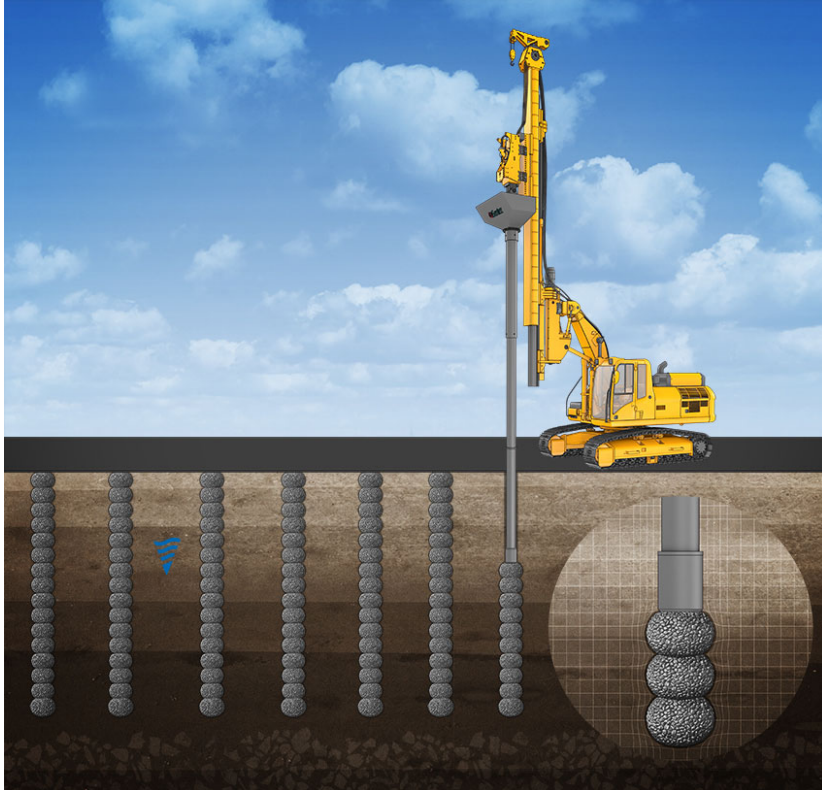


How Can the Site be Redeveloped Safely?

- Implement a more comprehensive “cap” of site through grading, building, and pavement
 - Reduce/eliminate dermal contact risks with engineered landscaping
 - Haul off material encountered during excavation that is not suitable to remain on site
 - Drastically reduce infiltration through addition of impervious surfaces and piped stormwater system
 - Collect stormwater in piped system with a detention pond to control runoff
 - Use stormwater pipes with chemically resistant seals to prevent stormwater mixing with leachate
 - Implement a subslab vapor barrier system with venting to prevent methane infiltration to buildings
 - Use geopiers to support building foundations and geogrid to support/reinforce pavement sections
-
- **The costs of these additional activities are why a Brownfield Plan is necessary**
 - **Without the Brownfield Plan, the market rents do not justify additional construction costs**

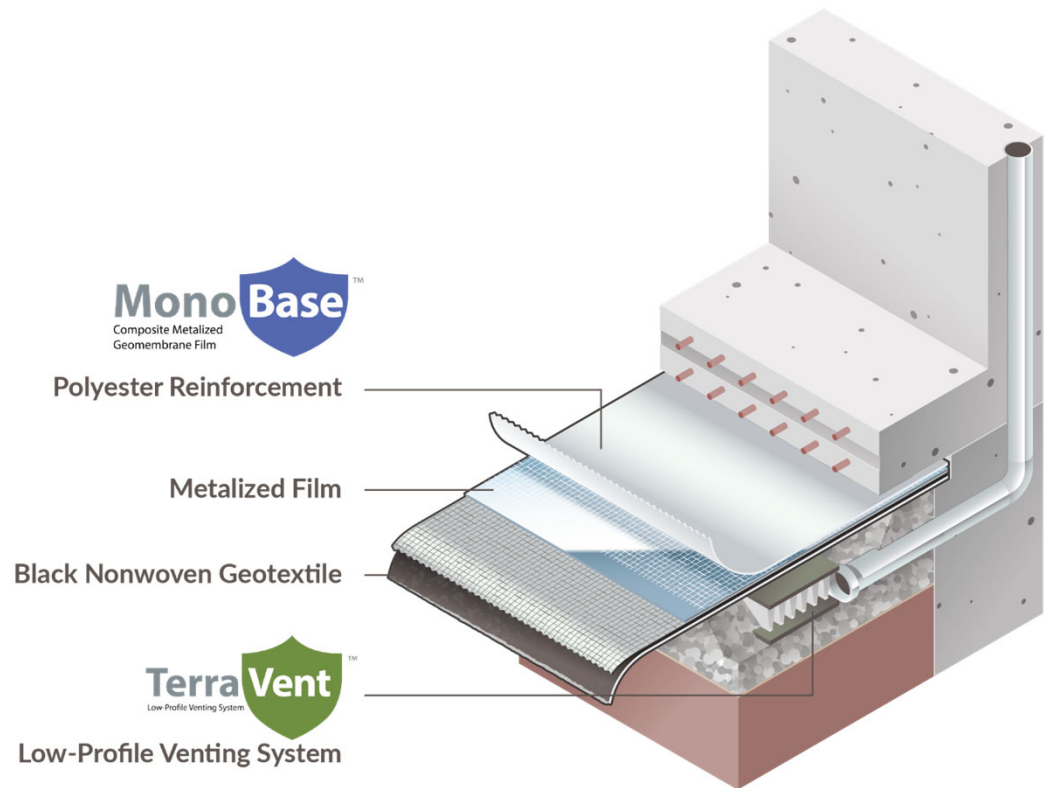
Geopiers

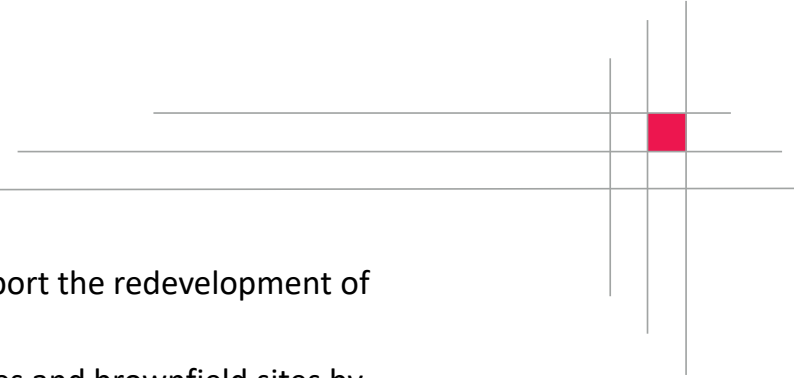
- Structural Reinforcement
- Rammed Aggregate Piers



Venting System

- Vapor (most notably methane) Mitigation System
- Sub slab





Brownfield TIF Funding is Needed for the Development to be Viable

- The Brownfield Redevelopment Financing Act 381 of 1996 was designed to support the redevelopment of contaminated sites
- Tax Increment Financing (“TIF”) “levels the playing field” between greenfield sites and brownfield sites by reimbursing excessive brownfield development costs

How Brownfield TIF Funding Works

- The increase in taxes generated from developing a contaminated or blighted site are eligible for “capture” and used to reimburse the developer over a specified period of time
- Only eligible expenses defined by EGLE (environmental costs) and MEDC/MSF (non-environmental) can be reimbursed
- Romulus is not a “Core Community” and thus has more limited eligible non-environmental activities
- Ordinary development costs that would be incurred on a greenfield site are not eligible
- Developer pays all costs during construction
- Developer regularly pays taxes based on the increased taxable value
- A portion of the taxes paid are remitted to developer by the City Brownfield Redevelopment Authority based on a negotiated reimbursement agreement
- City is not at risk financially because developer is only reimbursed from the taxes it pays
- Use City, County, and State tax dollars to support project



Summary of TIF Request

- Eligible Activities of \$25.11MM
 - \$36K of non-environmental (local only)
 - \$25.07MM of environmental (EGLE)
- Reimbursement period estimated at 25 years, capped by statute at 30 years of reimbursement
- Capture of 90% of incremental tax increase of allowable mills (State, County, and Local); remaining 10% is passed to normal taxing jurisdictions
- Capture 60.5676 of 69.1168 mills (Excludes School Debt, Wayne County Zoo, and Wayne County DIA)
- At end of reimbursement period estimated at 25 years, Romulus BRA captures 5 years for their Brownfield Fund, if desired
- **Leverage City mills (2.5x) for use of State and County mills/tax revenue to address a local, Romulus site**
- Developer is only reimbursed for actual costs spent, which provides incentive to limit spending. Money spent today is reimbursed over 25Y with no interest.
- City will never come out of pocket. Only refunding a portion of the incremental taxes paid

Tax Revenues

- Tax revenue projections provided by SME and reviewed by City
- Sites currently have taxable value of \$1.32MM. The taxes (~\$21K to City) on this value will not be captured.
- Projected taxable value at completion of \$19.27MM.
- Annual incremental revenue available for capture at completion is approximately \$932K
 - Proposed to be split 90% captured / 10% to normal taxing jurisdictions
 - New City taxes (10%) at completion is estimated at \$28K, a 136% increase over current taxes
 - Amount grows with inflation over time
- During the 25 Years of reimbursement to developer
 - Romulus receives ~\$806K on 10% share of City mills
 - School debt fund receives ~\$3.83MM on 100% of school debt mills
- Years 25-30 BRA receives \$7.08MM for Local Brownfield Revolving Fund – leverages County and other taxes for fund with total local control to reinvest in Brownfields within the City

Why Develop the Site?

- Minimal taxes currently being generated by the unproductive property
- Increased tax basis & tax revenue to Romulus
- Approximately 640 permanent jobs projected
- \$70MM+ investment, potential catalyst for additional activity
- Development will fully cap the site
- Desirable environmental remedy for contamination by capping with building & parking lots
- Stormwater management will limit infiltration and offsite runoff to Post and Vealy Drains on south side of the site and the conservation easement on the west side of the site
- Rainwater handled by sealed pipes and detention pond
- Dermal contact risks eliminated
- Stop trespass on the landfill sites





Recent Ashley Capital Developments

- Tri-County Commerce Center - Hazel Park, Michigan
 - Former Landfill
- Liberty Park Commerce Center - Sterling Heights, Michigan
 - Former Landfill
- Livonia West Commerce Center - Livonia, Michigan
 - Former GM facility with EPA oversight due to contamination
- Crossroads Distribution Center North - Van Buren Township, Michigan

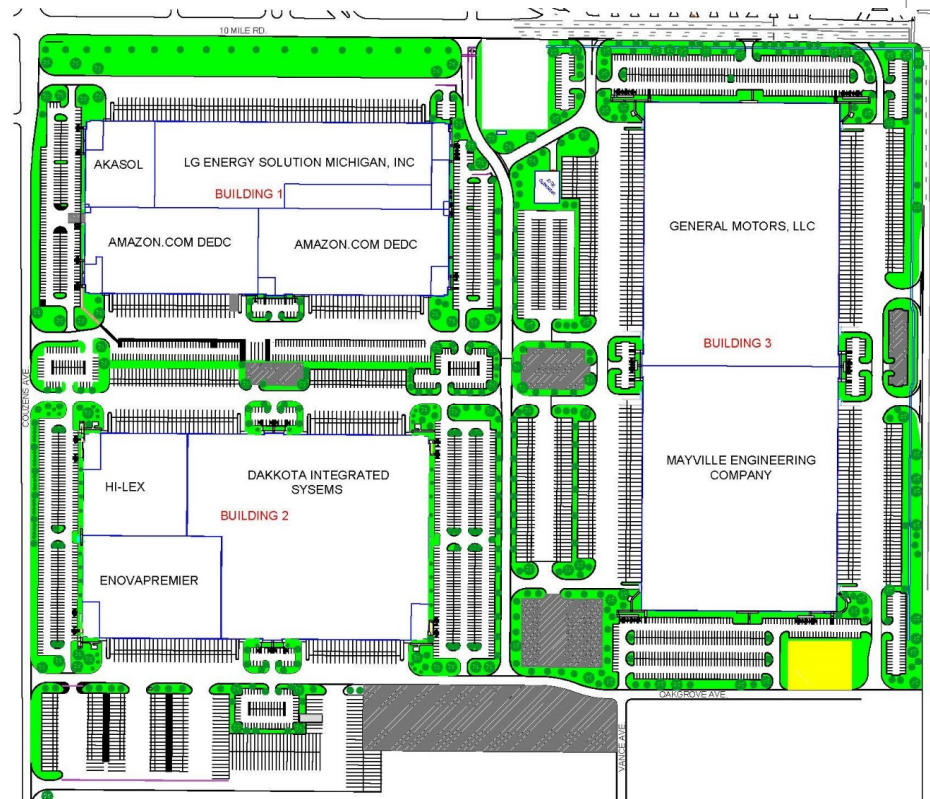
Tri-County Commerce Center - Hazel Park, Michigan

120-acre site home to the former Hazel Park Racetrack

Prior to racetrack opening in 1940's, site was an unlicensed landfill. Conditions/challenges are similar to Romulus landfills.

Site required Geopiers for structural reasons and a methane venting system due to historical landfill

3 buildings totaling 2.1M SF (2017-2021)



Liberty Park Commerce Center - Sterling Heights, Michigan



66-acre site was home to Liberty Park of Americas softball/baseball complex

Ashley Capital purchased in 2018

Former landfill operation required Geopier for structural support and methane venting system. Conditions/challenges similar to Romulus landfills.

A 569,000 SF speculative Class A building, with state-of-the art features was completed in late 2019 and is now fully-leased to Amazon



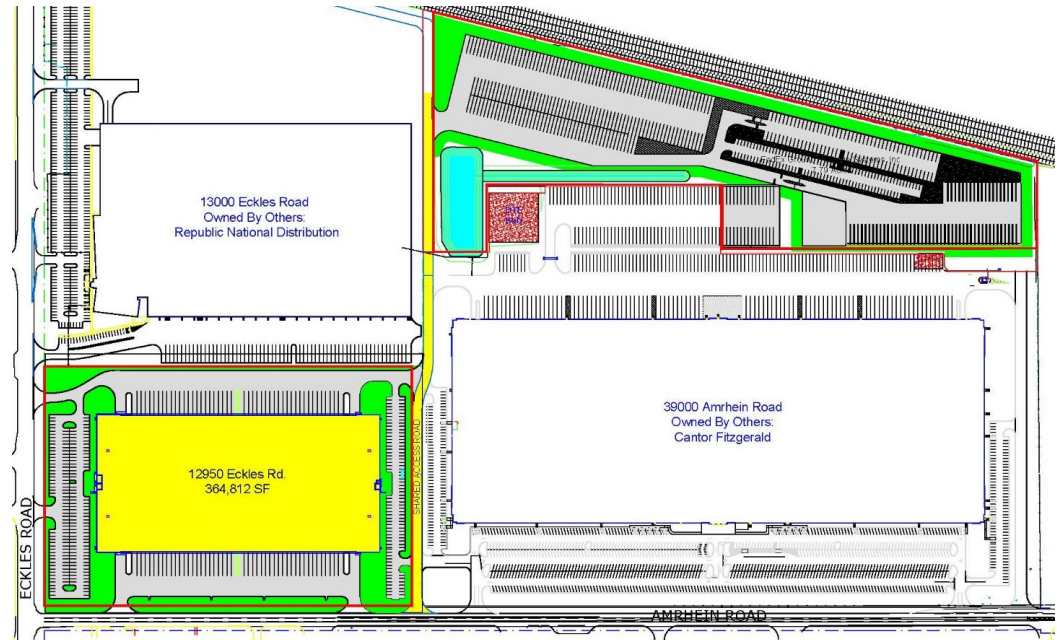
Livonia West Commerce Center, Livonia, Michigan

120 Acre site of former GM Delco Chassis Spring & Bumper Plant

Substantial soil and groundwater contamination with EGLE and EPA involvement

The first two buildings were completed and fully occupied by Amazon and Republic National Distribution Company in 2017/2018

Construction of the third building started in 2021 and was completed in May 2022



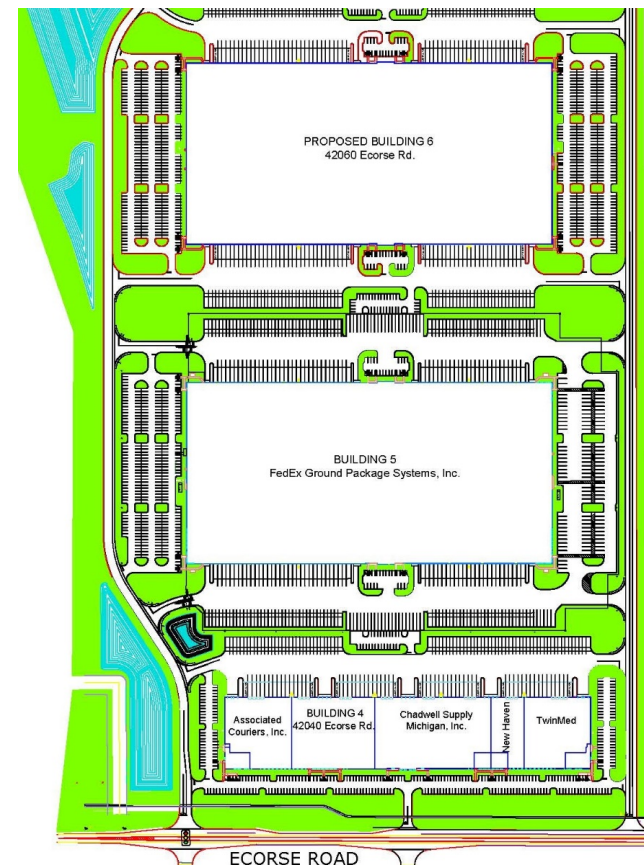
Crossroads Distribution Center North - Van Buren Township, Michigan

Project consists of over 290 acres of land in Van Buren Township near the interchange of Ecorse Road and I-275

The first two buildings were completed in December 2020

The next building is beginning construction this year

The Project at full build out will feature up to 8 buildings





City of Romulus

Treasurer's Report

Council Meeting Held:

June 27, 2022

Item No. 7.

General Description: _____

Resolution No. _____

Moved by: Abdo Barden Roscoe Talley Wadsworth Webb Williams

Seconded by: Abdo Barden Roscoe Talley Wadsworth Webb Williams

Ayes: All Abdo Barden Roscoe Talley Wadsworth Webb Williams

Nays: All Abdo Barden Roscoe Talley Wadsworth Webb Williams

Abstain: All Abdo Barden Roscoe Talley Wadsworth Webb Williams

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED



City of Romulus

Public Comment

Council Meeting Held:

June 27, 2022

Item No. 8.

General Description: _____

Resolution No. _____

Moved by: Abdo Barden Roscoe Talley Wadsworth Webb Williams

Seconded by: Abdo Barden Roscoe Talley Wadsworth Webb Williams

Ayes: All Abdo Barden Roscoe Talley Wadsworth Webb Williams

Nays: All Abdo Barden Roscoe Talley Wadsworth Webb Williams

Abstain: All Abdo Barden Roscoe Talley Wadsworth Webb Williams

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED



City of Romulus

Unfinished Business

Council Meeting Held:

June 27, 2022

Item No. 9.

General Description: _____

Resolution No. _____

Moved by: Abdo Barden Roscoe Talley Wadsworth Webb Williams

Seconded by: Abdo Barden Roscoe Talley Wadsworth Webb Williams

Ayes: All Abdo Barden Roscoe Talley Wadsworth Webb Williams

Nays: All Abdo Barden Roscoe Talley Wadsworth Webb Williams

Abstain: All Abdo Barden Roscoe Talley Wadsworth Webb Williams

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED



City of Romulus

New Business

Council Meeting Held:
Item No. 10.

June 27, 2022

General Description: _____

Resolution No. _____

Moved by: Abdo Barden Roscoe Talley Wadsworth Webb Williams

Seconded by: Abdo Barden Roscoe Talley Wadsworth Webb Williams

Ayes: All Abdo Barden Roscoe Talley Wadsworth Webb Williams

Nays: All Abdo Barden Roscoe Talley Wadsworth Webb Williams

Abstain: All Abdo Barden Roscoe Talley Wadsworth Webb Williams

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED



City of Romulus

Warrant

Council Meeting Held: **June 27, 2022**

Item No. A.

General Description: Approval of Warrant #: 22-12 Checks presented in the amount of \$706,560.59

Resolution No. _____

<i>Moved by:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Seconded by:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams

<i>Ayes:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Nays:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams
<i>Abstain:</i>	Abdo	Barden	Roscoe	Talley	Wadsworth	Webb	Williams

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED

CITY OF ROMULUS WARRANT REGISTER SUMMARY

Council Meeting Date: June 27, 2022

Warrant Number: 22-12

TOTAL WARRANT REGISTER

706,560.59

P.O.#	CHECK #	PAYEE	AMOUNT

TOTAL DELETIONS

TOTAL ADJUSTED WARRANT (IF ANY DELETIONS)

REWARRANTED ITEMS: (not included in above totals)

P.O.#	CHECK #	PAYEE	AMOUNT

COUNCIL AUTHORIZATION

DATE

The obligations of transfer of funds described on the attached warrant register including the required interfund advances have been authorized by the Council. We hereby authorize the Treasurer of the City of Romulus to disburse funds as listed in payment thereof with the exception of deleted items listed above.

MAYOR

CLERK

6/23/2022

CHECK DISBURSEMENT REPORT FOR CITY OF ROMULUS
CHECK DATE FROM 06/09/2022 - 06/22/2022

Fund		Amount
Total for fund 101	General Fund	128,035.81
Total for fund 202	Major Street Fund	660.90
Total for fund 203	Local Street Fund	9,488.66
Total for fund 205	Public Safety Fund	25,948.17
Total for fund 209	Cemetery Fund	4,831.00
Total for fund 211	Cable TV	268.67
Total for fund 218	Merriman Rd. Spec. Assess	547.06
Total for fund 220	Oakwood SAD	129.16
Total for fund 226	Garbage & Rubbish Collection Fund	98,220.63
Total for fund 260	Michigan Indigent Defense Fund	30.00
Total for fund 261	911 Service Fund	9,129.74
Total for fund 268	Narc forfeiture - State	36.01
Total for fund 271	Library Fund	7,742.19
Total for fund 295	DDA	12,533.96
Total for fund 297	T.I.F.A. District #2	23,626.09
Total for fund 592	Water & Sewer Fund	135,618.80
Total for fund 661	Motor Vehicle	19,523.27
Total for fund 664	Technology Services	6,204.50
Total for fund 676	Retiree's Ins. Benefits	115,329.42
Total for fund 701	Revolving Fund	5,711.50
Total for fund 703	Current Tax	20.00
Total for fund 750	Payroll Funds	102,925.05
TOTAL - ALL FUNDS		706,560.59

6/23/2022

CHECK REGISTER FOR CITY OF ROMULUS
CHECK DATE FROM 06/09/2022 - 06/22/2022

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
Bank POOL POOLED CASH						
06/10/2022	POOL	78682	3209	CEDERQUIST, MICHELE S	BD BOND REFUND, 35720 GODDARD	1,463.00
06/13/2022	POOL	78683	3780	THE NUNLEY LAW GROUP, PLLC	MAY 2022 MIDC PROGRAM HOURS FOR ROYCE I	30.00
06/16/2022	POOL	78684	1980	COMCAST	BUSINESS CABLE 6/18/22 - 7/17/22 ACCOUNT	129.29
06/16/2022	POOL	78685	2127	JOHNSON SIGN CO.	UPGRADE SOFTWARE OF DIGITAL SIGN AT THE	16,213.44
06/16/2022	POOL	78686	3740	NAVIA BENEFIT SOLUTIONS - LOCKBOX	NAVIA FOR MAY 2022	150.00
06/16/2022	POOL	78687	0670	VERIZON WIRELESS	DATA ACCT # 342127256-00002 USB&MIFI MAY	466.61
06/16/2022	POOL	78688	0670	VERIZON WIRELESS	CELLPHONE ACCT # 342127256-00001 MAY 02	1,180.93
06/16/2022	POOL	78689	0670	VERIZON WIRELESS	CITY SMARTPHONES MAY 08 - JUN 07, 2022 A	729.86
06/16/2022	POOL	78690	0659	WASTE MANAGEMENT	DUMPSTER CHARGES & TIRE DISPOSAL 5/1/22	459.07
					DUMPSTER CHARGES & TIRE DISPOSAL 4/1/22	444.56
					DUMPSTER ROLL OFF CHARGES & TIRE DISPOS	1,325.08
					DUMPSTER CHARGES & TIRE DISPOSAL SPRING	2,448.10
						<u>4,676.81</u>
06/16/2022	POOL	78691	0651	WOODLAND MEADOWS LANDFILL	RESIDENT DUMP PASSES 5/16/22-5/31/22	432.00
06/22/2022	POOL	78692	2942	AIRGAS, INC.	FOR OXYGEN AND HAZ MAT/WASTE REFILL - F	63.90
06/22/2022	POOL	78693	1158	ALL SEASONS LANDSCAPING	GROUNDS CREW TRIMMER	375.99
06/22/2022	POOL	78694	2804	AMAZON	ROMULUS PUBLIC LIBRARY ORDER	15.35
					ROMULUS PUBLIC LIBRARY ORDER	242.63
					ROMULUS PUBLIC LIBRARY ORDER	59.99
					ROMULUS PUBLIC LIBRARY ORDER	59.74
					ROMULUS PUBLIC LIBRARY ORDER	8.95
					ROMULUS PUBLIC LIBRARY ORDER	10.99
					ROMULUS PUBLIC LIBRARY ORDER	26.97
					ROMULUS PUBLIC LIBRARY ORDER	133.20
					ROMULUS PUBLIC LIBRARY ORDER	17.99
					ROMULUS PUBLIC LIBRARY ORDER	9.99
					ROMULUS PUBLIC LIBRARY ORDER	16.49
					ROMULUS PUBLIC LIBRARY ORDER	32.89
					ROMULUS PUBLIC LIBRARY ORDER	31.95
					ROMULUS PUBLIC LIBRARY ORDER	90.99
					ROMULUS PUBLIC LIBRARY ORDER	24.96
					ROMULUS PUBLIC LIBRARY ORDER	15.85
					ROMULUS PUBLIC LIBRARY ORDER	21.29
					ROMULUS PUBLIC LIBRARY ORDER	8.99
					ROMULUS PUBLIC LIBRARY ORDER	25.95
					ROMULUS PUBLIC LIBRARY ORDER	219.95
					ROMULUS PUBLIC LIBRARY ORDER	39.99
					ROMULUS PUBLIC LIBRARY ORDER	9.59
					ROMULUS PUBLIC LIBRARY ORDER	65.29
					ROMULUS PUBLIC LIBRARY ORDER	58.87
						<u>1,248.85</u>
06/22/2022	POOL	78695	4027	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	281.12
					MISC. SUPPLIES FOR KITTENS	153.97
					BUILDING DEPT SUPPLIES	29.84
					AMAZON ORDER 5/20/22	90.67
					VACUUM, PROTECTION PLAN, ORANGE STICKER	566.14
					SEARCH LIGHT REPLACEMENT BATTERY	834.63
					OFFICE SUPPLIES FOR PLANNING DEPT.	62.76

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
					SUPPLIES FOR CLERK/ELECTIONS/CITY COUNCI	1,182.92
					EXPANDING FILE FOLDERS FOR AV ISSUES & C	97.45
					INK TONER FOR ELECTION PRINTER	169.69
					ASSESSOR SUPPLIES & WEATHER STRIPPING FO	39.62
					EQUIPMENT TO DISPLACE SAND, DIRT, BRUSH	329.00
					COLOR CORRECTION FILTER FOR STUDIO LIGHT	17.99
					TAMPER EVIDENT DEPOSIT BAGS	52.53
					FINANCE OFFICE SUPPLY ORDER 6/15/22	415.78
					ASSESSOR SUPPLIES & WEATHER STRIPPING FO	14.49
					EMPLOYEE PICNIC SUPPLIES	40.76
					CLERK'S DEPT RETURN	(169.69)
						4,209.67
06/22/2022	POOL	78696	3209	Andrea Lippert	BD BOND REFUND, 7423 WAYNE	222.00
06/22/2022	POOL	78697	MISC	ANDREW THOMPSON	SIENA HEIGHTS UNIV. WINTER 22 CLASS REIM	1,620.00
06/22/2022	POOL	78698	2903	APPLIED IMAGING	JUNE 2022 COPIER CHARGES, MAY 2022 ADDTL	1,009.75
06/22/2022	POOL	78699	MISC	ASHLAY WRIGHT	DEPOSIT REFUND FOR E. JOHNSON EVENT 6/4/	25.00
06/22/2022	POOL	78700	4115	ASSABET INTERACTIVE	ROMULUS PUBLIC LIBRARY, CALENDAR/BOOKIN	1,700.00
06/22/2022	POOL	78701	0525	ASSOC OF PUBLIC TREASURERS US&CA	2022 ANNUAL CONFERENCE REGISTRATION FOR	998.00
06/22/2022	POOL	78702	0529	ASSOCIATED NEWSPAPERS OF MICHIGAN	NOTICE OF PUBLIC HEARING RM0357-052622 2	81.25
					ITB 21/22-17 12 RM0358-052622 2.5 X 7.24	25.29
					PUBLIC MEETING NOTICE 6/9/22 RM0359-0526	25.29
					ORDINANCE NO. 2022-004 RM0660-060222 2.5	49.67
					ORDINANCE NO. 2022-003 RM0660-060222 2.5	54.47
					ORDINANCE NO. 2022-005 RM0662-060222 2.5	60.24
					APRIL 25, 2022 REGULAR COUNCIL MEETING M	204.38
					MAY 2, 2022 REG COUNCIL MTG MINUTES RM06	125.09
					5/9/22 REGULAR COUNCIL MEETING MINUTES R	732.00
						1,357.68
06/22/2022	POOL	78703	1081	ATCHINSON FORD SALES, INC.	POLICE CAPT 7 CFT AND RTDKEY	372.08
					21/22 BLANKET PO MISC VEHICLE REPAIRS -	(100.00)
						272.08
06/22/2022	POOL	78704	3649	AUTO VALUE OF ROMULUS	FIRE R4 F/R SEVERE DUTY PADS	110.28
					FIRE R3 BATTERY BRUSH, BXT65850	162.68
					MECH 40 PC SOCKET SET	12.99
					MECH STOCK F/R DISC PADS	214.99
					MECH STOCK KIT BRAKELINING, L1MZ2200F	214.99
					GROUNDS 455 AIR FILTERS	41.92
					21/22 BLANKET PO FOR MISC MECHANIC PURCH	41.92
					ROADS TRACTOR 153 8G-8MP, 8M2TXREEL-330F	87.67
					ROADS TRACTOR 153 SUPPLIES	70.21
					FIRE F4 GROUND STRAP	16.09
					FIRE R4 FRONT JOINT	18.79
					ROADS 153 OIL FILTERS	22.20
					SENIORS 41, SATURN 1997	8.98
					W/S 43 SUPPRESSOR SPARK PL, IGNITION COIL	391.02
					GROUNDS 434 FUEL LINE	392.59
					POLICE R-20 BXT65850	150.99
					POLICE R23 BXT65850 + CORE RETURN	132.99
					MECH STOCK KEY TG SPL RG CL	2.95
					MECH STOCK WHEEL NUT	127.80

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
					FIRE R3 R GUIDE PIN	22.38
					POLICE R31, BXT65850	150.99
					POLICE R33 BXT65850	150.99
					MECH STOCK AIR FILTER, BLDG 21 AIR FILTE	31.96
					MECH STOCK AIR FILTER	113.28
					B21-14 NEW CV SHAFT	246.08
					FIRE R3 CREDIT BXT65850	(18.00)
					21/22 BLANKET PO FOR MISC MECHANIC PURCH	(18.00)
						<u>2,901.73</u>
06/22/2022	POOL	78705	1683	BAKER & TAYLOR	ACCT # 251637 L154147 2 B00000 QTY 6	77.06
					ACCT # 251637 L154147 2 B00000 QTY 23	265.65
					ACCT # 251637 L154147 2 B00000, QTY 15	161.66
					ACCT # 251637 L154147 2 B00000, QTY 7	111.17
						<u>615.54</u>
06/22/2022	POOL	78706	0417	BLUE RIBBON CONTRACTING INC.	ROADWAY AND DRIVEWAY APPROACH REPLACE	6,930.00
					TOPSOIL & SAND - DPW - NO MULCH	768.00
						<u>7,698.00</u>
06/22/2022	POOL	78707	0064	BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES AND EQUIPMENT - FIRE DE	579.76
					MEDICAL SUPPLIES FILTERLINE SET - FIRE D	87.50
						<u>667.26</u>
06/22/2022	POOL	78708	4041	CAMPBELL INC. MECHANICAL SERVICES	CITY HALL- CLERKS OFFICE TEMP ADJUSTMENT	348.00
					DPW- TROUBLESHOOTING	2,359.50
					CITY HALL- PUMP REPAIR DIAGNOSIS	854.00
					CITY HALL- REBUILT PUMP & INSTALL FOR A	3,270.99
					OLD 34TH COURT- REPLACE BAD HEAT EXCHANG	1,739.91
						<u>8,572.40</u>
06/22/2022	POOL	78709	1828	CDW GOVERNMENT INC	PIGGYBACK MIDEAL CONTRACT 071B6600110 PI	8,400.00
06/22/2022	POOL	78710	3092	CENTER POINT LARGE PRINT	ROMULUS PUBLIC LIBRARY QTY 8	189.36
					ROMULUS PUBLIC LIBRARY QTY 8	189.36
					ROMULUS PUBLIC LIBRARY, QTY 3	65.99
						<u>444.71</u>
06/22/2022	POOL	78711	0943	CHAPP & BUSHEY OIL CO., INC	LOW STOCK, DEF FLUID	496.00
06/22/2022	POOL	78712	3679	CHERYL MCGUIRE	RECORDING SECRETARY MINUTES FOR PC/BZA 5	185.00
06/22/2022	POOL	78713	MISC	CHRISTINE KNIGHT	SENIOR CENTER COMPOST FOR GARDEN	40.00
06/22/2022	POOL	78714	3658	CIB PLANNING	REDEVELOPMENT READY COMMUNITIES (RRC) I	1,224.25
					REDEVELOPMENT READY COMMUNITIES (RRC) 2	1,627.50
						<u>2,851.75</u>
06/22/2022	POOL	78715	0086	CINTAS FAS	LOW STOCK MEDICINE CABINET	248.15
06/22/2022	POOL	78716	2965	CLEAR RATE COMMUNICATIONS, INC.	ACCOUNT # 4876633, 6/21/22 - 7/20/22	6,959.53

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
06/22/2022	POOL	78717	3334	COLORFUL EVENTS, LLC	ROMULUS PUBLIC LIBRARY EVENT, 6/14/22	412.50
06/22/2022	POOL	78718	3857	COMMERCIAL GROUNDS SERVICES	GODDARD RD LANDSCAPING 3/15, 4/1, 5/16,	2,065.00
06/22/2022	POOL	78719	3387	COMPTON PRESS INDUSTRIES, LLC	QUARTERLY NEWSLETTER PRINTING/MAILING S	5,642.16
06/22/2022	POOL	78720	3386	CONSTELLATION NEW ENERGY	CITY GAS BILLS ACCT. BG-205125 MAY 2022	5,608.25
06/22/2022	POOL	78721	MISC	CORBY ENERGY SERVICES, INC	HYDRANT REFUND #70316619	1,707.08
06/22/2022	POOL	78722	2500	COSTAR REALTY INFORMATION, INC.	MONTHLY REAL ESTATE CONSULTING FY 21/22	455.00
06/22/2022	POOL	78723	0225	CROVA SALES & SERVICE	FLOOR DRY	249.00
06/22/2022	POOL	78724	MISC	DENISE LYONS	ANIMAL STERILIZATION REFUND FOR SMOKEY A	50.00
06/22/2022	POOL	78725	3627	DEWEY'S TRANSMISSION & AUTO SERV	NEED TO HAVE TRANSMISSION REBUILD IN CAR	3,607.00
06/22/2022	POOL	78726	3253	DORRIS BENNETT	REIMBURSEMENT FOR JUNE 2022 RETIREE HEAL	364.79
06/22/2022	POOL	78727	2594	DOWNRIVER UTILITY WASTEWATER AL	JUNE 2022 EXCESS FLOW	109,868.00
06/22/2022	POOL	78728	1007	DOWS EQUIPMENT SERVICE INC	SAYLOR BEALL AIR COMPRESSOR	11,083.00
06/22/2022	POOL	78729	2557	ELECTION SOURCE	SUPPLIES FOR 2022 AUGUST PRIMARY ELECTIO	273.21
06/22/2022	POOL	78730	MISC	ERNEST PARKER	SENIOR CENTER DEPOSIT REFUND FOR 6/11/22	100.00
06/22/2022	POOL	78731	3475	FERGUSON WATERWORKS #3386	FOR HOT BOX ON MIDDLEBELT AND GODDARD	16.50
					INVENTORY ORDER- CURB BOX AND CURB BOX /	1,128.00
					LF 1X2-5/8 MIP STRT MTR COUP/TAIL PIECES	886.40
						2,030.90
06/22/2022	POOL	78732	3829	FOSTER BLUE WATER OIL, LLC	TANK RENTAL, DIESEL FUEL	60.00
06/22/2022	POOL	78733	4120	FUTURE IQ, INC.	RFP 21/22-16 2022 VISIONING PROCESS	11,600.00
06/22/2022	POOL	78734	3753	G.V. CEMENT CONTRACTING CO.	ITB 18/19-26 CITY HALL SIDEWALK	28,885.40
06/22/2022	POOL	78735	2703	GALE/CENGAGE LEARNING	ACCT #194418, QTY 2	38.92
					ACCOUNT #194418, QTY 2	38.92
						77.84
06/22/2022	POOL	78736	0951	GANDOL INC	CHAMBER FRONT DOOR REPAIR	475.00
06/22/2022	POOL	78737	4092	GASIOREK, MORGAN, GRECO, MCCAUL	LEGAL SERVICES RENDERED FOR APRIL 2022	9,479.99
06/22/2022	POOL	78738	0128	GIARMARCO, MULLINS, & HORTON, PC	ACCT. 70085-004B, GENERAL 5/9/22-6/10/22	12,720.40
					5/12/22-5/31/22, ACCT. 70085-005B, HUMAN	180.00
					ACCT 70085-046B EMAIL REGARDING NETWORK	30.00
					ACCT# 70085-006B, 4/13/22-6/6/22	495.00
					ACCT 70085-010B, 5/23/22-6/10/22	90.00
					ACCT. 70085-007B, 5/26/22-6/2/22	300.00
					ACCT 70085-012B, TREASURER'S OFFICE 5/13	315.00
						14,130.40
06/22/2022	POOL	78739	2625	GLG PRINT	ITB 21/22-11 WATER BILL PRINTING & MAILI	567.00
					ITB 21/22-11 WATER BILL PRINTING & MAILI	1,642.41
						2,209.41
06/22/2022	POOL	78740	0885	GOFF ANGELA & BADIA LAURA	2021 WIN TAX REFUND 80 131 01 0221 300 1	20.00
06/22/2022	POOL	78741	0631	GORDON FOOD SERVICE, INC.	CUSTOMER # 712400021, 6/21/22 SENIOR CEN	132.26
06/22/2022	POOL	78742	0338	GRAINGER INC.	MISC. MAINTENANCE/OPERATING SUPPLIES-FI	32.80
					MISCELLANEOUS PURCHASES - DPW - ALL BLDS	65.32
						98.12
06/22/2022	POOL	78743	3264	GREAT LAKES WATER AUTHORITY	ACCT # 300-2451-S INDUSTRIAL WASTE MAY 2	778.80

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
06/22/2022	POOL	78744	3865	GREEN MEADOWS LAWNSCAPE, INC	CEMETERY AND ALLEY GRASS CUTTING APRIL 2	2,970.00
					CEMETERY AND ALLEY GRASS CUTTING MAY 202	2,550.00
						<u>5,520.00</u>
06/22/2022	POOL	78745	MISC	HAROLYN BROWN	PARK RENTAL DEPOSIT REFUND FOR MARY ANN	25.00
06/22/2022	POOL	78746	0891	HOME DEPOT	INVENTORY ORDER-GRASS SEED FOR WATER M/	1,745.28
					CHAMBER BLDG 1G IVORY MIDWAY BLANK WAL	9.50
					CHAMBER BLDG 2X4 #280 5TH AVE SQ CEILING	654.67
					EMERGENCY LIGHTS FOR ANIMAL SHELTER	727.11
					CHAMBER BLDG SUPPLIES	218.23
					MISC. MAINT. SUPPLIES - FIRE DEPT	78.62
					MISC. MAINT. SUPPLIES - FIRE DEPT	145.28
					MISC. MAINT. SUPPLIES - FIRE DEPT	1,188.00
					MISC SUPPLIES - DPW - ALL BLD.	90.23
					MISC SUPPLIES - DPW - ALL BLD.	98.90
					MISC SUPPLIES - DPW - ALL BLD.	49.92
					MISC SUPPLIES - DPW - ALL BLD.	129.00
					MISC SUPPLIES - DPW - ALL BLD.	153.10
					MISC SUPPLIES - DPW - ALL BLD.	32.66
					MISC SUPPLIES - DPW - ALL BLD.	64.41
					MISC SUPPLIES - DPW - ALL BLD.	79.00
					SENIOR CENTER ICE MAKER	430.38
					SENIOR CENTER EXIT & EMERGENCY COMBOS	154.94
					SENIOR CENTER EXIT AND EMERGENCY COMBO	367.35
					SENIOR CENTER ICE MACHINE RETURN	(430.38)
						<u>5,986.20</u>
06/22/2022	POOL	78747	1205	INTERNATIONAL CODE COUNCIL INC	MEMBERSHIP DUES 4/1/22 - 3/31/23, MEMBER	145.00
06/22/2022	POOL	78748	2567	J & B MEDICAL SUPPLY CO. INC	J&B MEDICAL - FIRE DEPT	438.88
					J&B MEDICAL - FIRE DEPT	335.16
					J&B MEDICAL - ECG CHART PAPER	15.32
					J&B MEDICAL - B BRAUN IRRIGATION/UROLOGY	33.60
						<u>822.96</u>
06/22/2022	POOL	78749	0141	JACK DOHENY SUPPLIES INC	MECHANICS AND WATER DEPT - DPW	321.56
06/22/2022	POOL	78750	MISC	JAMIE CICHOWSKI	SENIOR CENTER ROOM RENTAL DEPOSIT REFUN	100.00
06/22/2022	POOL	78751	MISC	JENNY BOOMER	E. JOHNSON PAVILION/BASEBALL DIAMOND DEI	25.00
06/22/2022	POOL	78752	MISC	JOHN BLANCHARD	REIMBURSEMENT FOR USAR ULTRA COTTON SH	105.41
06/22/2022	POOL	78753	3209	JOHN GRAHAM INC	BD BOND REFUND, 16486 TAFT	2,276.50
06/22/2022	POOL	78754	MISC	JORDYN BANKS	E. JOHNSON PARK PAVILION DEPOSIT REFUND	25.00
06/22/2022	POOL	78755	MISC	KATTINA SIMS	SENIOR CENTER RENTAL DEPOSIT REFUND 6/19	100.00
06/22/2022	POOL	78756	3782	LAMBERT & CO.	FY 21/22 PR SERVICES FOR COM DEV, DDA &	4,635.00
06/22/2022	POOL	78757	3701	LECLERC DISPLAY CO, INC.	18 FLAGS INSTALLED ON DOWNTOWN LIGHT PC	1,800.00
06/22/2022	POOL	78758	3477	LINDE GAS & EQUIPMENT INC.	MISC MECHANIC WELDING SUPPLIES - DPW	146.34
06/22/2022	POOL	78759	MISC	LISA THOMAS	SENIOR CENTER RENTAL DEPOSIT REFUND 6/18	100.00
06/22/2022	POOL	78760	1688	MAPS BY WAGNER, LLC	CREATION OF STREET TEST MAPS FOR FD TRAI	525.00
06/22/2022	POOL	78761	4097	MASCOT METROPOLITAN INC.	NEW BALLOT BAGS FOR ELECTIONS	2,556.00
06/22/2022	POOL	78762	2666	MAURER'S TEXTILE RENTAL SERVICES	21/22 INVERTED PO FOR EMPLOYEE UNIFORM E	121.65
					21/22 INVERTED PO FOR EMPLOYEE UNIFORM E	25.00
					21/22 INVERTED PO FOR EMPLOYEE UNIFORM E	26.10
					21/22 INVERTED PO FOR EMPLOYEE UNIFORM E	1.48
					EMPLOYEE UNIFORM EXPENSE - ITB 16/17-40	121.65
					EMPLOYEE UNIFORM EXPENSE - ITB 16/17-40	25.00

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
					EMPLOYEE UNIFORM EXPENSE - ITB 16/17-40	26.10
					EMPLOYEE UNIFORM EXPENSE - ITB 16/17-40	1.48
						348.46
06/22/2022	POOL	78763	0088	MESSENGER PRINTING SERVICE INC.	(145) CCR POSTCARDS TO NON RESIDENT WATE	193.85
06/22/2022	POOL	78764	0048	MICHIGAN CAT	MISC EQUIPMENT PURCHASES - DPW HOSE AS	266.55
06/22/2022	POOL	78765	3204	MICHIGAN LIBRARY ASSOCIATION	ROMULUS PUBLIC LIBRARY MEMBERSHIP THRU	85.00
					ROMULUS PUBLIC LIBRARY MEMBERSHIP RENEW	782.72
						867.72
06/22/2022	POOL	78766	0427	MIDWEST TAPE	CUST # 2000005771 QTY 5	89.95
					CUSTOMER # 2000005771 BOOKS	24.73
					CUSTOMER # 2000005771 BOOKS	14.99
						129.67
06/22/2022	POOL	78767	0068	MUCHMORE HARRINGTON SMALLEY &	21/22 INVERTED PO FOR LEGISLATIVE SERVIC	4,000.00
06/22/2022	POOL	78768	MISC	NICOLE HARRIS	MADONNA UNIV TUITION REIMBURSEMENT 21,	4,275.00
06/22/2022	POOL	78769	0442	NORTHSIDE TRUE VALUE HARDWARE	MISC BUILDING MAINTENANCE	8.09
06/22/2022	POOL	78770	3041	NORTHSTAR MAT SERVICES, INC.	ACCOUNT # 1862-11121	63.28
06/22/2022	POOL	78771	3917	NYE UNIFORM CO	STRIKER BOLT 6" GORETEX BOOT	215.00
					PANT HEMMING	4.00
					MOAB 2 TACTICAL LOW SHOE	109.50
					MOAB 2 8" RESPONSE WATERPROOF BOOT	159.50
						488.00
06/22/2022	POOL	78772	0736	ORCHARD, HILTZ & MCCLIMENT	PROJECT 0155211181, CRZ# IAFRATE CONSTRU	366.00
06/22/2022	POOL	78773	0266	OSBORNE CONCRETE COMPANY INC.	4000 PSI AE CONCRETE, CARTAGE	279.00
06/22/2022	POOL	78774	0984	PARKWAY SERVICES, INC.	PORTA POTTY SERVICES FOR FERNANDEZ PARK	120.00
					PORTA POTTY SERVICES FOR ST. JOHNS PARK	120.00
					PORTA POTTY SERVICES FOR FERNANDEZ PARK	120.00
					PORTA POTTY SERVICES FOR ST. JOHNS PARK	120.00
						480.00
06/22/2022	POOL	78775	4045	PMS DIVERSIFIED CONSTRUCTION	ITB 21/22-03 ROMULUS MEMORIAL CEMETERY -	14,831.00
06/22/2022	POOL	78776	0688	REY-MART ASPHALTING CO.	ASPHALT ROAD REPAIR FROM WATER MAIN BRI	5,155.52
					ASPHALT ROAD REPAIR TO 35651 VAN BORN RC	3,296.55
						8,452.07
06/22/2022	POOL	78777	1952	RITTER GIS, INC.	GIS SUPPORT SERVICES MAY 2022	2,167.50
					21/22 GIS SUPPORT SERVICES FOR FD OPS	913.75
						3,081.25
06/22/2022	POOL	78778	MISC	ROBERT E. BINGHAM	E. JOHNSON PARK DEPOSIT REFUND 6/19/22	25.00
06/22/2022	POOL	78779	3209	SAL REAL ESTATE LLC	BD BOND REFUND 6397 MIDDLEBELT	750.00
06/22/2022	POOL	78780	2419	SCADA	SERVICES RENDERED CREEKSIDE LIFTSTATION	1,080.33

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
					CENTEX RADIO TROUBLESHOOTING	453.00
					GODDARD/MIDDLEBELT HOT-BOX SCADA	3,535.00
						5,068.33
06/22/2022	POOL	78781	0276	SELL'S EQUIPMENT	MOWERS AND LAWN EQUIP. - GROUNDS BALL E	32.90
06/22/2022	POOL	78782	0204	SERVICE ELECTRIC SUPPLY INC	MISC. BUILDING REPAIRS - DPW	33.90
					MISC. BUILDING REPAIRS - DPW	33.90
						67.80
06/22/2022	POOL	78783	2498	SHERWIN WILLIAMS	PAINTING SUPPLIES FOR HISTORIC FREIGHT H	133.96
					PAINTING SUPPLIES FOR HISTORIC FREIGHT H	69.72
						203.68
06/22/2022	POOL	78784	1783	STANLEY ACCESS TECHNOLOGIES	ROMULUS PUBLIC LIBRARY 10004692	330.00
06/22/2022	POOL	78785	4040	STAPLES	OFFICE SUPPLIES JUNE 2022	19.98
					OFFICE SUPPLIES JUNE 2022	20.48
					OFFICE SUPPLIES JUNE 2022	62.20
					OFFICE SUPPLIES JUNE 2022	36.04
						138.70
06/22/2022	POOL	78786	2518	STATE OF MICHIGAN	QUALITY ASSURANCE QRTL Y AMBULANCE ASSES	911.05
06/22/2022	POOL	78787	0203	SUBURBAN CALCIUM CHLORIDE SALES	DUST CONTROL SERVICES FOR LOCAL STREETS	1,400.00
06/22/2022	POOL	78788	3617	SUBURBAN OCCUPATIONAL HEALTH	NEW HIRE DRUG SCREENS AND PHYSICALS	660.00
06/22/2022	POOL	78789	3235	SUNGLO CARPET CLEANING	CLEAN CARPETS AT THE POLICE STATION	994.35
06/22/2022	POOL	78790	0006	TAMIKA HOPKINS	UB REFUND FOR ACCOUNT: 023101 6002 BAYHI	56.80
06/22/2022	POOL	78791	3209	TOMAS MEXICANO MIJANGOS	BD BOND REFUND, 9321 CHAMBERLAIN	950.00
06/22/2022	POOL	78792	3281	TRUCK & TRAILER SPECIALISTS INC	BLADES FOR ROAD GRADING	980.76
06/22/2022	POOL	78793	2951	UNIQUE MANAGEMENT SERVICES, INC.	ROMULUS PUBLIC LIBRARY 5/23 & 5/31 PLACE	34.95
06/22/2022	POOL	78794	3368	VERIZON CONNECT NWF INC.	NETWORKFLEET GSA HARDWARE MAY 2022	259.04
06/22/2022	POOL	78795	0670	VERIZON WIRELESS	ACCT # 242053368-00001 M2M POLICE CAR MO	729.74
06/22/2022	POOL	78796	0659	WASTE MANAGEMENT	DUMPSTER CHARGES & TIRE DISPOSAL 5/16/2	1,453.63
					RESIDENTIAL TRASH PICKUP MAY 2022	91,656.54
						93,110.17
06/22/2022	POOL	78797	1074	WAYNE COUNTY REGISTER OF DEEDS	REGISTER OF DEEDS RECORDING FEE - 35920	21.00
06/22/2022	POOL	78798	MISC	WAYNE LAGINESS	REIMBURSEMENT FOR SENIOR GARDEN BOXES S	102.10
06/22/2022	POOL	78799	0065	WAYNE LAWN & GARDEN CENTER, INC	457 GROUNDS GROMMET FUEL GAUGE, GAUGE	53.62
06/22/2022	POOL	78800	0654	WEST SHORE SERVICES, INC.	ADDITIONAL WORK DONE OIL CHANGE & PREVE	268.77
06/22/2022	POOL	78801	0233	WESTLAND LOCK & KEY, INC.	SERVICE CALL TO A.S. TO REPAIR EXIT BAR	170.00
06/22/2022	POOL	78802	3584	ZOLL MEDICAL CORPORATION	1 YEAR PREV MAINT 07/01/2022 TO 06/30/23	1,120.00
06/22/2022	POOL	78803	2945	ZONES, LLC	MSFT TABLETS FOR CLERK & DEPUTY CLERK	900.00
					RENEWAL FOR BARRACUDA MESSAGE ARCHIVEI	5,940.00
						6,840.00
06/22/2022	POOL	969(E)	0016	BLUE CROSS/BLUE SHIELD OF MICH	MAY 2022 144619018/096/120/135/167/185/2	216,182.60
06/22/2022	POOL	970(E)	1468	CITY OF ROMULUS	11147 HUNT WATER BILL, 5/1/22-5/31/22	18.21
06/22/2022	POOL	971(E)	1468	CITY OF ROMULUS	37230 NORTHLINE WATER BILL, 05/01/22 - 0	112.84
06/22/2022	POOL	972(E)	1468	CITY OF ROMULUS	11165 OLIVE B WATER BILL, 05/01/22 - 05/	43.55

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
06/22/2022	POOL	973(E)	1468	CITY OF ROMULUS	11165 OLIVE A WATER BILL, 05/01/22 - 05/	55.78
06/22/2022	POOL	974(E)	1468	CITY OF ROMULUS	11189 SHOOK WATER BILL, 05/01/22 - 05/31	18.21
06/22/2022	POOL	975(E)	1468	CITY OF ROMULUS	36525 BIBBINS WATER BILL, 05/01/22 - 05/	88.72
06/22/2022	POOL	976(E)	1468	CITY OF ROMULUS	12300 WAYNE WATER BILL, 05/01/22 - 05/31	149.49
06/22/2022	POOL	977(E)	1468	CITY OF ROMULUS	11111 WAYNE WATER BILL, 05/01/22 - 05/31	192.24
06/22/2022	POOL	978(E)	1468	CITY OF ROMULUS	7221 MIDDLEBELT WATER BILL, 05/01/22 - 0	131.16
06/22/2022	POOL	979(E)	1468	CITY OF ROMULUS	12600 WAYNE WATER BILL, 05/01/22 - 05/31	216.03
06/22/2022	POOL	980(E)	1468	CITY OF ROMULUS	28777 EUREKA WATER BILL, 05/01/22 - 05/3	167.81
06/22/2022	POOL	981(E)	1468	CITY OF ROMULUS	6900 WAYNE WATER BILL, 05/01/22 - 05/31/	106.73
06/22/2022	POOL	982(E)	1468	CITY OF ROMULUS	11121 WAYNE WATER BILL, 05/01/22 - 05/31	76.49
06/22/2022	POOL	983(E)	1468	CITY OF ROMULUS	37200 GODDARD WATER BILL, 05/01/22 - 05/	25.23
06/22/2022	POOL	984(E)	1468	CITY OF ROMULUS	MERRIMAN SAD 2 WATER BILL, 05/01/22 - 05	280.54
06/22/2022	POOL	985(E)	1468	CITY OF ROMULUS	MERRIMAN SAD 1 WATER BILL, 05/01/22 - 05	266.52
06/22/2022	POOL	986(E)	0581	COMERICA COMM. CARD SERV.	MAY 2022 COMERICA CARD PURCHASES FOR MI	2,090.80
					MAY 2022 COMERICA CARD PURCHASES FOR GA	1,574.57
					MAY 2022 COMERICA CARD PURCHASES FOR KE	211.94
					MAY 2022 COMERICA CARD PURCHASES FOR KE	100.00
					MAY 2022 COMERICA CARD PURCHASES FOR RC	231.60
					MAY 2022 COMERICA CARD PURCHASES FOR RC	64.54
					MAY 2022 COMERICA CARD PURCHASES FOR JU	544.34
					MAY 2022 COMERICA CARD PURCHASES FOR MI	25.00
					MAY 2022 COMERICA CARD PURCHASES FOR ST	916.99
					MAY 2022 COMERICA CARD PURCHASES FOR EL	1,049.27
						<u>6,809.05</u>
06/22/2022	POOL	987(E)	0012	DTE ENERGY	6900 WAYNE - FIRE STATION #3 MAY 3 - JUN	112.54
					38205 BARTH - EMERGENCY SIREN MAY 3 - JU	25.13
					OAKWOOD STORM SEWER PUMP STATION - 154	129.16
					6241 DEXTER - BOICE PARK MAY 5, 2022 -	34.46
					7219 MIDDLEBELT - FIRE #2 MAY 4, 2022 -	556.89
					9755 OZGA - ELMER JOHNSON PARK MAY 5, 20	51.04
					12300 WAYNE - ANIMAL SHELTER MAY 5, 2022	493.66
					10202 SHOOK RD - CEMETERY MAY 5, 2022 -	31.98
					11147 HUNT - HISTORICAL PAVILLION MAY 5	24.09
					12055 WAYNE - BIRD HOUSE MAY 5, 2022 - J	10.25
					VINING RD HOT BOX - 34155 GODDARD MAY 5,	219.17
					11120 HUNT - SCHOOL HOUSE @ HISTORICAL P	33.03
					37230 NORTHLINE- FS #1 MAY 5, 2022 - JUN	74.99
					37135 GODDARD RD. DDA APR 5, 2022 - MAY	36.53
					11189 SHOOK - CHAMBER BLDG MAY 5, 2022 -	87.30
					31558 GODDARD - WATER PUMP MAY 5, 2022 -	391.97
					38834 HURON RIVER DR - WATER PUMP MAY 7	61.39
					6061 COLUMBUS - FERNANDEZ PARK MAY 10 -	14.76
					36525 BIBBINS - SR CTR MAY 13 - JUN 13,	1,530.09
					37133 GODDARD RD. MAY 13 - JUN 13, 2022	42.24
					28777 EUREKA - FS #4 MAY 13 - JUN 13,	1,001.52
					11165 OLIVE - POLICE STATION MAY 13 - JU	3,128.00
					12600 WAYNE - DPW MAY 13 - JUN 12, 2022	1,969.37
					10942 WAYNE - WELCOME TO ROMULUS SIGN M	16.58
					35257 GODDARD - AMBULANCE BUILDING MAY	61.39
					7690 WAYNE WATER PUMP MAY 17 - JUN 15, 2	72.53
						<u>10,210.06</u>
06/22/2022	POOL	988(E)	3992	INVOICE CLOUD INC.	MONTHLY FEES FOR CREDIT CARD PAYMENTS M	544.75
06/22/2022	POOL	989(E)	3612	TOSHIBA FINANCIAL SERVICES	COPIER LEASE PAYMENT JUNE 2022	2,122.87

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
POOL TOTALS:						
Total of 143 Checks:						706,560.59
Less 0 Void Checks:						0.00
Total of 143 Disbursements:						706,560.59

Constellation charges		FY 2021/2022				
Account ID	Site	Address	Expense Account #	Invoice Number	Month	Amount due
RG-226659	34th District Court	11131 WAYNE ROAD	101-265-920.000	3503677	May	213.59
RG-226660	34th District Court	11131 WAYNE ROAD	101-265-920.000	3503677	May	16.40
RG-203275	Fire Sta#3	6900 WAYNE RD	205-336-920.000	3503677	May	46.48
RG-203283	Fire Sta#4	28777 EUREKA RD	205-336-920.000	3503677	May	180.18
RG-203282	Senior Ctr.	36525 BIBBINS ST	101-752-920.000	3503677	May	511.95
RG-203281	Police Dept.	11165 OLIVE ST	205-301-920.000	3503677	May	767.48
RG-111907	City Hall	11111 WAYNE RD	101-265-920.000	3503677	May	381.30
RG-203280	Fire Sta#2	7221 MIDDLEBELT RD	205-336-920.000	3503677	May	157.08
RG-203279	Library	11121 WAYNE RD	271-790-920.000	3503677	May	647.04
RG-203278	RAC	35765 NORTHLINE RD	RAC	3503677	May	7,824.54
RG-203289	D.P.W.	12600 WAYNE RD	101-441-920.000	3503677	May	1,325.31
RG-203277	Fire Sta#1	37230 NORTHLINE RD	205-336-920.000	3503677	May	69.87
RG-203276	Cemetery	10210 Shook Road	101-265-920.000	3503677	May	21.89
RG-203287	Old animal shelter	35257 GODDARD RD	101-265-920.000	3503677	May	56.52
RG-203285	Animal Shelt.	12300 WAYNE RD	101-430-920.000	3503677	May	195.37
RG-203288	Hist. PK. School	11120 HUNT ST	101-265-920.000	3503677	May	60.44
RG-203284	Kingsley H.	11147 HUNT ST	101-265-920.000	3503677	May	107.54
RG-203286	DDA/Chamber	11189 SHOOK RD	295-728-920.000	3503677	May	37.06
RG-245547	New 34th District	11129 Wayne Road	101-265-920.000	3503677	May	812.75
					May	13,432.79
				RAC PAID PORTION		7,824.54
				CITY PAID PORTION		5,608.25



City of Romulus

Communication

Council Meeting
Held: Item No. 12

June 27, 2022

Councilperson Abdo: _____

Councilperson Barden: _____

Councilperson Roscoe: _____

Councilperson Talley: _____

Councilperson Wadsworth: _____

Councilperson Webb: _____

Councilperson Williams: _____



City of Romulus

Adjournment

Council Meeting Held:

June 27, 2022

Item No. 13

General Description: _____

Resolution No. _____

Moved by: Abdo Barden Roscoe Talley Wadsworth Webb Williams

Seconded by: Abdo Barden Roscoe Talley Wadsworth Webb Williams

Ayes: All Abdo Barden Roscoe Talley Wadsworth Webb Williams

Nays: All Abdo Barden Roscoe Talley Wadsworth Webb Williams

Abstain: All Abdo Barden Roscoe Talley Wadsworth Webb Williams

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED