



**CITY OF ROMULUS – CITY COUNCIL
REGULAR MEETING AGENDA
May 11, 2026
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.

Pledge of Allegiance

Roll Call

1. Agenda

A. Approval of Agenda

2. Public Comment - FOR AGENDA ITEMS ONLY Citizens are to limit their comments to three (3) minutes. All citizens wishing to speak will be heard.

3. Approval of Consent Agenda (All matters listed under the Consent Agenda are considered routine by the Council and will be enacted by one motion. There will be no separate discussion of these items. If discussion of an item is requested, it will be removed from the consent agenda and considered under the next agenda item.)

A. Approval of the Minutes from the Regular Meeting Held on Monday, April 27, 2026, at 7:30 p.m.

B. Approval of the Minutes from the Special Meeting — Study Sessions held on Monday, April 27, 2026, at 5:00 p.m. to discuss the special land use, rezoning, and site plan review for Pilot Travel Center located at 10250 Vining Road; at 6:00 p.m. to discuss the proposed 26/27 FY City Budgets; and, the Special Meeting - Closed Session held at 7:15 p.m. to discuss an attorney's opinion.

C. Second Reading and Final Adoption of Budget Amendment 25/26-18 in the amount of \$20,000.00 to cover allowable expenses associated with community & employee programs. Introduced on 4/27/26.

D. Approval of a Study Session Request for Monday, June 8, 2026, at 6:45 p.m. to discuss updates to the Sign Ordinance.

4. Discussion - Items removed from Consent Agenda Items removed from the Consent Agenda of the previous section will be discussed here.

5. Petitioner

A. A Presentation from Wayne County Third Circuit Court

6. Chairperson's Report, Tina Talley, Mayor Pro-Tem

A. Boards & Commissions Update

B. Approval of the Chairperson's Report

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

A. DDA Board Appointment

B. Lease Agreement - Wayne Metropolitan Community Action Agency

C. Right-of-way acquisition services - 5 Points Roundabout Project

D. ITB 25/26-21 Wade & Superior Hot Mixed Asphalt Paving Project

- 8. Clerk's Report – Ellen L. Craig-Bragg, Clerk**
 - A. 2nd Reading & Final Adoption of RZ-2025-001; Romulus Trade Center North**
- 9. Treasurer's Report – Stacy Paige, Treasurer**
- 10. Public Comment** - Citizens are to limit their comments to three (3) minutes. All citizens wishing to speak will be heard.
- 11. Unfinished Business**
- 12. New Business**
- 13. Warrant**
 - A. Approval of Warrant #: 26-09 for checks presented in the amount of \$1,279,351.82.**
- 14. Communication**
- 15. 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: **May 11, 2026**

Item No. **A.**

General Description: Approval of Agenda

Resolution No. _____

<i>Moved by:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide
<i>Seconded by:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide

<i>Ayes:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide
<i>Nays:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide
<i>Abstain:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide

**MOTION CARRIED
UNANIMOUSLY**

MOTION CARRIED

MOTION FAILED



City of Romulus

Approval of Consent Agenda

Council Meeting Held:

May 11, 2026

All matters listed under the Consent Agenda are considered routine by the Council and will be enacted by one motion. There will be no separate discussion of these items. If discussion of an item is requested, it will be removed from the consent agenda and considered under the next agenda item.

Item No. 3

General Description: _____

Resolution No. _____

Moved by: Abdo Bullock Jones Roscoe Talley Wadsworth Wilhide

Seconded by: Abdo Bullock Jones Roscoe Talley Wadsworth Wilhide

Ayes: All Abdo Bullock Jones Roscoe Talley Wadsworth Wilhide

Nays: All Abdo Bullock Jones Roscoe Talley Wadsworth Wilhide

Abstain: All Abdo Bullock Jones Roscoe Talley Wadsworth Wilhide

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED



City of Romulus

Approval of Consent Agenda

Council Meeting Held: **May 11, 2026**

Item No. **A.**

General Description: Approval of the Minutes from the Regular Meeting Held on Monday, April 27, 2026, at 7:30 p.m.

Resolution No. _____

<i>Moved by:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide
<i>Seconded by:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide

<i>Ayes:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide
<i>Nays:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide
<i>Abstain:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED



MINUTES OF THE REGULAR ROMULUS CITY COUNCIL MEETING

April 27, 2026

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

Mayor Pro Tem Tina Talley called the meeting to order at 7:57 p.m.

Pledge of Allegiance

Roll Call

Present: Kathy Abdo, James Bullock, Celeste Roscoe, Tina Talley, William Wadsworth, Mark Wilhide
Absent / Excused: David Jones

Administrative Officials in Attendance:

Robert McCraight, Mayor
Ellen L. Craig-Bragg, Clerk
Stacy Paige, Treasurer

Administrative Staff in Attendance:

Julie Wojtylko - Chief of Staff; David Greco - City Attorney; D'Sjonaun Hockenhuil - Deputy Clerk; Kevin Krause - Director of Community Safety & Development; Roberto Scappaticci - Director of Public Services & DPW; Jerry Frayer - DDA Director; Jeff Kemp - Director of Building & Planning; Steve Dudek - Technology Services Director; Lynn Cerasuolo - Senior Services Director

1. Agenda

- A. Moved by **Celeste Roscoe**, seconded by **Mark Wilhide** to accept the amended agenda as presented.

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

Nays - None

Motion Carried Unanimously

2. Public Comment - FOR AGENDA ITEMS ONLY - None

3. Approval of Consent Agenda

Moved by **Mark Wilhide**, seconded by **Celeste Roscoe** to approve the Consent Agenda as presented.

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

Nays - None

Motion Carried Unanimously

- A. **Res. #26-103** To approve the Minutes of the Regular Meeting held on Monday, April 13, 2026, at 7:30 p.m.
- B. **Res. #26-104** To approve the Minutes of the Special Meeting — Study Sessions held on Monday, April 13, 2026, at 5:30 p.m. to discuss the Quarterly Investment Report; and at 6:00 p.m. to discuss the proposed 26/27 FY City Budgets for the 34th District Court and Romulus Public Library; and, the Special Meeting - Executive/Closed Session held at 7:00 p.m. to discuss Pending Union Matters.
- C. **Res. #26-105** To approve the Second Reading and Final Adoption of Budget Amendment 25/26-16 in the amount of \$104,500.00 to cover costs associated with the purchase of a Ford Bronco and Media/Cable Pick-up Truck. This amendment was introduced at the April 13th Council Meeting.
- D. **Res. #26-106** To approve the Second Reading and Final Adoption of Budget Amendment 25/26-17 in the amount of \$127,000.00 to cover expenses for DPW software, City Hall heating & cooling, and the City Hall east ramp project. This amendment was introduced at the April 13th Council Meeting.
- E. **Res. #26-107** To approve a no-fee permit for Downtown Activities & Street Closures on Wednesday, July 22, 2026, for entertainment in Eagle Alley

4. **Discussion - Items removed from Consent Agenda -None**

5. **Petitioner**

- A. **Res. #26-108** Moved by **Wilhide**, seconded by **Bullock** to postpone reconsideration to vacate a street and alley in the Beauchamp Subdivision until September so that petitioner can take necessary actions to clean up the lot.

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

Nays - None

Motion Carried Unanimously

- B. **Res. #26-109** Moved by **Celeste Roscoe**, seconded by **William Wadsworth** to concur with the Planning Commission's findings and approve the first reading and introduction to the conditional rezoning request for RZ-2025-001; Romulus Trade Center North to conditionally rezone approximately 108.48 acres including Parcels #80-011-99-0006-702, 80-011-99-0006-704, and 32630 Henry Ruff from R-1A, Single Family Residential and C-2, General Business to M-1, Light Industrial subject to the conditions imposed by the Planning Commission and finalization and execution of the Conditional Rezoning and Development Agreement by the City Attorney.

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

Nays - None

Motion Carried Unanimously

6. **Chairperson's Report, Tina Talley, Mayor Pro-Tem**

- A. Councilwoman Roscoe submitted the Planning Commission update dated April 8, 2026, to council members. Councilwoman Abdo informed the council members that the Cemetery Board is scheduled to meet on April 28, 2026. Councilman Wadsworth informed the council members that the Healthcare Board would meet in September and that all bills are current on payment.
- B. Moved by **Celeste Roscoe**, seconded by **Kathy Abdo** to accept the Chairperson's Report.

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

Nays - None

Motion Carried Unanimously

7. **Mayor's Report – Robert A. McCraight, Mayor**

- A. **Res. #26-110** Moved by **Celeste Roscoe**, seconded by **William Wadsworth** to concur with the Administration and adopt the resolution authorizing the Mayor and clerk to enter into the Memorandum of Understanding with Wayne County Department of Homeland Security for the 2025 Justice Assistant Grant funding program award to the City of Romulus and accept monies from Wayne County in the amount of \$15,599.00.

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

Nays – None

Motion Carried Unanimously

- B. Res. #26-111** Moved by **William Wadsworth**, seconded by **Celeste Roscoe** to concur with the Administration and award Bid ITB 25/26-19 for the EPA Community Grant Program Project to the lowest, most responsive and responsible bidder, Eminent Excavating, LLC., in the amount of \$788,288.00 with an additional award of \$525,000.00 to allow DPW to continue identifying and removing any additional lead line services found during the project, bringing the total award amount to \$1,313,288.00.

Roll Call Vote: Ayes - Abdo, Bullock, Roscoe, Talley, Wadsworth, Wilhide
 Nays - None

Motion Carried Unanimously

- C. Res. #26-112** Moved by **Kathy Abdo**, seconded by **Mark Wilhide** to concur with the Administration and consent to piggyback on the GSA contract GL-07F-173CA for the purchase and installation of new proximity readers, keypads, and video surveillance system from Actron Security Alarm systems, Inc. at a cost of \$90,953.04.

Roll Call Vote: Ayes - Abdo, Bullock, Roscoe, Talley, Wadsworth, Wilhide
 Nays - None

Motion Carried Unanimously

- D. Res. #26-113** Moved by **Celeste Roscoe**, seconded by **Mark Wilhide** to concur with the Administration and authorize the Mayor and Clerk to enter into the Professional Services Contract with Zones, LLC., for the assessment of our Microsoft Exchange sytem under the professional services clause of the City of Romulus Purchasing Ordinance for a total cost of \$14,300.00.

Roll Call Vote: Ayes - Abdo, Bullock, Roscoe, Talley, Wadsworth, Wilhide
 Nays - None

Motion Carried Unanimously

- E. Res. #26-114** Moved by **William Wadsworth**, seconded by **Kathy Abdo** to concur with the Administration and introduce budget amendment 25/26-18 to cover allowable expenses associated with community programs and employee programs.

<u>FUND/DEPT. ACCOUNT NO.</u>	<u>ACCOUNT NAME</u>	<u>CURRENT BUDGET</u>	<u>AMENDMENT</u>	<u>AMENDED BUDGET</u>
225-000/225-754				
<u>Expense</u>				
225-000-740.003	Employee	\$4,200.00	\$10,440.00	\$14,640.00
225-754-740.002	Programs Community Prgms	\$-	\$9,560.00	\$9,560.00
<u>Revenue</u>		<u>Balance</u>	<u>Amendment</u>	<u>Amnd. Bdgt</u>
225-000-390.000	Fund Balance	\$80,484.00	(\$20,000.00)	\$60,484.00

Roll Call Vote: Ayes - Abdo, Bullock, Roscoe, Talley, Wadsworth, Wilhide
 Nays - None

Motion Carried Unanimously

8. Clerk’s Report – Ellen L. Craig-Bragg, Clerk

Res. #26-115 Moved by **William Wadsworth**, seconded by **Kathy Abdo** to adopt a memorial resolution for the family of Doris Grey Bennett.

Roll Call Vote: Ayes - Abdo, Bullock, Roscoe, Talley, Wadsworth, Wilhide
Nays - None

Motion Carried Unanimously

- A. Res. #26-116** Moved by **Celeste Roscoe**, seconded by **Mark Wilhide** to concur with the Planning Commission’s findings and approve the Second Reading and Final Adoption of the conditional rezoning request for RZ-2025-003; Merriman School – Romulus Self Storage to rezone 12.88 acres of a 25.25-acre site at 15303 Merriman Road (Parcel ID #80-138-99-0005-000 and #80-138-99-0006-000), from R1-A, Single Family Residential to M-1, Light Industrial for the purpose of redeveloping the former Merriman School to a self-storage facility with industrial flex space and moving van and small truck rentals subject to the conditions imposed by the Planning Commission and finalization and execution of the Conditional Zoning Agreement by the City Attorney.

Roll Call Vote: Ayes - Abdo, Bullock, Roscoe, Talley, Wilhide
Nays - Wadsworth

Motion Carried

- B. Res. #26-117** Moved by **Celeste Roscoe**, seconded by **William Wadsworth** to concur with the recommendation of the Department of Public Works and the City Attorney to approve the application submitted under the Metropolitan Extension Telecommunications Rights-of-Way Oversight Act (PA 48 of 2002) by Gateway Infrastructure, LLC. and accept the \$500.00 application fee.

Roll Call Vote: Ayes - Abdo, Bullock, Roscoe, Talley, Wadsworth, Wilhide
Nays - None

Motion Carried Unanimously

9. Treasurer’s Report – Stacy Paige, Treasurer

Treasurer Paige wished a Happy Mother's Day to all the mothers and reminded the audience that the National Day of Prayer is on May 7th. She encouraged attendance at the Cinco de Mayo event hosted by the Romulus Rotary Club on May 1st. Finally, Treasurer Paige announced the Ribbon Cutting of the Veteran's Memorial for May 25th at 10:00 a.m.

10. Public Comment

A resident addressed the City Council regarding Fernandez Park and the Romulus public housing management company.

A resident addressed the City Council on various topics.

11. Unfinished Business - None

12. New Business

Res. #26-118 Moved by **Mark Wilhide**, seconded by **Kathy Abdo** to request that the City Attorney write a letter to the 34th District Court requesting more details regarding the additional \$200,000.00 being requested for fringe benefits as part of the Court's proposed budget and also update the submitted budget to reflect the City direct funding as of June 30, 2023, for \$455,213.00 as presented in the proposed budget on April 6, 2026.

Roll Call Vote: Ayes - Abdo, Bullock, Roscoe, Talley, Wadsworth, Wilhide
Nays - None

Motion Carried Unanimously

Councilman Wadsworth inquired about updates on the Bradford Airport Logistics conditional rezoning agreement.

13. Warrant

A. Res. #26-119 Moved by **Kathy Abdo**, seconded by **William Wadsworth** to approve the Approval of Warrant #: 26-08 for checks presented in the amount of \$1,215,904.37.

Roll Call Vote: Ayes - Abdo, Bullock, Roscoe, Talley, Wadsworth, Wilhide
Nays - None

Motion Carried Unanimously

14. Communication - None

15. Adjournment

Moved by **William Wadsworth**, seconded by **Celeste Roscoe** to adjourn the meeting at 9:50 p.m.

Roll Call Vote: Ayes - Abdo, Bullock, Roscoe, Talley, Wadsworth, Wilhide
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 April 27, 2026.



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



City of Romulus

Approval of Consent Agenda

Council Meeting Held: **May 11, 2026**

Item No. **B.**

General Description: Approval of the Minutes from the Special Meeting — Study Sessions held on Monday, April 27, 2026, at 5:00 p.m. to discuss the special land use, rezoning, and site plan review for Pilot Travel Center located at 10250 Vining Road; at 6:00 p.m. to discuss the proposed 26/27 FY City Budgets; and, the Special Meeting - Closed Session held at 7:15 p.m. to discuss an attorney's opinion.

Resolution No. _____

<i>Moved by:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide
<i>Seconded by:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide

<i>Ayes:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide
<i>Nays:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide
<i>Abstain:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED



MINUTES OF THE ROMULUS CITY COUNCIL SPECIAL MEETING – STUDY SESSION

April 27, 2026

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

Mayor Pro Tem Tina Talley called the meeting to order at 5:00 p.m.

1. Roll Call

Present: Kathy Abdo, James Bullock, Celeste Roscoe, Tina Talley, William Wadsworth, Mark Wilhide

Absent / Excused: David Jones

Administrative Officials in Attendance:

Robert McCraight, Mayor

Ellen L. Craig-Bragg, Clerk

Stacy Paige, Treasurer

Administrative Staff in Attendance:

Julie Wojtylko - Chief of Staff; David Greco - City Attorney; D'Sjonaun Hockenhill - Deputy Clerk; Kevin Krause - Director of Community Safety & Development; Roberto Scappaticci - Director of Public Services & DPW; Jeff Kemp - Director of Building & Planning; Lynn Cerasuolo - Senior Services Director; Patrica Braden - Library Director

2. Moved by **William Wadsworth**, seconded by **Celeste Roscoe** to accept the Study Session Agenda as presented.

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

Nays - None

Motion Carried Unanimously

3. Discussion: Pilot Travel Center - Rezoning, Special Land Use, Site Plan Review

Patrick Deptula, Environmental V.P. of Development at Pilot Travel Center, led the discussion. In a PowerPoint presentation, plans for a major travel center at 10250 Vining Road were presented. This project requires rezoning and special land use permits. The facility would include 12 gas pumps, 8 diesel lanes, 142 truck parking spaces, a Wendy's, a dog park, and 8 electric vehicle (EV) charging stations. Pilot estimates the \$17 million project would create 50 local jobs and generate approximately \$500,000 in annual tax revenue. Additionally, the company offers community support through investment in community programming and invests \$10K-\$20K in the local school district. To address congestion, Pilot proposed restriping the Vining Road service driveway and adding deceleration lanes. They also committed to onsite security from dusk to dawn and high-definition camera coverage. Council members still expressed significant concern regarding trucks making left turns when exiting the facility on Vining Road causing accidents.

4. Public Comment

A member of the public addressed the City Council with concerns regarding the location of the Pilot Travel Center.

A resident addressed the City Council in opposition to the Pilot Travel Center, citing the high likelihood of motor vehicle accidents due to the proposed location.

5. Moved by **William Wadsworth**, seconded by **Kathy Abdo** to adjourn the Special Meeting at 6:04 p.m.

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

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 April 27, 2026.



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



**MINUTES OF THE ROMULUS CITY COUNCIL SPECIAL MEETING – STUDY SESSION
April 27, 2026**

Romulus City Hall Council Chambers, 11111 Wayne Rd, Romulus, MI 48174
Mayor Pro Tem Tina Talley called the meeting to order at 6:15 p.m.

1. Roll Call

Present: Kathy Abdo, James Bullock, Celeste Roscoe, Tina Talley, William Wadsworth, Mark Wilhide
Absent / Excused: David Jones

Administrative Officials in Attendance:

Robert McCraight, Mayor
Ellen L. Craig-Bragg, Clerk
Stacy Paige, Treasurer

Administrative Staff in Attendance:

Julie Wojtylko - Chief of Staff; David Greco - City Attorney; D'Sjonaun Hockenull - Deputy Clerk; Maria Farris - Finance Director; Gary Harris - Deputy Finance Director; Robert Pfannes - Police Chief; Jeff Kemp - Director of Building & Planning; Kevin Krause - Director of Community Safety & Development; Roberto Scappaticci - Director of Public Services & DPW; David Heavner - Fire Chief; Lynn Cerasuolo - Senior Services Director; Steve Brummer - Human Resources Director; Christina Parker - Purchasing Director; Steve Dudek - Technology Services Director; Jerry Frayer - DDA Director; Mike Laskaska - Director of Communications & Community Service; Patricia Braden - Library Director

2. Moved by William Wadsworth, seconded by Celeste Roscoe to accept the Study Session Agenda as presented.

Roll Call Vote: Ayes - Abdo, Bullock, Roscoe, Talley, Wadsworth, Wilhide
Nays - None

Motion Carried Unanimously

3. Discussion: Proposed FY 25/26 City Budgets

Finance Director Maria Farris and Deputy Finance Director Gary Harris led the discussion and presented a PowerPoint on the proposed 26/27 FY City Budgets. Director Farris highlighted changes in the general fund. Property tax revenue is projected at \$11.2 million (a 2.7% increase due to rising taxable values). The City maintains an unassigned fund balance of approximately \$7.8 million, meeting the industry standard of 20–25%. Some notable changes to infrastructure and water/sewer included a \$5.1 million earmark for local road repairs (including Wade, Superior, and Fourth Street) and an anticipated system-wide rate increase from GLWA and DUA ranging from 6%-7%, with final rates being set by their respective authorities in June. The presentation concluded with statements on debt savings through successfully refinancing bonds, saving over \$1.3 million in interest costs, and an improvement of the fiduciary fund for retiree health care from 12.71% to 22.71% funding. The next steps for the budget include a public hearing on May 11, 2026, and final adoption on May 26, 2026.

4. Public Comment - None

5. Moved by William Wadsworth, seconded by Mark Wilhide to adjourn the Special Meeting at 6:49 p.m.

Roll Call Vote: Ayes - Abdo, Bullock, Roscoe, Talley, Wadsworth, Wilhide
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 April 27, 2026.



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



MINUTES OF THE ROMULUS CITY COUNCIL SPECIAL MEETING – EXECUTIVE/CLOSED SESSION

April 27, 2026

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

Mayor Pro Tem Tina Talley called the meeting to order at 7:15 p.m.

1. Roll Call

Present: Kathy Abdo, James Bullock, Celeste Roscoe, Tina Talley, William Wadsworth, Mark Wilhide
Absent / Excused: David Jones

Administrative Officials in Attendance:

Robert McCraight, Mayor
Ellen L. Craig-Bragg, Clerk
Stacy Paige, Treasurer

Administrative Staff in Attendance:

Julie Wojtylko - Chief of Staff; David Greco - City Attorney; D'Sjonaun Hockenhull - Deputy Clerk; Maria Farris - Finance Director

2. Moved by **Kathy Abdo**, seconded by **Celeste Roscoe** to accept the Special Meeting — Closed Session Agenda as presented.

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

Nays - None

Motion Carried Unanimously

3. Moved by **Celeste Roscoe**, seconded by **William Wadsworth** to convene into closed session to discuss the attorney's opinion.

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

Nays - None

Motion Carried Unanimously

4. **Discussion: Attorney Opinion**

NO BUSINESS WAS CONDUCTED DURING CLOSED SESSION

5. **Clerk's review closed session minutes, City Clerk**

6. Moved by **William Wadsworth**, seconded by **Kathy Abdo** to reconvene into Open Session.

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

Nays - None

Motion Carried Unanimously

7. **Public Comment - None**

8. Moved by **Mark Wilhide**, seconded by **Celeste Roscoe** to adjourn the Special Meeting - Closed Session at 7:51 p.m.

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

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 – Executive/Closed Session of the Romulus City Council held on April 27, 2026.



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



City of Romulus

Approval of Consent Agenda

Council Meeting Held: **May 11, 2026**

Item No. C.

General Description: Second Reading and Final Adoption of Budget Amendment 25/26-18 in the amount of \$20,000.00 to cover allowable expenses associated with community & employee programs. Introduced on 4/27/26.

Resolution No. _____

<i>Moved by:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide
<i>Seconded by:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide

<i>Ayes:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide
<i>Nays:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide
<i>Abstain:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED



**CITY COUNCIL AGENDA ITEM
REQUEST FORM**

**Administrative
Officials**

Robert McCraight, Mayor
Ellen L. Craig-Bragg, City Clerk
Stacy Paige, City Treasurer

City Council

Tina Talley Mayor Pro Tem
Celeste Roscoe, Councilwoman
David Jones, Councilman
Kathleen Abdo Councilwoman
William Wadsworth Councilman
James Bullock Councilman
Mark Wilhide, Councilman

Submitted to: Choose an ite

Date Submitted:

Submitted by:

Department:

Council Meeting of:

TITLE/DESCRIPTION OF ITEM

[Empty box for Title/Description of Item]

ACTION REQUESTED

- | | | | |
|--------------------|--------------------------|--------------------------|--------------------------|
| Contract/Agreement | <input type="checkbox"/> | New/Amended Ordinance | <input type="checkbox"/> |
| Bid/Piggyback | <input type="checkbox"/> | Public Hearing Request | <input type="checkbox"/> |
| Budget Amendment | <input type="checkbox"/> | Resolution | <input type="checkbox"/> |
| Board Appointment | <input type="checkbox"/> | Rezoning | <input type="checkbox"/> |
| Fee Waiver | <input type="checkbox"/> | Special Meeting Request | <input type="checkbox"/> |
| Other | <input type="checkbox"/> | Special Land Use Request | <input type="checkbox"/> |

RECOMMENDED RESOLUTION/ACTION

[Empty box for Recommended Resolution/Action]

City of Romulus

11111 Wayne Road

Romulus, MI 48174

(734) 942-7500

www.romulusgov.com

OFFICE USE ONLY

Approved for Council Agenda:

AGENDA ITEM # .

BUDGET AMENDMENT FORM

INCREASE		DECREASE	
Account Number /Name	Amount	Account Number /Name	Amount
225-754-740.002 Community Programs	\$ 9,560	225-000-390.000 Fund Balance	\$ 20,000
225-000-740.003 Employee Programs	\$ 10,440		
TOTAL	\$ 20,000	TOTAL	\$ 20,000

PURPOSE:

To cover allowable expenses associated with community programs and employee programs including the curling royale, employee picnic, and bring your child to work day. Employee picnic 2025 was held in July and the 2026 program will be held in June.

DATE: _____ 4/13/2026

Department Head Signature:  _____

Mayor's Authorization:  _____

THIS FORM IS TO BE USED WHEN THE TOTAL AMOUNT OF EXPENDITURES WITHIN A DEPARTMENT IS REQUESTED TO BE INCREASED. IT REQUIRES PRIOR APPROVAL FROM THE MAYOR AND THE FINANCE DEPARTMENT WILL DETERMINE IF THE FUNDS ARE AVAILABLE EITHER FROM FUND BALANCE/RETAINED EARNINGS OR YOU MAY ALSO REQUEST FUNDS TO BE TRANSFERRED FROM ANOTHER ONE OF YOUR DEPARTMENTAL BUDGETS. THIS REQUEST REQUIRES COUNCIL APPROVAL.

MEMORANDUM

TO: Mayor Robert A. McCraight
FROM: Gary Harris, Deputy Finance Director
DATE: 4/13/2026 ^{GPH}
SUBJECT: Budget Amendment 25/26-18

<u>FUND/DEPT.</u> <u>ACCOUNT NO.</u> 225-000/225-754	<u>ACCOUNT NAME</u>	<u>ORIGINAL</u> <u>BUDGET</u>	<u>AMENDMENT</u>	<u>AMENDED</u> <u>BUDGET</u>
	Community Employee Activity Fund			
<u>Expense</u>				
225-000-740.003	Employee Programs	4,200	10,440	14,640
225-754-740.002	Community Programs	-	9,560	9,560
<u>Revenue</u>				
225-000-390.000	Fund Balance	<u>BALANCE</u> 80,484	<u>AMENDMENT</u> (20,000)	<u>AMENDED</u> <u>BUDGET</u> 60,484

To cover allowable expenses associated with community programs and employee programs



City of Romulus

Approval of Consent Agenda

Council Meeting Held: **May 11, 2026**

Item No. **D.**

General Description: Approval of a Study Session Request for Monday, June 8, 2026, at 6:45 p.m. to discuss updates to the Sign Ordinance.

Resolution No. _____

<i>Moved by:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide
<i>Seconded by:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide

<i>Ayes:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide
<i>Nays:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide
<i>Abstain:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED



CITY COUNCIL AGENDA ITEM REQUEST FORM

Administrative Officials

Robert McCraight, Mayor
Ellen L. Craig-Bragg, City Clerk
Stacy Paige, City Treasurer

City Council

Tina Talley Mayor Pro Tem
Celeste Roscoe, Councilwoman
David Jones, Councilman
Kathleen Abdo Councilwoman
William Wadsworth Councilman
James Bullock Councilman
Mark Wilhide, Councilman

Submitted to: Choose an ite

Date Submitted:

Submitted by:

Department:

Council Meeting of:

TITLE/DESCRIPTION OF ITEM

ACTION REQUESTED

- | | | | |
|--------------------|--------------------------|--------------------------|--------------------------|
| Contract/Agreement | <input type="checkbox"/> | New/Amended Ordinance | <input type="checkbox"/> |
| Bid/Piggyback | <input type="checkbox"/> | Public Hearing Request | <input type="checkbox"/> |
| Budget Amendment | <input type="checkbox"/> | Resolution | <input type="checkbox"/> |
| Board Appointment | <input type="checkbox"/> | Rezoning | <input type="checkbox"/> |
| Fee Waiver | <input type="checkbox"/> | Special Meeting Request | <input type="checkbox"/> |
| Other | <input type="checkbox"/> | Special Land Use Request | <input type="checkbox"/> |

RECOMMENDED RESOLUTION/ACTION

City of Romulus

11111 Wayne Road

Romulus, MI 48174

(734) 942-7500

www.romulusgov.com

OFFICE USE ONLY

Approved for Council Agenda:

AGENDA ITEM # .

MEMORANDUM

TO: Ellen Craig-Bragg, City Clerk
FROM: Jeff Kemp Jr., Building & Planning Director
DATE: 5/7/2026
SUBJECT: City Council Study Session

Please schedule a thirty (30) minute study session with Romulus City Council for the meeting of Monday, June 8, 2026, at 6:45 p.m. for:

1. Updated Sign Ordinance Amendment

Should you have any questions or need additional information please do not hesitate to contact me.

bs



City of Romulus

Discussion – Items Removed from Consent Agenda

Council Meeting Held:
Item No. 4.

May 11, 2026

ITEM # _____ : _____

Motioned By: ___ Abdo ___ Bullock ___ Jones ___ Roscoe ___ Talley ___ Wadsworth ___ Wilhide

Seconded By: ___ Abdo ___ Bullock ___ Jones ___ Roscoe ___ Talley ___ Wadsworth ___ Wilhide

Ayes: ___ All ___ Abdo ___ Barden ___ Crout ___ Jones ___ Roscoe ___ Talley ___ Wadsworth

Nays: _____

_____ Motion Carried Unanimously _____ Motion Carried _____ Motion Failed

ITEM # _____ : _____

Motioned By: ___ Abdo ___ Bullock ___ Jones ___ Roscoe ___ Talley ___ Wadsworth ___ Wilhide

Seconded By: ___ Abdo ___ Bullock ___ Jones ___ Roscoe ___ Talley ___ Wadsworth ___ Wilhide

Ayes: ___ All ___ Abdo ___ Barden ___ Crout ___ Jones ___ Roscoe ___ Talley ___ Wadsworth

Nays: _____

_____ Motion Carried Unanimously _____ Motion Carried _____ Motion Failed

ITEM # _____ : _____

Motioned By: ___ Abdo ___ Bullock ___ Jones ___ Roscoe ___ Talley ___ Wadsworth ___ Wilhide

Seconded By: ___ Abdo ___ Bullock ___ Jones ___ Roscoe ___ Talley ___ Wadsworth ___ Wilhide

Ayes: ___ All ___ Abdo ___ Barden ___ Crout ___ Jones ___ Roscoe ___ Talley ___ Wadsworth

Nays: _____

_____ Motion Carried Unanimously _____ Motion Carried _____ Motion Failed

Res. No. _____

Res. No. _____

Res. No. _____



City of Romulus

Petitioner

Council Meeting Held: **May 11, 2026**

Item No. **A.**

General Description: Presentation from Wayne County Third Circuit Court

Resolution No. _____

<i>Moved by:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide
<i>Seconded by:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide

<i>Ayes:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide
<i>Nays:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide
<i>Abstain:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide

**MOTION CARRIED
UNANIMOUSLY**

MOTION CARRIED

MOTION FAILED



Third Judicial Circuit of Michigan

▶ Presentation to the City of Romulus

May 11, 2026



Why Am I Here?

- Community outreach to communities throughout Wayne County
- Emphasizing access to justice
- Celebrate our jurors and inform about how we're making jury service convenient
- We also support many annual events such as Adoption Day, Reunification Day, New Lawyer Swearing In (below), Law Day (right) and more.



Thank you jurors!

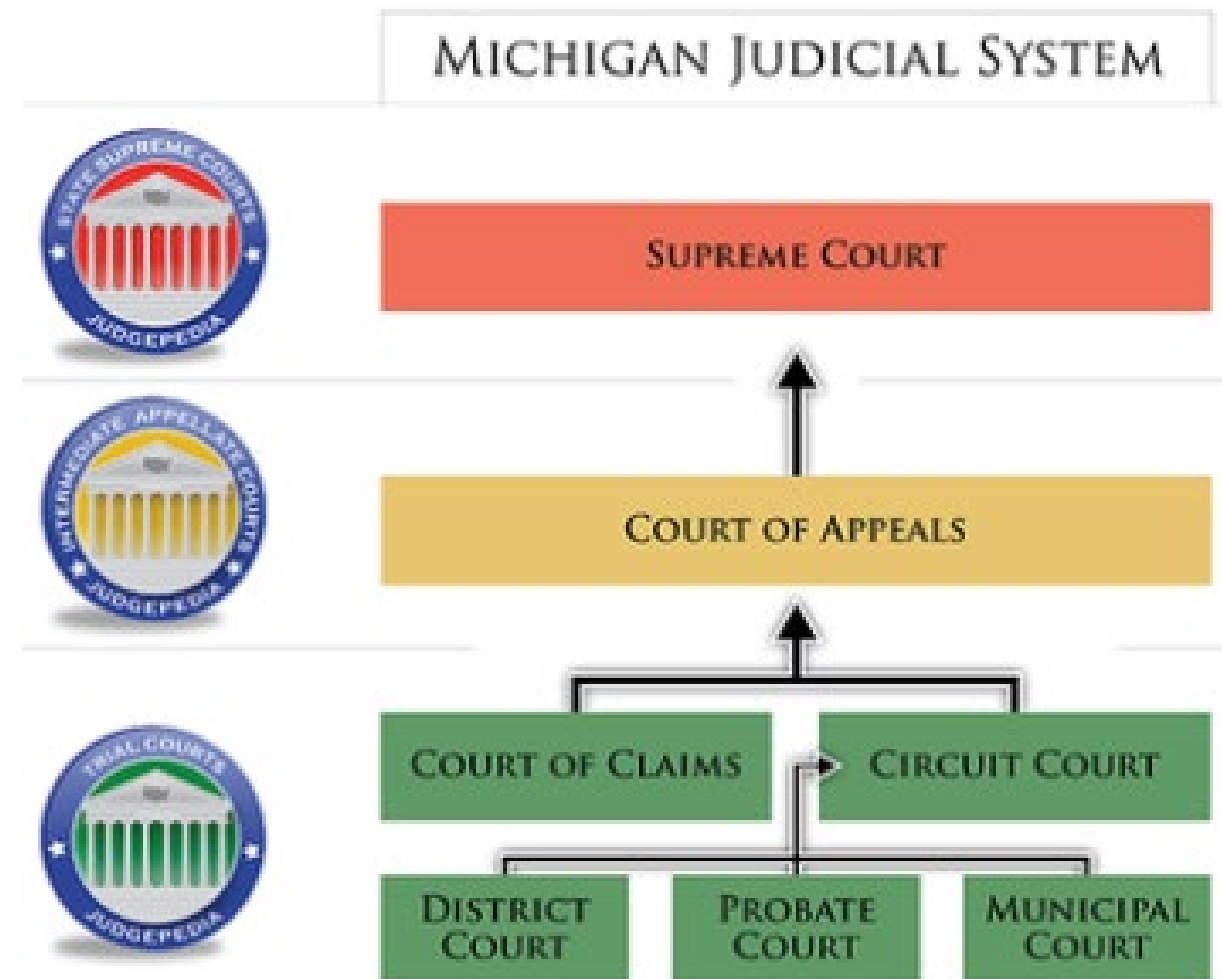
- Often a “positive experience” according to jurors
- Most jurors are only called for 2-3 days
- Critical part of our judicial system
- The New Criminal Justice Center
 - More space
 - Natural light
 - Jury deliberation rooms
 - Modern technology



220,861 residents were
summoned for jury duty in 2025*

Third Judicial Circuit and its Michigan Impact

- As a trial court, Third Judicial Circuit sits above District, Probate and Municipal courts.
- Decisions from our court can be appealed to the Michigan Court of Appeals, and eventually, the Michigan Supreme Court.



250th Birthday as a Union

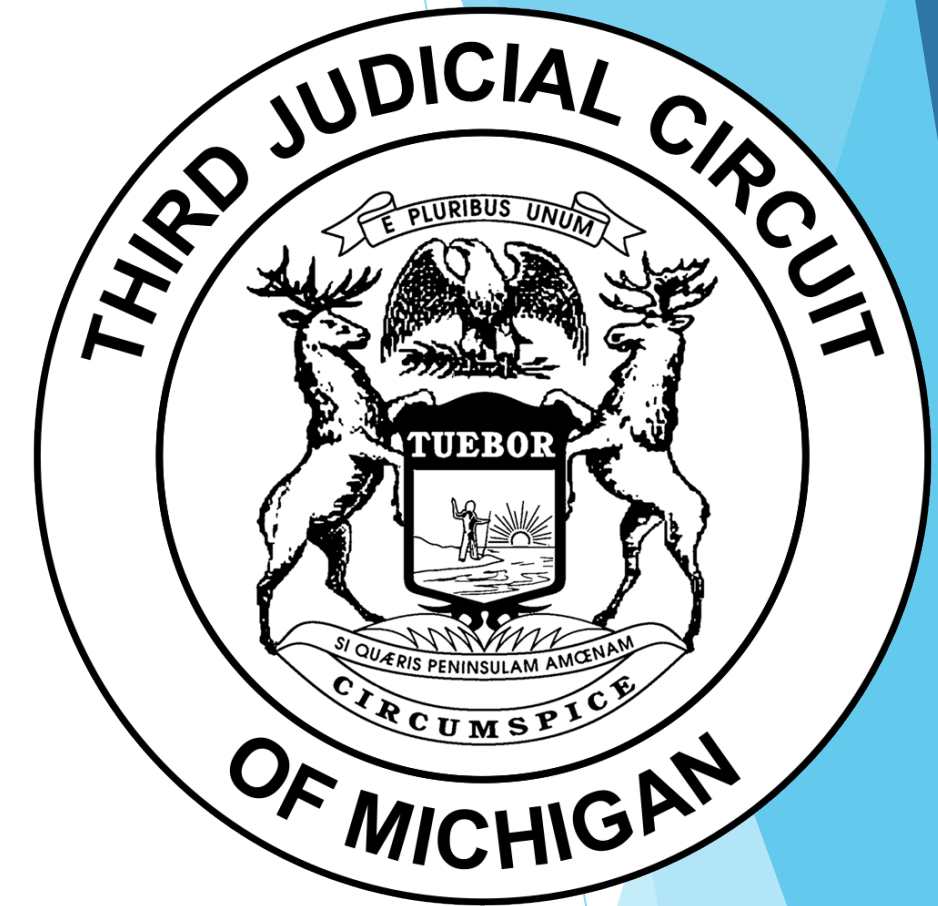
- The Declaration of Independence did not create the courts but it did declare the principles that demanded a fair, independent, and accessible system of justice.
- The federal judiciary was formally created by:
 - Article III of the United States Constitution
 - The Judiciary Act of 1789, which created the structure of federal courts
- Article III established:
 - The Supreme Court
 - Authority for Congress to create lower federal courts
 - Judicial power over cases arising under the Constitution and federal law
- Michigan - 10 million unique people of different races, cultures, languages, ethnicities, religions, and points of view.



Mission & Vision

Our Mission is to serve the community by providing accessible and equal justice for all.

Our Vision is to be an exemplary and innovative Court leading with integrity in providing justice and public service.



About the Court

- 60 judges
- More than 25 referees
- More than 500 total employees
- Normal business hours are 8:30 a.m. – 4:30 p.m. M-F
- 4 locations
 - Coleman A. Young Municipal Center – Civil and Family/Domestic
 - Lincoln Hall of Justice – Family - Juvenile
 - Criminal Justice Center – Criminal
 - Penobscot Building – Friend of the Court



Probate and District Courts
are separate courts

Wayne County Circuit Court

Commonly referred to as the Wayne County Circuit Court, our jurisdiction encompasses all communities within Wayne County.

We are funded by the State of Michigan and Wayne County.

We work in conjunction with:

- **Wayne County Sheriff's Department** (security for court, jails)
- **Wayne County Clerk's Office** (court clerks are the keeper of the records for our court)
- **Wayne County Prosecutor's Office**



Divisions

Civil	Criminal	Family - Domestic	Family - Juvenile
<ul style="list-style-type: none">• Lawsuits involving monetary damages above \$25,000• Contract disputes• Property matters• Election matters	<ul style="list-style-type: none">• Adult felonies bound over from local district courts• Criminal appeals from district courts	<ul style="list-style-type: none">• Divorce• Child support• Custody• Parenting time• PPOs• ERPOs• Friend of the Court	<ul style="list-style-type: none">• Juvenile delinquency (under age 18)• Child protection• Adoption• Guardianship matters• Truancy

The Busiest Circuit Court in Michigan

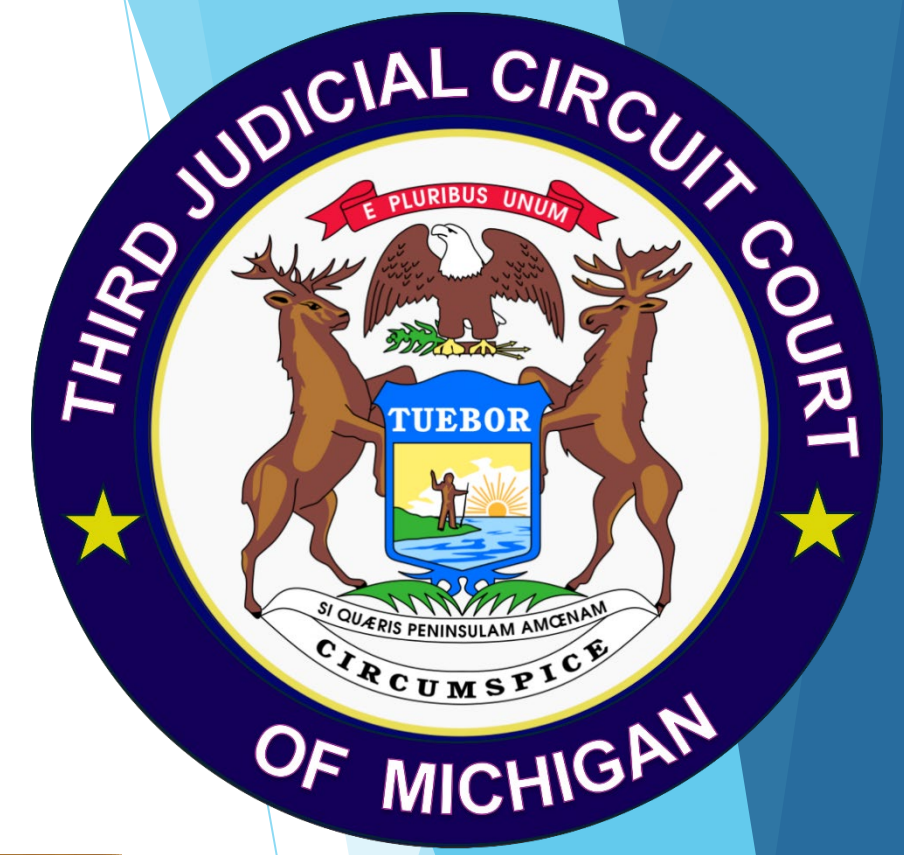
2025 New Cases – 3 rd Circuit Court	
Appeals & Reviews	552
Civil	20,125
Criminal	7,694
Family	28,371
Total Cases	56,742

Third Judicial Circuit of Michigan

Collaborating for Tomorrow

We welcome your feedback:

Communications@3rdcc.org



www.3rdcc.org



City of Romulus

Chairperson's Report, Tina Talley, Mayor Pro-Tem

Council Meeting Held: **May 11, 2026**

Item No. A.

General Description: Boards & Commissions Update

Resolution No. _____

<i>Moved by:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide
<i>Seconded by:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide

<i>Ayes:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide
<i>Nays:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide
<i>Abstain:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED



City of Romulus

Chairperson's Report, Tina Talley, Mayor Pro-Tem

Council Meeting Held: **May 11, 2026**

Item No. B.

General Description: Approval of the Chairperson's Report

Resolution No. _____

<i>Moved by:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide
<i>Seconded by:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide

<i>Ayes:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide
<i>Nays:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide
<i>Abstain:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide

**MOTION CARRIED
UNANIMOUSLY**

MOTION CARRIED

MOTION FAILED



City of Romulus

Mayor's Report – Robert A. McCraight, Mayor

Council Meeting Held: **May 11, 2026**

Item No. **A.**

General Description: DDA Board Appointment

Resolution No. _____

<i>Moved by:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide
<i>Seconded by:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide

<i>Ayes:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide
<i>Nays:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide
<i>Abstain:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide

**MOTION CARRIED
UNANIMOUSLY**

MOTION CARRIED

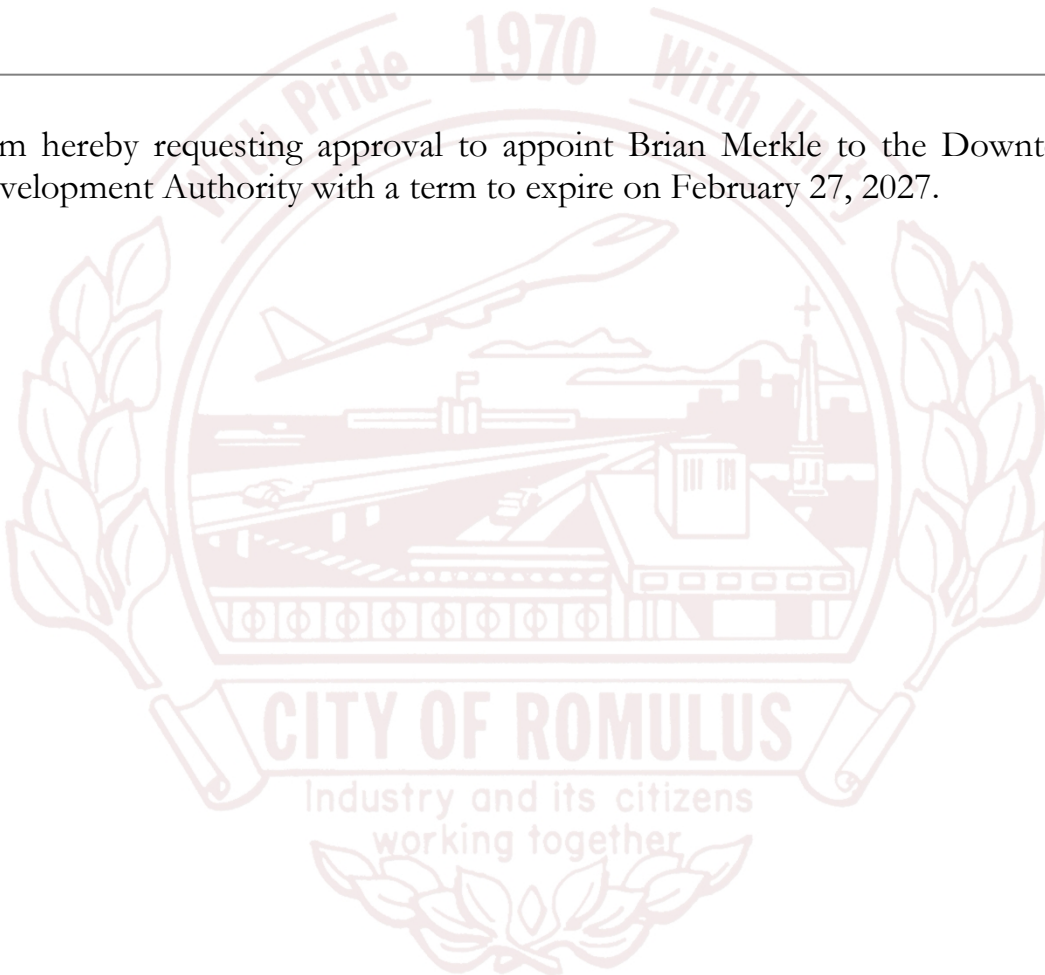
MOTION FAILED

City of Romulus

INTEROFFICE MEMORANDUM

TO: The Honorable Romulus City Council
FROM: Mayor Robert A. McCraight
SUBJECT: DDA Board Appointment
DATE: 5/7/2026

I am hereby requesting approval to appoint Brian Merkle to the Downtown Development Authority with a term to expire on February 27, 2027.



Motion by _____ supported by _____, to concur with the administration and approve the appointment of Brian Merkle to the Downtown Development Authority with a term to expire on February 27, 2027.



Downtown Development Authority
11111 Wayne Road, Romulus, Michigan 48174
Jerry Frayer, DDA Director
(734) 955-4531

INTER-OFFICE MEMORANDUM

DATE: May 4, 2026
TO: Mayor Robert A. McCraight
FROM: Jerry Frayer, DDA Director
SUBJECT: **New DDA Board Appointment**

The Downtown Development Authority (DDA) shall consist of no less than (5) members nor more than (9) persons appointed by the mayor and approved by City Council. The Authority meets on the second Wednesday of each month at 10:30 a.m. in the City Council Chambers.

We currently have one vacancy on the DDA Board that needs to be filled, due to a board member resigning from their position on April 13th, 2026. Each member shall serve a term of four (4) years.

I recommend appointing Brian Merkle, a Romulus business owner, to the vacant DDA position for a term ending February 4, 2027, and I request your concurrence.

Mayor Robert McCraight

Keith Johnston, Chairperson

Stacy Paige, Treasurer

Jay Kuderik, Secretary

Justin Freeman

Danielle Gibson

Craig Greca

Bill Toner



City of Romulus

Mayor's Report – Robert A. McCraight, Mayor

Council Meeting Held: **May 11, 2026**

Item No. B.

General Description: Lease Agreement - Wayne Metropolitan Community Action Agency

Resolution No. _____

<i>Moved by:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide
<i>Seconded by:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide

<i>Ayes:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide
<i>Nays:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide
<i>Abstain:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED

City of Romulus

INTEROFFICE MEMORANDUM

TO: The Honorable Romulus City Council
FROM: Mayor Robert A. McCraight
SUBJECT: Lease agreement -
Wayne Metropolitan Community Action Agency
DATE: May 6, 2026

I concur with the recommendation of David Greco, City Attorney and respectfully request that Council authorize the Mayor and Clerk to enter into the attached Lease Agreement with Wayne Metropolitan Action Agency, for the lease of 10,000 sq. ft. of space located at 11131 S. Wayne Road, 48174 on the western portion of the former 34th District Court building in the amount of four thousand one hundred and sixty-six dollars (\$4,166.00). Said agreement expires on May 30, 2027

Motion by _____, supported by _____, to concur with administration and grant authorization for the Mayor and Clerk to enter into the attached Lease Agreement with Wayne Metropolitan Action Agency, for the lease of 10,000 sq. ft. of space located at 11131 S. Wayne Road, 48174 on the western portion of the former 34th District Court building in the amount of four thousand one hundred and sixty-six dollars (\$4,166.00) through May 30, 2027.

LEASE AGREEMENT

This Lease Agreement is made the ____ day of May, 2025, by and between the CITY OF ROMULUS, a Michigan municipal corporation, whose address is 11111 S. Wayne, Romulus, Michigan 48174, hereinafter referred to as "Lessor", and WAYNE METROPOLITAN COMMUNITY ACTION AGENCY, a Michigan Non-Profit Corporation, whose address is 7310 Woodward Ave., Ste. 800, Detroit, Michigan 48202 hereinafter referred to as "Lessee", collectively referred to herein as the "Parties", agree as follows:

1. DESCRIPTION OF LEASED PREMISES: Lessor agrees to lease to Lessee the following described approximately 10,000 square feet (SF) of space located at 11112 S. Wayne Rd. Romulus, Michigan 48174 in the western portion of the old court building hereinafter known as the "Premises".

2. USE OF LEASED PREMISES: Lessor is leasing the Premises to Lessee and Lessee agrees to lease the Premises and furniture and use of the existing internet wiring that is located on the Premises at the time of occupancy for use as an office facility. Any change in use or purpose of the Premises other than as described above shall be upon the prior written consent of Lessor.

3. TERM OF LEASE: The term of this Lease shall be for a period of two (2) years commencing on the 1st day of June 2025 and expiring at Midnight on the 30th day of May 2027 ("Initial Term"). The hours of operation by Lessee are Monday through Friday 8:30 a.m. to 5:00 p.m. If Lessee wishes to expand its hours, it will seek approval by Lessor by providing thirty (30) days prior notice to Lessor of its wish to do so (except in an emergency, in which case Lessee will notify Lessor as soon as practicable). In the event that Lessee loses Federal or State funding requiring a reduction in staff, it may provide Lessor 30 days' notice of termination of this Lease.

4. BASE RENT: The annual base rent for the first-year payment shall be fifty thousand dollars (\$50,000.00), payable monthly in the amount of four thousand one hundred and sixty-six dollars (\$4,166.00) with the first payment due upon the commencement of the Lease and each monthly installment payable thereafter on the 5th day of each month. Said monthly base rent payment is hereafter referred to as the "Base Rent". Rent for any period during the term hereon, which is for less than one (1) month shall be a pro-rata portion of the monthly rent. Lessor shall provide an invoice for such rent, and Lessee shall pay such invoice.

5. OPTION TO RENEW:

Lessee and Lessor may agree to renew the Lease at an amount agreed to between the Parties.

6. EXPENSES: It is the intention of the Parties that this Lease shall allocate expenses as described below:

- I. Operating Expenses. Lessor shall have no obligation to provide any services, perform any acts, or pay expenses, charges, obligations or costs of any kind whatsoever with respect to Lessee's operation of its business on the Premises.

except as set forth below. Lessee hereby agrees to pay one hundred percent (100%) of any and all Operating Expenses during the entire term of the Lease and any extensions thereof in accordance with specific provisions of this Lease. The term "Operating Expenses" shall also include all reasonable direct costs to Lessor of maintaining and repairing the Premises and additional security costs for Lessee's operations on the Premises beyond 5:00 p.m. any day of its operations. Lessee shall be responsible for heating, ventilating, air conditioning and electricity. Lessor shall pay water, waste disposal, sewage, service agreements and charges, lawn care, snow removal, and related parking areas. Routine cleaning and custodial services, security, the cost of contesting the validity or applicability of any governmental acts which may affect Operating the business shall be responsibility of the Lessee. Notwithstanding the foregoing, Operating Expenses do not include expenses for the maintenance, repair or replacement of the structural components, roof and exterior walls and HVAC of the building on the Premises, which shall be at the cost of Lessor.

II. Taxes. The Premises are not currently subject to property taxes. If Michigan law changes and the Premises become subject to a property tax, Lessee will timely pay the Premise's pro rate share of the property tax.

III. Insurance. Lessor shall maintain, at all times during the Term of this Lease, fire and extended coverage insurance, comprehensive general liability insurance and property protection insurance with an insurance company licensed to do business in the State of Michigan in which the Premises are located and which will identify Lessee as an additional insured. Lessee shall maintain its own insurance for general liability (with the City named as an additional insured) malpractice and directors' liability.

7. LEASEHOLD IMPROVEMENTS: Lessee agrees that no leasehold improvements or alterations of any nature (except for those listed on any attached addenda) that are permanently affixed or attached to the ground or the structure of the Premises shall be made to the Premises or the exterior of the building without first obtaining the consent of Lessor in writing, which consent shall not be unreasonably withheld, and thereafter, any and all leasehold improvements made to the Premises which become affixed or attached to the Premises shall remain the property of Lessor at the expiration or termination of this Lease Agreement. Furthermore, any leasehold improvements shall be made only in accordance with applicable federal, state or local codes, ordinances or regulations having due regard for the type of construction of the building housing the subject leasehold Premises. Such approved permanently attached or affixed leasehold improvements to the Premises shall be installed at the cost of the Lessee, unless the parties agree otherwise.

Nothing in the Lease shall be construed to authorize Lessee or any other person acting for Lessee to encumber the rents of the Premises or the interest of Lessee in the Premises or any person under and through whom Lessee has acquired its interest in the Premises with a mechanic's lien or any other type of encumbrance. In the event a lien is placed against the Premises, through actions of Lessee, Lessee will promptly pay the same or bond against the same and take steps immediately

to have such lien removed. If Lessee fails to have the Lien removed, Lessor shall take steps to remove the lien and Lessee shall pay Lessor for all expenses related to the lien and removal thereof and shall be in default of this Lease. Lessor may apply the cost of such lien removal as additional rent.

8. LICENSES AND PERMITS: A copy of any and all local, state or federal licenses or permits required by Lessee for the use of the Premises shall be kept on site at all times and shall be readily accessible and produced to Lessor and/or their agents or any local, state, or federal officials upon demand.

9. OBLIGATIONS OF LESSEE/LESSOR: Subject to Lessee's obligation to pay Operating Expenses, Lessor shall maintain the Premises in good and clean operating order and condition. Lessor shall promptly respond to reasonable requests of Lessee for maintenance, repairs and replacements in, on, at or to the Premises. Lessee shall also comply with security protocol that is established by the Lessor for the security and care of the Premises.

10. DAMAGE: In the event the structure of the Premises is damaged as a result of any neglect or negligence of Lessee, its employees, agents, business invitees or independent contractors serving Lessee or in any way as a result of Lessee's use and occupancy of the Premises, then Lessee shall be responsible for notifying Lessor, and Lessor shall be responsible for seeing that the proper claims are promptly placed with Lessor's insurance company, or the damaging party's insurance company, and shall furthermore be responsible for seeing that the building is safeguarded with respect to said damage and that all proper notices with respect to said damage, are made in a timely fashion, including notice to Lessor, and the party or parties causing said damage. Any damage that is not covered by an insurance company will be the liability of Lessee to the extent the damage is caused by the neglect or negligence of Lessee, its employees, agents, business invitees or independent contractors serving Lessee. Any damage that is not covered by an insurance company will be the liability of Lessor to the extent the damage is caused by the neglect or negligence of Lessor, its employees, agents, business invitees or independent contractors serving Lessor. Any insurance proceeds (whether received by Lessor or Lessee) arising from any damage or destruction of the Premises shall promptly be applied to the repair, replacement and reconstruction of the building on the Premises to a condition similar to or better than its condition immediately prior to such damage or destruction.

Furthermore, Lessee shall not knowingly commit nor permit to be committed any act or thing contrary to the rules and regulations prescribed from time to time by any federal, state or local authorities and shall expressly not be allowed to keep or maintain any hazardous waste materials or contaminates on the Premises. Lessee shall also be responsible for the cost, if any, which would be incurred to bring the contemplated operation and business activity into compliance with any law or regulation of a federal, state or local authority, to the extent such noncompliance is the fault of Lessee.

11. SUBLET/ASSIGNMENT: Lessee may not transfer or assign this Lease, or any right or interest hereunder or sublet said Premises or any part thereof without first obtaining the prior written consent and approval of Lessor, which consent, and approval will not be unreasonably withheld.

12. **DAMAGE TO LEASED PREMISES:** In the event the building on the Premises shall be destroyed or damaged as a result of any fire or other casualty which is not the result of the intentional acts or neglect of Lessee and which precludes or adversely affects Lessee's occupancy of the Premises, then in every such cause, the rent herein set forth shall be abated or adjusted according to the extent to which the Premises have been rendered unfit for use and occupation by Lessee and until the Premises have been put in a condition at the expense of Lessor, at least to the extent of the value and as nearly as possible to the condition of the Premises existing immediately prior to such damage. It is understood, however, in the event of total or substantial destruction to the Premises that in no event shall Lessor's obligation to restore, replace or rebuild exceed an amount equal to the sum of the insurance proceeds available for reconstruction with respect to said damage.

13. **DEFAULT AND POSSESSION:** In the event that Lessee shall fail (through no fault of Lessor) to pay said rent and expenses as set forth herein, or any part thereof, within 15 days after written notice from Lessor to Lessee of such failure, or shall otherwise be in default (through no fault of Lessor) of any other terms of the Lease for a period of more than 30 days, after receiving written notice of said default (provided, however, that if such default cannot reasonably be cured in 30 days after receipt of the written notice, Lessee shall not be in default if Lessee begins to cure the default within the 30 day period and diligently completes the cure), then the parties hereto expressly agree and covenant that Lessor may declare the Lease terminated and may immediately re-enter said Premises and take possession of the same. It is further agreed, that if Lessee is in default, that Lessor shall be entitled to take any and all action to protect its interest in Lessor's personal property and equipment, to prevent the unauthorized removal of Lessor's property or equipment which threatened action would be deemed to constitute irreparable harm and injury to Lessor. Furthermore, in the event of default, Lessor may expressly undertake all reasonable preparations and efforts to release the Premises including, but not limited to, the removal of all inventory, equipment or leasehold improvements of Lessee's, at Lessee's expense, without the need to first procure an order of any court to do so, although obligated in the interim to undertake reasonable steps and procedures to safeguard the value of Lessee's property, including the storage of the same, under reasonable terms and conditions at Lessee's expense, and, in addition, it is understood that Lessor may sue Lessee for any damages or past rents due and owing and may undertake all and additional legal remedies then available.

Any Base Rent payment that is more than five (5) days late through no fault of Lessor shall be subject to a late fee of \$30.00 per day until paid, up to a maximum of \$300.00.

In the event any legal action has to be instituted to enforce any terms or provisions under this Lease, then the prevailing party in said action shall be entitled to recover a reasonable attorney's fee in addition to all costs of said action.

In this regard, all delinquent rental payments made shall be applied first toward late fees and the remaining toward delinquent rental payments.

14. **INDEMNIFICATION:** To the extent permitted by law, Lessee hereby covenants and agrees to indemnify, defend and hold Lessor harmless from any and all claims or liabilities which may arise from any cause whatsoever as a result of Lessee's use and occupancy of the

Premises. To the extent permitted by law, Lessor hereby covenants and agrees to indemnify, defend and hold Lessee harmless from any and all claims or liabilities which may arise from any cause whatsoever as a result of Lessor's act or omission related to the Premises.

Nothing in this Lease shall be deemed to waive any governmental immunity of the parties.

15. **BANKRUPTCY - INSOLVENCY:** Lessee agrees that in the event all or a substantial portion of Lessee's assets are placed in the hands of a receiver or a Trustee, and such status continues for a period of 30 days, or should Lessee make an assignment for the benefit of creditors or be adjudicated bankrupt; or should Lessee institute any proceedings under the bankruptcy act or any amendment thereto, then such Lease or interest in and to the Premises shall not become an asset in any such proceedings and, in such event, and in addition to any and all other remedies of Lessor hereunder or by law provided, it shall be lawful for Lessor to declare the term hereof ended and to re-enter the leased land and take possession thereof and all improvements thereon and to remove all persons therefrom and Lessee shall have no further claim thereon.

16. **MISCELLANEOUS TERMS:**

- I. Usage by Lessee: Lessee shall comply with all rules, regulations and laws of any governmental authority with respect to use and occupancy. Lessee shall not conduct or permit to be conducted upon the Premises any business or permit any act which is contrary to or in violation of any law, rules or regulations and requirements that may be imposed by any authority or any insurance company with which the Premises is insured, nor will Lessee allow the Premises to be used in any way which will invalidate or be in conflict with any insurance policies applicable to the building, if Lessor informs Lessee of such invalidation or conflict and gives Lessee a reasonable opportunity to cure such invalidation or conflict. In no event shall explosives or extra hazardous materials be taken onto or retained on the Premises. Furthermore, Lessee shall not install or use any equipment that will cause undue interference with the peaceable and quiet enjoyment of the Premises by other users of Lessor's Government Complex.
- II. Signs: Lessee shall not place on any door, wall or window of the Premises any sign or advertising matter that is in support or opposition to any political candidate or ballot issue or any commercial sign without express written consent of Lessor.
- III. Pets: Pets and animals are not permitted on the Premises except for legally allowable service animals or in connection with Lessee's programs.
- IV. Condition of Premises: Lessee acknowledges it has inspected the Premises and is satisfied with its condition.
- V. Right of Entry: Lessor and its agents shall have the reasonable right of entry to the Premises for purposes of inspecting the Premises and for the purpose of making any necessary maintenance, repairs and replacements to the building or equipment as may be required of Lessor under the terms of this Lease or as may be deemed

necessary with respect to the inspection, maintenance, repair or replacement of the building.

17. **HOLDOVER:** Should Lessee remain in possession of the Premises after the cancellation, expiration or sooner termination of the Lease, or any renewal thereof, without the execution of a new Lease or addendum, such holding over in the absence of a written agreement to the contrary shall be deemed, if Lessor so elects, to have created and be construed to be a tenancy from month to month, terminable upon thirty (30) days' notice by either party.

18. **WAIVER:** Waiver by Lessor of a default under this Lease shall not constitute a waiver of a subsequent default of any nature.

19. **GOVERNING LAW:** This Lease shall be governed by the laws of the State of Michigan.

20. **AMENDMENT:** No amendment of this Lease shall be effective unless reduced to writing and subscribed by the parties with all the formality of the original.

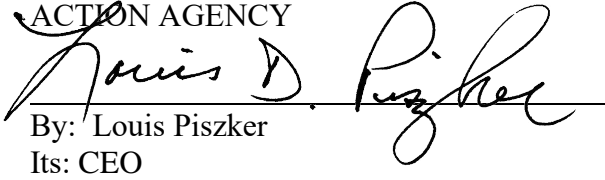
21. **BINDING EFFECT:** This Lease and any amendments thereto shall be binding upon Lessor and Lessees and/or their respective successors, heirs, assigns, executors and administrators.

{Page Break Intentional – Signatures to Follow}

IN WITNESS WHEREOF, the parties hereto set their hands and seal this ____ day of May 2025.

WAYNE METROPOLITAN COMMUNITY ACTION AGENCY

CITY OF ROMULUS



By: Louis Piszker
Its: CEO

By: Robert A. McCraight
Its: Mayor

By: Ellen L. Craig-Bragg
Its: Clerk

STATE OF MICHIGAN)
) ss.
COUNTY OF WAYNE)

On this 14 day of July, 2025, before me appeared Louis Piszker, CEO of Wayne Metropolitan Community Action Agency, LESSEE of this Lease Agreement who proved to me through government issued photo identification to be the above-named person, in my presence executed foregoing instrument and acknowledged that they executed the same as their free act and deed.



Erica Heaney, Notary Public
Macomb County, MI
My Commission Expires: May 2026
Acting in Wayne County, MI

STATE OF MICHIGAN)
) ss.
COUNTY OF WAYNE)

On this ____ day of May, 2025, before me appeared Robert A. McCraight, Mayor and Ellen L. Craig-Bragg, Clerk, of LESSOR of this Lease Agreement who proved to me through government issued photo identification to be the above-named persons, in my presence executed foregoing instrument and acknowledged that they executed the same as their free act and deed.

_____, Notary Public

County, MI
My Commission Expires: _____
Acting in _____ County, MI



City of Romulus

Mayor's Report – Robert A. McCraight, Mayor

Council Meeting Held: **May 11, 2026**

Item No. C.

General Description: Right-of-way acquisition services - 5 Points Roundabout Project

Resolution No. _____

<i>Moved by:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide
<i>Seconded by:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide

<i>Ayes:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide
<i>Nays:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide
<i>Abstain:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED

City of Romulus

INTEROFFICE MEMORANDUM

TO: The Honorable Romulus City Council
FROM: Mayor Robert A. McCraight
SUBJECT: Right-of-way acquisition services –
5 Points Intersection Roundabout Project
DATE: 5/7/2026

I concur with the recommendation of Roberto Scappaticci, Director of Department of Public Services and Works, and City Attorney, David Greco and respectfully request City Council authorize the Mayor and City Clerk to enter into the attached special counsel services agreement with Monaghan, P.C. to coordinate right-of-way acquisition services for the City of Romulus for the 5 Points Intersection Roundabout Project.

Motion by _____ supported by _____, to concur with the administration and authorize the Mayor and City Clerk to enter into the attached special counsel services agreement with Monaghan, P.C. to coordinate right-of-way acquisition services for the City of Romulus for the 5 Points Intersection Roundabout Project.

Interoffice Memorandum

TO: Mayor Robert McCraight

FROM: Roberto J. Scappaticci, Director of Department of Public Services & Works

CC: Julie Wojtylko, Chief of Staff
Don Straub, Deputy Director of Department of Public Works

DATE: May 6th, 2026

SUBJECT: Monaghan PC Engagement Contract

Dear Mayor,

The DPW has reviewed the attached engagement agreement for the above-mentioned firm. Thomas McCarthy has been working with the DPW for several years on alternating projects acquiring MDOT right of way for federally eligible projects.

In this current engagement, his firm will be administering the acquisition of property for the 5 Pts intersection roundabout project that is federally funded through SEMCOG.

Should there be any questions, please do not hesitate to contact my office.

Sincerely,

Roberto J. Scappaticci, Director of Public Services & Works

y:\admin documents\roads\5 points intersection 2025\land purchase\memo to council.docx

MONAGHAN

ATTORNEYS & COUNSELORS

1441 W Long Lake Road, Suite 175
Troy, Michigan 48098
Tel (248) 642-5770 | Fax (248) 642-9460
www.monaghanpc.com

Thomas J. McCarthy
Direct: (248) 283-6637
tjmccarthy@monaghanpc.com

April 15, 2026

Via E-mail: rscappaticci@romulusgov.com

City of Romulus
Roberto J. Scappaticci, S-1
Director, Department of Public Services & Public Works
11111 Wayne Road
Romulus, MI 48174

Re: City of Romulus - 5 Points Intersection Roundabout Project -JN# 223763

Dear Mr. Scappaticci:

You have asked Monaghan, P.C. (“Firm”) to coordinate right-of-way (“ROW”) acquisition services for the City of Romulus (“City”) in connection with the 5 Points Intersection Roundabout Project (“Project”) in the City. We understand that there are six easements on five parcels that must be acquired. We began advising the City on this Project on January 28, 2026.

This engagement letter will confirm that we will act as special counsel for the City in connection with this matter. In coordination with the City, we will complete the Local Agency Parcel Checklist for each individual parcel as required by the Michigan Department of Transportation (“MDOT”). Our professional services will include, but not necessarily be limited to, the following:

1. Right-of-way Acquisition

We will coordinate and lead the activities necessary to acquire the ROW required for the Project. The acquisitions consist of six (6) easements on five (5) individual tax parcels at the intersection of Ozga Street, Goddard Road, Grant Street, and S. Huron River Drive. There is one full take (Tax Parcel 80-073-01-0167-001). We have been advised by MDOT that no ROW negotiation may begin until NEPA is approved. We understand that NEPA approval process is being coordinated by OHM Advisors (“OHM”) on behalf of the City.

The following preliminary real estate activities may be done prior to NEPA approval:

- Title research/search (which were obtained by OHM on August 6, 2025)
- Valuation Reports (Waiver Valuation or Appraisal/Review & Setting Compensation)
- Preliminary document & property map preparation
- Preliminary relocation planning activities (not applicable)
- Preliminary Interviews with Property Owners
- Explaining property owner's rights (review of MDOT booklets)

On behalf of the City, we obtained bids from MDOT approved appraisers for appraisal services and appraisal review services. The low qualified bidder for appraisal services for five appraisals quoted \$12,500 and the low qualified appraiser for appraisal review services quoted \$3,750. Note this was based on preliminary ROW information that was available. It has been my experience that the appraisal services can often take longer to complete than initially contemplated. Nevertheless, we are prepared to engage the appraisers directly upon direction from the City.

2. Purchase Agreements and Closing

The objective of the ROW acquisition will be to obtain voluntary acquisitions of the easements. We will negotiate with the property owner to obtain voluntary purchase agreements based on the fair market value of the easements whenever possible. We will advise and coordinate with the City on responding to counter offers and potential administrative settlements as necessary.

Upon entering into a voluntary purchase agreement, we will coordinate closing using ATA National Title ("Title Company") as the City's title agency. The City will pay the ROW acquisition costs for the easements and closing costs directly to the Title Company. The Title Company has quoted title insurance premiums of \$3,750 based on \$15,000 title insurance per parcel. A higher amount of insurance (based on the purchase price) will result in higher title insurance premiums. The Title Company quoted a closing fee of \$600 per parcel for a total of \$3,000 if all five parcels proceed to closing.

3. Condemnation Actions

If the ROW on an individual parcel cannot be secured through voluntary acquisition, we anticipate filing condemnation proceedings under the Uniform Condemnation Proceedings Act (1980 PA 87) to acquire the ROW. We will obtain client directions exclusively from you as the person duly authorized by the City to provide client direction. The City Council will have to adopt a Resolution of Necessity and Declaration of Taking prior to the filing of a condemnation action.

4. Fees and Costs

The professional fees of the Firm will be based on the time expended plus client expenses incurred on behalf of the City. I will be the principal attorney in charge of this matter. The applicable billing rates, through December 31, 2026, will be:

Thomas J. McCarthy	\$375 per hour
Michael G. Stevens	\$325 per hour
Susan M. Strunk	\$325 per hour

The Firm's monthly statements will identify each individual working on the matter together with the time expended and his or her hourly rate.

Client expenses attributed to the services rendered will be charged at cost. These expenses include such items as digital reproduction, facsimile transmission, travel, courier/delivery service, and court fees. External reimbursable client expenses such as appraiser fees that we incur on behalf of the City will be multiplied by a factor of 1.15 for administrative costs.

During our representation of the City, it may become necessary and advisable to retain the services of third parties (such as experts) to either assist us with the litigation or to furnish expertise in connection with various aspects of the litigation. We will advise the City of any foreseeable expenses that may be significant and request that the City pay such expenses directly. We will notify you prior to retaining any such third parties. Statements rendered by such third party shall either paid by the Firm and be invoiced to the City as a disbursement including a factor of 1.15 for administrative costs on our regular monthly statements or invoiced for payment directly by the City without the administrative factor.

We will invoice the City monthly so that you will have an opportunity to monitor costs and fees involved. The first invoice for the Project shall include project services from January 28, 2026. Our statements will include the description of the legal services appearing on the bill, and the charges for our services. Payment of the fees and costs on the monthly invoice is due upon receipt.

If these arrangements are satisfactory, please endorse the City's approval below on behalf of the City of Romulus and return a signed counterpart copy of this letter to me. If you need additional information or have any questions regarding the matter, please feel free to contact the undersigned.

Thank you for your consideration.

Very truly yours,

MONAGHAN, P.C.

/s/ Thomas J. McCarthy

Thomas J. McCarthy

TJM:jl

Acknowledged and agreed to by:

City of Romulus

/s/ _____

By: _____

Its: _____

City Council Resolution No. _____

Dated: _____, 2026



City of Romulus

Mayor's Report – Robert A. McCraight, Mayor

Council Meeting Held: **May 11, 2026**

Item No. D.

General Description: ITB 25/26-21 Wade & Superior Hot Mixed Asphalt Paving Project

Resolution No. _____

<i>Moved by:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide
<i>Seconded by:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide

<i>Ayes:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide
<i>Nays:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide
<i>Abstain:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide

**MOTION CARRIED
UNANIMOUSLY**

MOTION CARRIED

MOTION FAILED

City of Romulus

INTEROFFICE MEMORANDUM

TO: The Honorable Romulus City Council
FROM: Mayor Robert A. McCraight
SUBJECT: ITB 25/26-21 Wade & Superior Hot Mixed Asphalt Paving
Project #25001734
DATE: May 7, 2026

I concur with the recommendation of Christina Parker, Purchasing Director and Robert Scappaticci, Director of Public Services and Public Works, and respectfully request City Council award Bid ITB 25/26-21 for the Wade and Superior hot mixed asphalt paving project to the lowest responsible and responsive bidder, Cadillac Asphalt, LLC., in the amount of \$1,314,185.30, with an additional 10% contingency for a total amount of \$1,445,603.83.

Gary Harris, Deputy Finance Director, has verified that funds for this acquisition have been budgeted for and are available in the Local Street Fund, Routine Maintenance, Project Cost Expense account #203-463-980.000.

Motion by _____, supported by _____, to concur with the administration and award Bid ITB 25/26-21 for the Wade and Superior hot mixed asphalt paving project to the lowest responsible and responsive bidder, Cadillac Asphalt, LLC., in the amount of \$1,314,185.30, with an additional 10% contingency for a total amount of \$1,445,603.83.



MEMORANDUM

DATE: May 7, 2026
TO: Mayor Robert A. McCraight
FROM: Christina Parker, Purchasing Director
SUBJECT: ITB 25/26-21 WADE & SUPERIOR HOT MIXED ASPHALT PAVING PROJECT # 25001734

Bids were solicited to contract for the Wade & Superior Hot Mixed Asphalt Paving Project for the City of Romulus, Department of Public Works.

In addition to being advertised in the 4/2/2026 issue of The Associated Newspaper Eagle, bid documents were made available to download from the MITN Purchasing Group page of BidNet Direct at www.mitn.info. The MITN System notified 855 companies of the bid and of them, 54 companies downloaded the bid specifications and we informed 3 companies by email of the bidding opportunity (See Bidder's List Attached).

On 04/23/2026, 7 bids were received and publicly opened.

I concur with the recommendation of Department of Public Works Director, Roberto Scappaticci, to award the contract for the Program Project to the lowest responsible & responsive bidder, Cadillac Asphalt, LLC. in the amount of \$1,314,185.30. Additionally, a contingency in the amount of 10% is requested to cover any unforeseen issues that may arise in the field, bringing the total requested award to \$1,445,603.83.

Deputy Finance Director, Gary Harris, has verified that funds for this acquisition have been budgeted for and are available in the Local Street Fund, Routine Maintenance, Project Cost Expense Account, (203-463-980.000).

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

Christina Parker

Christina Parker,
Purchasing Director

Interoffice Memorandum

TO: Christina Parker, Purchasing Director

FROM: Roberto J. Scappaticci, DPS & DPW Director

CC: Mayor Robert A. McCraight
Don Straub, DPW Deputy Director

DATE: May 5th, 2026

SUBJECT: Wade & Superior Hot Mixed Asphalt Paving - Bid Recommendation
ITB 25/26-21

The DPW is in receipt of bid results for the Wade & Superior Hot Mixed Asphalt Paving project, ITB 25/26-21. In cooperation with our project engineers at ROWE PSC, a comprehensive evaluation of the bids received for the above referenced project has been completed. After assessing all submittals for responsiveness (compliance with technical specifications) and responsibility (the bidder's capacity and integrity to perform the work), ROWE has determined that the City award the contract to the 4th lowest bidder, Cadillac Asphalt, LLC.

After the DPW review of their recommendation I concur with ROWE and recommend the City Council award the contract to **Cadillac Asphalt LLC in the amount of \$1,314,185.30**. This proposal is within 10% of the Engineer's Estimate, representing a reasonable and competitive market value for the defined scope of work.

In addition, the DPW recommends adding a 10% contingency for any unforeseen items that may arise in the field. Funds for this project are secured in account number FY25/26 203-463-980.000

If you have any questions, please feel free to contact me.

RJS

t:\administrative\admin documents\roads\wade& superior\award\bid award recommendation.docx

MINUTES OF ITB 25/26-21 Wade & Superior Hot Mixed Asphalt Paving Project # 250001734

The public opening of the afore mentioned solicitation was held at 2:00 PM, in the Council Chambers at Romulus City Hall on Tuesday, 04/23/2026.

The following were present for the opening:

- Christina Parker- Purchasing Director
- Lindsey Hakala – OHM
- Brian Onnela – ASI
- Dana Palazzolo – AL’s Asphalt
- Keith Merlik – Best Asphalt
- Dylan Taulbee – R & R Asphalt
- Jean Rowty - Ajax

7 sealed bids were received and publicly opened.

A copy of the tabulation sheet is attached.

Respectfully submitted,

Christina Parker

Christina Parker,
Purchasing Director

I, Christina Parker, Purchasing Director for the City of Romulus, do hereby certify the foregoing to be a true copy of the minutes of ITB 25/26-21 on 04/23/2026.

Christina Parker

Christina Parker,
Purchasing Director

VENDOR LIST
ITB 25/26-21 Wade Superios Hot Mixed Asphalt Paving Rowe Project# 25001734

Ajax Paving

Bmoorman@ajaxpaving.com

Jmatuzak@ajaxpaving.com

Proline Asphalt

Jake@prolineasphalt.com

michael@prolineasphalt.com

Cadillac Asphalt

nardone@cadillacasphalt.com

Philip.hamlin@cadillacasphalt.com



May 1, 2025

Mr. Roberto Scappaticci, Director, Department of Public Safety & Public Works
City of Romulus
12600 Wayne Road
Romulus, MI 48174

RE: Wade & Superior Hot Mixed Asphalt Paving
Recommendation of Award

Dear Mr. Scappaticci:

On Thursday, April 23, 2026, bids were received and publicly opened for the Wade & Superior Hot Mixed Asphalt Paving project. Seven bids were received and are summarized in the attached bid tabulation, and four bids fell within 10 percent of the Engineer’s Estimate as summarized in the table below.

Contractor	Bid Price
Asphalt Specialists, LLC	\$1,187,329.05
Al’s Asphalt Paving Co	\$1,230,357.00
Best Asphalt, Inc.	\$1,299,840.00
Cadillac Asphalt, LLC	\$1,314,185.30

ROWE PSC has evaluated the submittals based on the criteria of responsiveness and responsibility. Our analysis of the three lowest bids indicates that they may not meet the threshold for a 'responsible' bidder due to performance history and/or external legal concerns regarding business integrity.

In contrast, Cadillac Asphalt, LLC has a verified track record of successful project completion throughout the region. Their bid of \$1,314,185.30 is within 10% of the Engineer’s Estimate and is considered a reasonable and competitive value for the project scope.

Based on these findings and our subsequent discussions with City staff regarding the City’s best interests and procurement standards, the bid from Cadillac Asphalt, LLC, appears to be the lowest responsive and responsible bid received for this project. As such, it is the appropriate bid for the City’s consideration for contract award in the amount of \$1,314,185.30.

If you have any questions regarding these findings, please feel free to contact us.

Sincerely,
ROWE Professional Services Company

Michael A. Royalty, PE
Vice President/Director of Business Development

Brian M. Sarkella, PE
Senior Project Manager

Enclosure

R:\PROJECTS\2500734\BID LETTING\ROMULUS - WADE & SUPERIOR HOT MIX ASPHALT PAVING RECOMMENDATION LETTER DRAFT.DOCX

SINCE 1962

Bid Comparison

Contract ID: 2500734
Description:
Location: Superior St, Conover Pl, Wade St City of Romulus
Projects(s): 2500734

Rank	Bidder	Total Bid	% Over Low	% Over Est.
0	ENGINEER'S ESTIMATE	\$1,219,078.00	2.67%	0.00%
1	(_01984) Asphalt Specialists, LLC	\$1,187,329.05	0.00%	-2.60%
2	(_540951) Al's Asphalt Paving Co.	\$1,230,357.00	3.62%	0.92%
3	(_16841) Best Asphalt, Inc.	\$1,299,840.00	9.47%	6.62%
4	(_50984153) Cadillac Asphalt, LLC	\$1,314,185.30	10.68%	7.80%
5	(00588) Ajax Paving Industries, Inc.	\$1,380,934.00	16.30%	13.27%
6	(08208) Pro-Line Asphalt Paving Corp.	\$1,392,991.00	17.32%	14.26%
7	(05398) R & R Asphalt, Inc.	\$1,501,743.58	26.48%	23.18%

Line	Pay Item Code	Quantity	Units	(0) ENGINEER'S ESTIMATE		(1) Asphalt Specialists, LLC		(2) Al's Asphalt Paving Co.	
				Bid Price	Total	Bid Price	Total	Bid Price	Total
0001	1077060	1,150	Dir	\$1.00	\$1,150.00	\$1.00	\$1,150.00	\$1.00	\$1,150.00
	_ Permit Fees								
0002	1100001	1	LSUM	\$110,825.00	\$110,825.00	\$105,000.00	\$105,000.00	\$35,000.50	\$35,000.50
	Mobilization, Max 10%								
0003	2030001	17	Ea	\$500.00	\$8,500.00	\$590.00	\$10,030.00	\$275.00	\$4,675.00
	Culv, Rem, Less than 24 inch								
0004	2040050	363	Syd	\$25.00	\$9,075.00	\$21.50	\$7,804.50	\$10.00	\$3,630.00
	Pavt, Rem								
0005	2050043	250	Cyd	\$80.00	\$20,000.00	\$72.00	\$18,000.00	\$40.00	\$10,000.00
	Subgrade Undercutting, Type IV								
0006	2057002	120	Sta	\$1,000.00	\$120,000.00	\$500.00	\$60,000.00	\$1,300.00	\$156,000.00
	_ Machine Grading, Modified								
0007	2080036	500	Ft	\$4.00	\$2,000.00	\$2.75	\$1,375.00	\$2.50	\$1,250.00
	Erosion Control, Silt Fence								
0008	3020016	3,025	Syd	\$15.00	\$45,375.00	\$10.50	\$31,762.50	\$20.00	\$60,500.00
	Aggregate Base, 6 inch								
0009	3020020	1,005	Syd	\$15.00	\$15,075.00	\$0.01	\$10.05	\$26.00	\$26,130.00
	Aggregate Base, 8 inch								
0010	3050002	15,170	Syd	\$3.50	\$53,095.00	\$1.00	\$15,170.00	\$3.25	\$49,302.50
	HMA Base Crushing and Shaping								
0011	3050010	100	Cyd	\$20.00	\$2,000.00	\$0.01	\$1.00	\$10.00	\$1,000.00
	Material, Surplus and Unsuitable, Rem, LM								
0012	3077011	956	Syd	\$17.50	\$16,730.00	\$8.50	\$8,126.00	\$12.50	\$11,950.00
	_ Shld, CI II, 4.5 inch								
0013	4010012	66	Ea	\$650.00	\$42,900.00	\$850.00	\$56,100.00	\$105.00	\$6,930.00
	Culv End Sect, 12 inch								
0014	4010539	53	Ft	\$80.00	\$4,240.00	\$80.00	\$4,240.00	\$95.00	\$5,035.00
	Culv, CI E, 12 inch								

Line	Pay Item Code	Quantity	Units	(0) ENGINEER'S ESTIMATE		(1) Asphalt Specialists, LLC		(2) Al's Asphalt Paving Co.	
				Bid Price	Total	Bid Price	Total	Bid Price	Total
0015	4010607 Culv, CI F, 12 inch	814	Ft	\$60.00	\$48,840.00	\$27.00	\$21,978.00	\$69.00	\$56,166.00
0016	4037050 _ Sanitary Sewer Cover, Adj, Case 2	9	Ea	\$750.00	\$6,750.00	\$500.00	\$4,500.00	\$1,100.00	\$9,900.00
0017	4037050 _ Utility Structure Cover, Adj, Case 1	1	Ea	\$750.00	\$750.00	\$1,250.00	\$1,250.00	\$925.00	\$925.00
0018	4037050 _ Utility Structure Cover, Adj, Case 2	2	Ea	\$650.00	\$1,300.00	\$600.00	\$1,200.00	\$900.00	\$1,800.00
0019	5010005 HMA Surface, Rem	1,688	Syd	\$20.00	\$33,760.00	\$10.50	\$17,724.00	\$19.00	\$32,072.00
0020	5010061 HMA Approach	531	Ton	\$200.00	\$106,200.00	\$190.00	\$100,890.00	\$185.00	\$98,235.00
0021	5012025 HMA, 4EML	4,215	Ton	\$90.00	\$379,350.00	\$125.00	\$526,875.00	\$127.00	\$535,305.00
0022	8010005 Driveway, Nonreinf Conc, 6 inch	430	Syd	\$70.00	\$30,100.00	\$60.00	\$25,800.00	\$56.00	\$24,080.00
0023	8037010 _ Brick Pavers, Rem, Salv, Reinstall	383	Sft	\$15.00	\$5,745.00	\$45.00	\$17,235.00	\$30.00	\$11,490.00
0024	8070095 Post, Mailbox	90	Ea	\$150.00	\$13,500.00	\$200.00	\$18,000.00	\$85.00	\$7,650.00
0025	8100371 Post, Steel, 3 pound	56	Ft	\$8.00	\$448.00	\$13.00	\$728.00	\$12.00	\$672.00
0026	8100402 Sign, Type III, Erect, Salv	11	Ea	\$40.00	\$440.00	\$60.00	\$660.00	\$52.00	\$572.00
0027	8100403 Sign, Type III, Rem	5	Ea	\$15.00	\$75.00	\$26.00	\$130.00	\$11.00	\$55.00
0028	8100404 Sign, Type IIIA	25	Sft	\$20.00	\$500.00	\$26.00	\$650.00	\$23.00	\$575.00
0029	8102003 Sign, Type III, Rem, Salv	11	Ea	\$25.00	\$275.00	\$26.00	\$286.00	\$28.00	\$308.00
0030	8102010 Ground Mtd Sign Support, Rem	4	Ea	\$20.00	\$80.00	\$26.00	\$104.00	\$6.00	\$24.00

Line	Pay Item Code	Quantity	Units	Description	(0) ENGINEER'S ESTIMATE		(1) Asphalt Specialists, LLC		(2) Al's Asphalt Paving Co.	
					Bid Price	Total	Bid Price	Total	Bid Price	Total
0031	8127050	5	Ea	_ Barricade, Type III, High Intensity, Double Sided, Lighted, Furn, Left in Place	\$300.00	\$1,500.00	\$80.00	\$400.00	\$110.00	\$550.00
0032	8127051	1	LSUM	_ Maintaining Traffic	\$50,000.00	\$50,000.00	\$22,500.00	\$22,500.00	\$6,000.00	\$6,000.00
0033	8167011	8,500	Syd	_ Turf Establishment, Performance	\$10.00	\$85,000.00	\$12.00	\$102,000.00	\$8.15	\$69,275.00
0034	8230432	1	Ea	Gate Box, Adj, Case 2	\$500.00	\$500.00	\$350.00	\$350.00	\$250.00	\$250.00
0035	8507051	1	LSUM	_ Audio-Video Constuction Area Survey	\$3,000.00	\$3,000.00	\$5,300.00	\$5,300.00	\$1,900.00	\$1,900.00
Bid Totals:						\$1,219,078.00		\$1,187,329.05		\$1,230,357.00

Line	Pay Item Code	Quantity	Units	(3) Best Asphalt, Inc.		(4) Cadillac Asphalt, LLC		(5) Ajax Paving Industries, Inc.	
				Bid Price	Total	Bid Price	Total	Bid Price	Total
0001	1077060	1,150	Dlr	\$1.00	\$1,150.00	\$1.00	\$1,150.00	\$1.00	\$1,150.00
	_ Permit Fees								
0002	1100001	1	LSUM	\$7,000.00	\$7,000.00	\$75,000.00	\$75,000.00	\$131,000.00	\$131,000.00
	Mobilization, Max 10%								
0003	2030001	17	Ea	\$1,200.00	\$20,400.00	\$700.00	\$11,900.00	\$700.00	\$11,900.00
	Culv, Rem, Less than 24 inch								
0004	2040050	363	Syd	\$30.00	\$10,890.00	\$14.00	\$5,082.00	\$14.00	\$5,082.00
	Pavt, Rem								
0005	2050043	250	Cyd	\$90.00	\$22,500.00	\$75.00	\$18,750.00	\$75.00	\$18,750.00
	Subgrade Undercutting, Type IV								
0006	2057002	120	Sta	\$500.00	\$60,000.00	\$1,200.00	\$144,000.00	\$1,200.00	\$144,000.00
	_ Machine Grading, Modified								
0007	2080036	500	Ft	\$1.50	\$750.00	\$4.00	\$2,000.00	\$4.00	\$2,000.00
	Erosion Control, Silt Fence								
0008	3020016	3,025	Syd	\$24.00	\$72,600.00	\$13.00	\$39,325.00	\$13.00	\$39,325.00
	Aggregate Base, 6 inch								
0009	3020020	1,005	Syd	\$35.00	\$35,175.00	\$17.00	\$17,085.00	\$17.00	\$17,085.00
	Aggregate Base, 8 inch								
0010	3050002	15,170	Syd	\$3.00	\$45,510.00	\$2.39	\$36,256.30	\$3.00	\$45,510.00
	HMA Base Crushing and Shaping								
0011	3050010	100	Cyd	\$42.00	\$4,200.00	\$37.00	\$3,700.00	\$37.00	\$3,700.00
	Material, Surplus and Unsuitable, Rem, LM								
0012	3077011	956	Syd	\$17.00	\$16,252.00	\$20.00	\$19,120.00	\$20.00	\$19,120.00
	_ Shld, CI II, 4.5 inch								
0013	4010012	66	Ea	\$375.00	\$24,750.00	\$525.00	\$34,650.00	\$525.00	\$34,650.00
	Culv End Sect, 12 inch								
0014	4010539	53	Ft	\$150.00	\$7,950.00	\$230.00	\$12,190.00	\$230.00	\$12,190.00
	Culv, CI E, 12 inch								
0015	4010607	814	Ft	\$100.00	\$81,400.00	\$80.00	\$65,120.00	\$80.00	\$65,120.00
	Culv, CI F, 12 inch								
0016	4037050	9	Ea	\$825.00	\$7,425.00	\$1,350.00	\$12,150.00	\$1,350.00	\$12,150.00
	_ Sanitary Sewer Cover, Adj, Case 2								

Line	Pay Item Code	Quantity	Units	(3) Best Asphalt, Inc.		(4) Cadillac Asphalt, LLC		(5) Ajax Paving Industries, Inc.	
				Bid Price	Total	Bid Price	Total	Bid Price	Total
0017	4037050	1	Ea	\$715.00	\$715.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
	_ Utility Structure Cover, Adj, Case 1								
0018	4037050	2	Ea	\$550.00	\$1,100.00	\$1,050.00	\$2,100.00	\$1,050.00	\$2,100.00
	_ Utility Structure Cover, Adj, Case 2								
0019	5010005	1,688	Syd	\$15.00	\$25,320.00	\$12.00	\$20,256.00	\$12.00	\$20,256.00
	HMA Surface, Rem								
0020	5010061	531	Ton	\$200.00	\$106,200.00	\$275.00	\$146,025.00	\$195.00	\$103,545.00
	HMA Approach								
0021	5012025	4,215	Ton	\$140.00	\$590,100.00	\$118.00	\$497,370.00	\$115.00	\$484,725.00
	HMA, 4EML								
0022	8010005	430	Syd	\$65.00	\$27,950.00	\$40.00	\$17,200.00	\$54.00	\$23,220.00
	Driveway, Nonreinf Conc, 6 inch								
0023	8037010	383	Sft	\$10.00	\$3,830.00	\$15.00	\$5,745.00	\$40.00	\$15,320.00
	_ Brick Pavers, Rem, Salv, Reinstall								
0024	8070095	90	Ea	\$305.00	\$27,450.00	\$180.00	\$16,200.00	\$180.00	\$16,200.00
	Post, Mailbox								
0025	8100371	56	Ft	\$12.00	\$672.00	\$11.00	\$616.00	\$11.00	\$616.00
	Post, Steel, 3 pound								
0026	8100402	11	Ea	\$55.00	\$605.00	\$50.00	\$550.00	\$50.00	\$550.00
	Sign, Type III, Erect, Salv								
0027	8100403	5	Ea	\$15.00	\$75.00	\$10.00	\$50.00	\$10.00	\$50.00
	Sign, Type III, Rem								
0028	8100404	25	Sft	\$24.00	\$600.00	\$22.00	\$550.00	\$22.00	\$550.00
	Sign, Type IIIA								
0029	8102003	11	Ea	\$27.00	\$297.00	\$25.00	\$275.00	\$25.00	\$275.00
	Sign, Type III, Rem, Salv								
0030	8102010	4	Ea	\$6.00	\$24.00	\$5.00	\$20.00	\$5.00	\$20.00
	Ground Mtd Sign Support, Rem								
0031	8127050	5	Ea	\$110.00	\$550.00	\$100.00	\$500.00	\$100.00	\$500.00
	_ Barricade, Type III, High Intensity, Double Sided, Lighted, Furn, Left in Place								
0032	8127051	1	LSUM	\$6,200.00	\$6,200.00	\$38,000.00	\$38,000.00	\$65,000.00	\$65,000.00
	_ Maintaining Traffic								

Line	Pay Item Code	Quantity	Units	(3) Best Asphalt, Inc.		(4) Cadillac Asphalt, LLC		(5) Ajax Paving Industries, Inc.	
				Bid Price	Total	Bid Price	Total	Bid Price	Total
0033	8167011	8,500	Syd	\$10.00	\$85,000.00	\$7.85	\$66,725.00	\$9.50	\$80,750.00
	_ Turf Establishment, Performance								
0034	8230432	1	Ea	\$900.00	\$900.00	\$725.00	\$725.00	\$725.00	\$725.00
	Gate Box, Adj, Case 2								
0035	8507051	1	LSUM	\$4,300.00	\$4,300.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00
	_ Audio-Video Constuction Area Survey								
Bid Totals:					\$1,299,840.00		\$1,314,185.30		\$1,380,934.00

Line	Pay Item Code	Quantity	Units	(6) Pro-Line Asphalt Paving Corp.		(7) R & R Asphalt, Inc.			
				Bid Price	Total	Bid Price	Total	Bid Price	Total
0001	1077060	1,150	Dlr	\$1.00	\$1,150.00	\$1.00	\$1,150.00		\$0.00
	_ Permit Fees								
0002	1100001	1	LSUM	\$50,000.00	\$50,000.00	\$23,000.00	\$23,000.00		\$0.00
	Mobilization, Max 10%								
0003	2030001	17	Ea	\$700.00	\$11,900.00	\$750.00	\$12,750.00		\$0.00
	Culv, Rem, Less than 24 inch								
0004	2040050	363	Syd	\$20.00	\$7,260.00	\$10.00	\$3,630.00		\$0.00
	Pavt, Rem								
0005	2050043	250	Cyd	\$20.00	\$5,000.00	\$95.00	\$23,750.00		\$0.00
	Subgrade Undercutting, Type IV								
0006	2057002	120	Sta	\$2,000.00	\$240,000.00	\$2,350.00	\$282,000.00		\$0.00
	_ Machine Grading, Modified								
0007	2080036	500	Ft	\$5.00	\$2,500.00	\$4.00	\$2,000.00		\$0.00
	Erosion Control, Silt Fence								
0008	3020016	3,025	Syd	\$13.00	\$39,325.00	\$14.39	\$43,529.75		\$0.00
	Aggregate Base, 6 inch								
0009	3020020	1,005	Syd	\$23.00	\$23,115.00	\$19.19	\$19,285.95		\$0.00
	Aggregate Base, 8 inch								
0010	3050002	15,170	Syd	\$3.00	\$45,510.00	\$4.15	\$62,955.50		\$0.00
	HMA Base Crushing and Shaping								
0011	3050010	100	Cyd	\$50.00	\$5,000.00	\$35.00	\$3,500.00		\$0.00
	Material, Surplus and Unsuitable, Rem, LM								
0012	3077011	956	Syd	\$20.00	\$19,120.00	\$11.03	\$10,544.68		\$0.00
	_ Shld, CI II, 4.5 inch								
0013	4010012	66	Ea	\$525.00	\$34,650.00	\$750.00	\$49,500.00		\$0.00
	Culv End Sect, 12 inch								
0014	4010539	53	Ft	\$230.00	\$12,190.00	\$95.00	\$5,035.00		\$0.00
	Culv, CI E, 12 inch								
0015	4010607	814	Ft	\$80.00	\$65,120.00	\$105.00	\$85,470.00		\$0.00
	Culv, CI F, 12 inch								
0016	4037050	9	Ea	\$1,350.00	\$12,150.00	\$1,750.00	\$15,750.00		\$0.00
	_ Sanitary Sewer Cover, Adj, Case 2								


Line	Pay Item Code	Quantity	Units	(6) Pro-Line Asphalt Paving Corp.		(7) R & R Asphalt, Inc.			
				Bid Price	Total	Bid Price	Total	Bid Price	Total
0017	4037050	1	Ea	\$2,000.00	\$2,000.00	\$1,500.00	\$1,500.00		\$0.00
	_ Utility Structure Cover, Adj, Case 1								
0018	4037050	2	Ea	\$1,050.00	\$2,100.00	\$1,750.00	\$3,500.00		\$0.00
	_ Utility Structure Cover, Adj, Case 2								
0019	5010005	1,688	Syd	\$10.00	\$16,880.00	\$7.00	\$11,816.00		\$0.00
	HMA Surface, Rem								
0020	5010061	531	Ton	\$185.00	\$98,235.00	\$190.00	\$100,890.00		\$0.00
	HMA Approach								
0021	5012025	4,215	Ton	\$125.00	\$526,875.00	\$139.98	\$590,015.70		\$0.00
	HMA, 4EML								
0022	8010005	430	Syd	\$54.00	\$23,220.00	\$65.00	\$27,950.00		\$0.00
	Driveway, Nonreinf Conc, 6 inch								
0023	8037010	383	Sft	\$35.00	\$13,405.00	\$20.00	\$7,660.00		\$0.00
	_ Brick Pavers, Rem, Salv, Reinstall								
0024	8070095	90	Ea	\$200.00	\$18,000.00	\$105.00	\$9,450.00		\$0.00
	Post, Mailbox								
0025	8100371	56	Ft	\$11.00	\$616.00	\$11.00	\$616.00		\$0.00
	Post, Steel, 3 pound								
0026	8100402	11	Ea	\$50.00	\$550.00	\$50.00	\$550.00		\$0.00
	Sign, Type III, Erect, Salv								
0027	8100403	5	Ea	\$10.00	\$50.00	\$10.00	\$50.00		\$0.00
	Sign, Type III, Rem								
0028	8100404	25	Sft	\$22.00	\$550.00	\$22.00	\$550.00		\$0.00
	Sign, Type IIIA								
0029	8102003	11	Ea	\$25.00	\$275.00	\$25.00	\$275.00		\$0.00
	Sign, Type III, Rem, Salv								
0030	8102010	4	Ea	\$5.00	\$20.00	\$5.00	\$20.00		\$0.00
	Ground Mtd Sign Support, Rem								
0031	8127050	5	Ea	\$200.00	\$1,000.00	\$100.00	\$500.00		\$0.00
	_ Barricade, Type III, High Intensity, Double Sided, Lighted, Furn, Left in Place								
0032	8127051	1	LSUM	\$33,000.00	\$33,000.00	\$4,500.00	\$4,500.00		\$0.00
	_ Maintaining Traffic								

Line	Pay Item Code	Quantity	Units	(6) Pro-Line Asphalt Paving Corp.		(7) R & R Asphalt, Inc.			
				Bid Price	Total	Bid Price	Total	Bid Price	Total
0033	8167011	8,500	Syd	\$9.00	\$76,500.00	\$11.00	\$93,500.00		\$0.00
	_ Turf Establishment, Performance								
0034	8230432	1	Ea	\$725.00	\$725.00	\$1,750.00	\$1,750.00		\$0.00
	Gate Box, Adj, Case 2								
0035	8507051	1	LSUM	\$5,000.00	\$5,000.00	\$2,800.00	\$2,800.00		\$0.00
	_ Audio-Video Constuction Area Survey								
Bid Totals:					\$1,392,991.00		\$1,501,743.58		


REQUEST FOR COMPETITIVE BIDS

DO NOT FILL THIS FORM IN AND SAVE A COPY TO THIS FOLDER!!!!!!

- You can save a copy to the Completed forms from Departments Folder or to your own Department's folder.
- Email the completed form to Christina Parker

DEPARTMENT NAME: DPW	Wade & Superior Hot Mixed Asphalt Paving	DATE:	3/19/2026
I HEREBY REQUEST THAT COMPETITIVE BIDS BE LET FOR THE FOLLOWING MATERIAL, PURPOSE: Reconstruction of failed roads			
IF REPLACEMENT, WILL EQUIPMENT BE (CHECK ONE IF APPLICABLE):			
<input type="checkbox"/> Traded in <input type="checkbox"/> Sold at auction <input type="checkbox"/> Transferred for use elsewhere, if so where? _____ <input type="checkbox"/> Used for parts <input type="checkbox"/> Disposed of			
BUDGET YEAR	ACCOUNT INFORMATION		
	ACCOUNT/S NUMBER	\$ AMOUNT BUDGETED	
	FY25/26 203-463-980.000	\$ 2,200,000	
		\$	
		\$	
SIGNATURE OF DEPARTMENT HEAD:		DATE:	3/19/2026
			


FINANCE DEPARTMENT APPROVAL

FUNDS AVAILABILITY	
ACCOUNT/S NUMBER	\$ FUNDS AVAILABLE
203-463-980.000	\$ 2,310,486
	\$
	\$
SIGNATURE OF FINANCE DEPARTMENT:	DATE:
	3/19/2026

ADMINISTRATIVE APPROVAL

I HAVE REVIEWED THE REQUEST AND AUTHORIZE TO LET FOR COMPETITIVE BIDS.	
SIGNATURE OF MAYOR:	DATE:
	3-19-26

AVAILABILITY OF FUNDS FOR AWARD

THE BID SHALL BE AWARDED IN THE AMOUNT OF \$1,314,185.30 <i>plus 10% Contingency of award amount</i>	
I AFFIRM THAT THE FUNDS ARE AVAILABLE IN THE ABOVE MENTIONED ACCOUNT/S	
FINANCE DEPT. APPROVAL:	DATE:
	5/7/2026



City of Romulus

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

Council Meeting Held: **May 11, 2026**

Item No. **A.**

General Description: 2nd Reading & Final Adoption of RZ-2025-001; Romulus Trade Center North

Resolution No. _____

<i>Moved by:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide
<i>Seconded by:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide

<i>Ayes:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide
<i>Nays:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide
<i>Abstain:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED



OFFICE OF THE CITY CLERK
MEMORANDUM

To: Honorable City Council
From: Ellen L. Craig-Bragg, City Clerk
Cc: D’Sjonaun Hockenhull, Deputy City Clerk
Date: May 7, 2026
Re: 2nd Reading: RZ-2025-001 Romulus Trade Center - North

It is requested that the Council

- To concur with the Planning Commission’s findings and approve the second reading and final adoption of RZ-2025-001; Romulus Trade Center North to conditionally rezone approximately 108.48 acres including Parcels #80-011-99-0006-702, #80-011-99-0006-704, and 32630 Henry Ruff from R-1A, Single Family Residential and C-2, General Business to M-1, Light Industrial subject to the conditions imposed by the Planning Commission and finalization and execution of the Conditional Rezoning and Development Agreement by the City Attorney.

ORDINANCE No. _____
CITY OF ROMULUS
APPENDIX A – ZONING
AMENDMENT 1.272

An Ordinance to amend the Official Zoning Map of the City of Romulus by conditionally rezoning approximately 108.48 acres located at Ecorse Road/Henry Ruff/Beverly Road (DP# 80-011-99-0006-702 and 80-011-99-0006-704) and 32630 Henry Ruff Road (DP# 80-011-99-0013-000) from R-1A, Single Family Residential and C-2, General Business, to M-1., Light Industrial.

THE CITY OF ROMULUS ORDAINS:

SHORT TITLE: This Ordinance shall be known and cited as the Amended Zoning Ordinance.

SECTION 1: To conditionally rezone approximately 108.48 acres located at Ecorse Road/Henry Ruff/Beverly Road (DP# 80-011-99-0006-702 and 80-011-99-0006-704) and 32630 Henry Ruff Road (DP# 80-011-99-0013-000) from R-1A, Single Family Residential and C-2, General Business, to M-1., Light Industrial.

LEGAL DESCRIPTION

DP# 80-011-99-0006-702

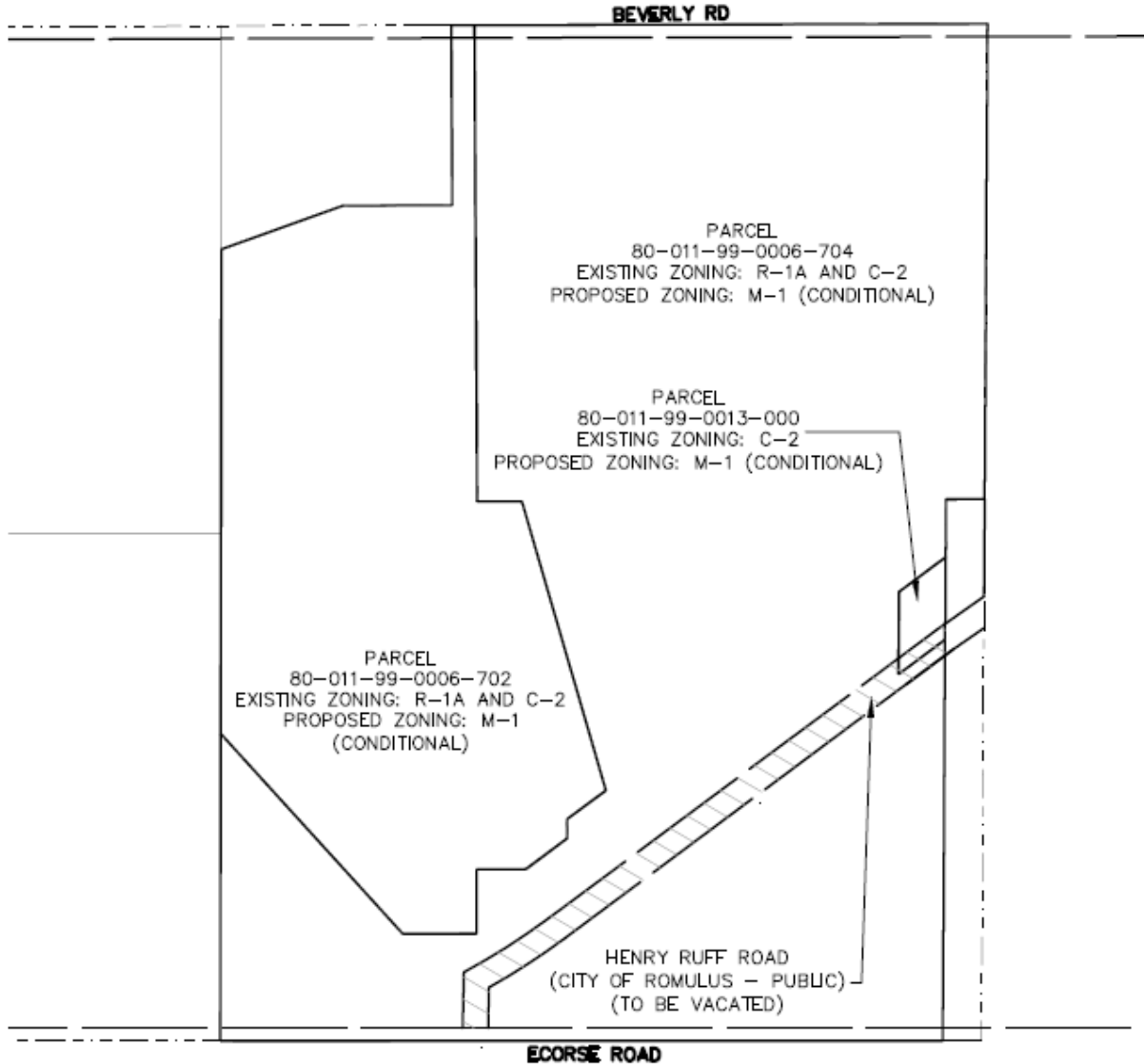
Land situated in the City of Romulus, County of Wayne, State of Michigan, described as follows: PT OF THE SW 1/4 SEC 3 T3S R9E DESC AS BEG N 89D 59M 10S W 1964.05 FT ALONG THE S LINE OF SEC 3 TH N 0D 05M 42S E 792.49 FT FROM THE S 1/4 COR OF SEC 3 TH N 0D 05 42S E 1249.44 FT TH N 70D 19M 11S E 334.26 FT TH N 89D 54M 16S E 281.08 FT TH N 0D 15M 14S W 464.49 FT TH N 89D 54M 16S E 60 FT TH S 0D 15M 14S E 1229.00 FT TH N 89D 46M 18S E 116.12 FT TH S 16D 10M 56S E 776.15 TH S 53D 23M 20S W 123.89 FT TH S 0D 06M 19S W 49.90 FT TH S 53D 23M 20S W 134.29 FT TH N 89D 55M 05S W 126.45 FT TH S 0D 04M 55S W 166.51 FT TH N 89D 59M 10S W 189.90 FT TH N 42D 15M 34S W 698.56 FT TO POB

DP# 80-011-99-0006-704

Land situated in the City of Romulus, County of Wayne, State of Michigan, described as follows: PT OF THE SW 1/4 OF SEC 3 T3S R9E DESC AS BEG AT THE CENTER OF SAID SEC 3 TH S 00D 10M 15S W 1226 FT TH S 89D 33M 12S W 100 FT TH S 00D 10M 15S W 148.28 FT MEASURED (148.06 FT RECORD) TH S 53D 12M 39S W 150 FT TH S 00D 10M 15S W 212.51 FT MEASURED (209.55 FT RECORD) TO THE CENTERLINE OF HENRY RUFF ROAD (66 FT WD) TH N 53D 12M 39S E 150 FT TH S 00D 10M 15S W 1035.09 FT TO THE SOUTH LINE OF SAID SEC 3 ALSO THE CENTERLINE OF ECORSE ROAD (66 FT WD) TH ALONG SAID CENTERLINE S 89D 50M 09S W 1863.97 FT TH N 00D 04M 59S W 792.49 FT TH S 42D 26M 15S E 698.56 FT TH N 89D 50M 09S E 189.90 FT TH N 00D 05M 46S W 166.51 FT TH N 89D 54M 14S E 126.45 FT TH N 53D 12M 39S E 134.29 FT TH N 00D 04M 22S W 49.90 FT TH N 53D 12M 39S E 123.89 FT TH N 16D 21M 37S W 776.54 FT TH S 89D 33M 12S W 115.76 FT TH N 00D 28M 19S W 1229 FT TO THE EAST AND WEST 1/4 LINE ALSO BEING THE CENTERLINE OF BEVERLY ROAD (33 FT WIDE, 1/2 WIDTH); TH ALONG SAID 1/4 LINE AND CENTERLINE N 89D 41M 11S E 1323.50 FT TO POB

32630 Henry Ruff (DP# 80-011-99-0013-000)

Land situated in the City of Romulus, County of Wayne, State of Michigan, described as follows: THAT PART OF THE SW 1/4 OF SECTION 3 T3S R9E DESCRIBED AS BEGINNING AT A POINT ON THE CENTER LINE OF HENRY RUFF RD DISTANT N 89D 59M 10SEC W ALONG THE S SECTION LINE 1306.63 FT AND N 1D 14M 46SEC E 136.14 FT AND N 53D 23M 20SEC E 1364.22 FT FROM THE S 1/4 CORNER OF SEC 3 AND PROCEEDING TH N 0D 44M 22SEC W 209.55 FT TH N 53D 23M 20SEC E 150 FT TH S 0D 44M 22SEC E 209.55 FT TH S 53D 23M 20SEC W ALONG SAID CENTER LINE 150 FT TO THE POB



SECTION 2: Severability. Should any word, sentence, phrase or any portion of this ordinance be held in any manner invalid by any court of competent jurisdiction or by any state agency having authority to do so for any reason whatsoever, such holdings shall be construed and limited to such words, sentence, phrase, or any portion of the ordinance held to be so invalid and shall not be construed as effecting the validity of any of the remaining words, sentences, phrases or portions of this ordinance.

SECTION 3: Conflicting Ordinances. All prior existing ordinances adopted by the City of Romulus inconsistent or in conflict with the provisions of this ordinance are, to the extent of such conflict or inconsistency, hereby expressly repealed.

SECTION 4: Effective Date. This ordinance shall take effect upon publication thereof in an official newspaper, which publication shall be made when the minutes passing the ordinance are published subject to revocation at will of the City of Romulus at any time.

ADOPTED, APPROVED AND PASSED by the City Council at the City of Romulus on this 11th day of May 2026.

Robert A. McCraight, Mayor

Ellen L. Craig-Bragg, City Clerk

I hereby certify that the foregoing is a true copy of the Ordinance as passed by the City Council of the City of Romulus at a regular Council Meeting held in the City Council Chambers in said City on the 11th day of May, 2026.

Ellen L. Craig-Bragg, City Clerk

Introduced: April 27, 2026
Adopted: May 11, 2026
Published:

**CONDITIONAL REZONING AND DEVELOPMENT
AGREEMENT**

THIS CONDITIONAL REZONING AND DEVELOPMENT AGREEMENT (the “**Agreement**”) is made this ___ day of _____, 2026 (the “**Effective Date**”), by and between the CITY OF ROMULUS, a Michigan Municipal Corporation, with offices at 11111 Wayne Road, Romulus, Michigan 48174 (the “**City**”), and NorthPoint Development, LLC, a Missouri Limited Liability Company with offices at 3315 N Oak Trafficway, Kansas City, Missouri 64116 (“**Developer**”), based upon the following facts:

A. The City is organized and existing under and pursuant to the Michigan Home Rule Cities Act MCL 117.1 et. al. and exercising all of the powers provided for therein and pursuant to the laws of the State of Michigan.

B. Developer is in good standing in the State of Missouri and is authorized to conduct business pursuant to the laws of the State of Michigan.

C. Developer is under contract with current property owners to purchase with intent to develop parcels of real property located within the City of Romulus, County of Wayne, State of Michigan, of which a portion of the site is currently zoned General Business (“**C-2**”), and of which a portion is zoned Single Family Residential (“**R-1A**”), and of which a portion includes future vacation of Henry Ruff Road (as generally depicted and legally described in **Exhibit A thru Exhibit D** attached hereto and incorporated herein, the “**Property**”).

D. Pursuant to Section 405 of the Michigan Zoning Enabling Act, 2008 PA 110, as amended (codified at MCL 125.3405 et. seq.), certain conditions voluntarily offered by the owner of land, including an agreement between the City and Developer, may become a condition of rezoning the Property.

E. In January 2025, Developer submitted to the City, (1) an application for conditional rezoning (“**M-1 Conditional Rezoning Application**”), voluntarily offering in writing, certain conditions to rezone the Property (“**M-1 Property**”) consisting of three (3) existing parcels which are legally described in **Exhibit B, Exhibit C, and Exhibit D** attached hereto and incorporated herein, and (2) a development plan prepared by Developer dated February 27, 2026 (“**Development Plan**”, inclusive of building elevations) attached as **Exhibit E** and incorporated herein, and (3) a special land use application (“**SLU Application**”) that will be considered separately in order to develop and construct the Project (defined below), all of which individually and/or collectively are hereby authorized to be used for those (1) Permitted Uses (defined below) in M-1 Zoning as defined in the City of Romulus Zoning Ordinance (“**Zoning Ordinance**”), with limitations on the Permitted Uses more specifically limited to uses as defined in Section 1 of this Agreement, subject to site plan approval as

provided in the Zoning Ordinance, (2) (“special land uses”) as defined in the Zoning Ordinance, subject to special land use approval for special land uses as provided in the Zoning Ordinance and subject to site plan approval as provided in the Zoning Ordinance.

F. The Development Plan depicts the entire development which includes approximately 108.56 acres for two (2) buildings totaling 856,260 square feet with approximately 4.5 acres preserved along the frontage of Ecorse Road to promote additional mixed-use development (“**Mixed-Use Property**”), notwithstanding the foregoing, Industrial Manufacturing or Transportation and Warehousing uses shall not be permitted within this proposed Mixed-Use Property (the “**Project**”). The proposed future land use of the Mixed-Use Property will be coordinated and approved as a separate site plan approval at a future date. The intent of this Mixed-Use Property is to attract a non-industrial land use that is permitted within the M-1 Property for uses further outlined in Section 7.a.viii. below.

G. The M-1 Conditional Rezoning Application submitted by the Developer described herein was not required by the City and it was offered voluntarily by the Developer along with offered conditions, intended acts and forbearances that are deemed necessary by Developer to preserve and enhance the character of the area, promote economic development and employment in a manner compatible with the neighboring properties, and in general is consistent with the City's policies, and promotes public safety and welfare, and without which Developer would not desire to develop or use the Property.

H. The Project and the conditions contained in this Agreement as offered by the Developer with the M-1 Conditional Rezoning Application were determined by Developer, and confirmed by the City, to be compatible with the surrounding land uses and the goals of preserving the character of the area, promoting desirable economic development, public safety and welfare, and satisfying market demand in the City.

I. The City has relied on Developer's representations that it will act in conformance with the conditions set forth in this Agreement, so that the development of the Property will accomplish the above-stated goals and objectives of the City.

J. The Developer has relied on the City's representations that it will act in conformance with the conditions set forth this Agreement, so that Developer will be able to develop, construct and occupy the Property as authorized by this Agreement.

K. The City Planning Commission, on March 16, 2026, conducted a public hearing on the conditional rezoning, and recommended approval of the M-1 Conditional Rezoning Application inclusive of the Development Plan (“**M-1 Conditional Rezoning**”) to the Romulus City Council (“**City Council**”), subject to this Agreement, to allow construction of the Project. The proposed Development Plan identifies two (2) buildings totaling 856,260 square feet. To the extent that the Developer seeks to develop the Project with buildings, as defined above, the Developer shall be required to seek approval as provided in Section 6 of this Agreement.

L. The City Council, on _____ separately voted to approve (1) the M-1 Conditional Rezoning inclusive of the Development Plan and to adopt Ordinance No. ____ - ____ to amend the City's Zoning Map Ordinance, inclusive of the Development Plan for the Project, subject to the terms and conditions set forth in this Agreement.

For good and valuable consideration exchanged between the parties, the receipt and sufficiency of which is hereby acknowledged, the City and Developer hereby agree as follows:

1. Use of M-1 Property. The Developer shall be entitled pursuant to this Agreement, the M-1 Conditional Rezoning of the Property, to develop, construct and use the M-1 Property for the Project limited to the following uses as permitted within the M-1 Property: (1) manufacturing, and/or assembling, and/or compounding and/or fabrication and/or packaging of products and/or materials from previously prepared materials are permitted by right, (2) publishing and/or printing businesses are permitted by right, (3) warehouse and/or distribution centers/businesses and/or air freight forwarders are permitted by right, (4) research, experimental testing laboratories, (5) accessory truck and trailer outdoor storage, (6) accessory vehicle repair within a completely enclosed principal or accessory building limited to those vehicles owned and/or operated by an owner or tenant occupying a principal building on the Property, and (7) accessory buildings and uses including screened outdoor storage, subject to site plan review and approval consistent with the requirements of Article 11.17(b) of the Zoning Ordinance (the “**11.17(b) Confirmation**”), customarily incidental to any of the foregoing uses listed in items (1) through (7) inclusive and permitted by right (collectively, the “**Permitted Uses**”), subject to special land use approval (“**SLU Approval**”) being granted to allow buildings over 80,000 square feet on the Property in accordance with the Development Plan and this Agreement. Site Plan (“**Site Plan**”) review and approval will be conducted for each phase of the Development Plan.

2. Dimensional Requirements. Developer shall comply with the M-1 Zoning Ordinance for area, height and placement requirements in the development of the Project except as follows, and subject to final SLU Approval and Site Plan approval:

a. If conflicts between the Development Plan and the Agreement occur, the Agreement will prevail. If the Development Plan depicts an aspect of the improvements that are not in compliance with the requirements found in the M-1 Property and is not explicitly named below, details of that particular aspect are not considered to be agreed upon by both parties and will be reviewed for compliance during the Site Plan review process.

b. Each of the buildings and units associated with the Project shall be approximately equal in size to the buildings and units depicted in the Development Plan. The Development Plan may be modified to construct one (1) larger building to accommodate market demand and will seek a future amendment to the Site Plan as the opportunity arises.

c. Two primary connections shall be made along the frontage of Ecorse Road as depicted in the Development Plan with coordination with WCDPS (defined below) and the City. No connections shall be permitted to Beverly Road.

d. Dock doors for each building will be placed/located at each building and will be screened as generally depicted in the Development Plan, with specific screening details including landscape plantings, berm locations and dimensions, to be reviewed and approved in the Site Plan review. Each building will include a maximum of one (1) dock door per each 8,000 square feet of building footprint as shown on the Development Plan. Dock doors will be screened from a public street as shown in the Development Plan such that the dock doors will generally be obscured to the maximum extent practicable from public roadways and neighboring land uses. To provide an advanced buffer and improved sightlines from Ecorse Road and Beverly Road, a minimum building setback of 550 feet will be maintained from the centerline of each of Ecorse Road to the South and Beverly Road to the North

to the nearest industrial building. The perimeter berm and landscaping will be completed with the development and will include all proposed berms and landscaping along Ecorse Road.

e. Natural vegetated buffers and forested areas are proposed along all or part of the eastern, northern, and western extents of the Property, as generally depicted on the Development Plan, and in lieu of berm and landscaping as typically required in the M-1 Zoning in order to minimize impacts to existing wetlands and forested areas, and to provide an aesthetic natural buffer where possible. The engineering plans will depict the method of tree preservation including the use of silt or other fences, signs, and notice to the construction firm. A conservation easement to the State of Michigan will be placed on the preserved natural vegetated buffers and forested areas where applicable. A minimum of 15% of the original tree canopy will be preserved, exceeding the 10% canopy preservation required for industrial districts by City tree and woodland preservation Ordinance 64-27.

f. Truck tractor and/or trailer parking/storage and such other authorized outdoor storage (subject to the 11.17(b) Confirmation) for each building will be located on each unit as depicted in the Development Plan. Truck tractor and trailer parking and such other authorized outdoor storage (subject to the 11.17(b) Confirmation) will be setback from Ecorse Road and Beverly Road right-of-way at a minimum of 250 feet, as generally depicted in the Development Plan, and will not exceed seventy percent (70%) of the square footage of the footprint of each building.

g. The Project will be developed with internal circulation drives and driveways as depicted in the Development Plan, which will intersect with Ecorse Road as depicted in the Development Plan. Improvements to the Ecorse Road right-of-way and signalized intersections will be constructed as required in accordance with recommendations from the required traffic study.

h. The Project will be developed with designated shared use paths eight feet (8') in width along the frontage of Ecorse Road with pedestrian connectivity via sidewalks of a minimum five feet (5') in width from the right-of-way multi-use pathway to the entrances of the proposed buildings as generally depicted in the Development Plan. A sidewalk connection will be constructed to provide connectivity to the interior site sidewalks to the Beverly Road Right-Of-Way.

i. The front yard setback, side yard setbacks and rear yard setback for each building on the M-1 Property will be in the approximate location as depicted in the Development Plan and shall be established at the time of Site Plan approval for each building on the M-1 Property.

j. The building height for each building on the M-1 Property will be a maximum of forty-nine feet six inches (49'6") as depicted in the Development Plan and will be established at the time of Site Plan approval for each building on the M-1 Property. This maximum height is greater than the thirty-five feet (35') requirement of the M-1 Property. A variance for the proposed building height of each building as depicted in the Development Plan will not be granted without an application, review, and approval by the Board of Zoning Appeals. The Developer agrees to submit an application and obtain this variance prior to construction.

k. Building footprint coverage and total impermeable surface coverage for each of the units for the Project on the M-1 Property shall be as approximately shown in the Development Plan and shall be determined at the time of Site Plan approval. In no event will the building footprint coverage for all the total of all the buildings on the M-1 Property exceed thirty-five percent (35%) or be required to be less than thirty percent (30%) of the size of the M-1 Property and in no event will the total amount of impermeable surface exceed or be required to be less than seventy percent (70%) of the size of the entire M-1 Property.

l. Employee and guest parking lots for each building will be in the approximate

location depicted in the Development Plan. Employee and guest parking lots which are permitted in the front yard setback of each building, will be designed in accordance with Article 14 of the Zoning Ordinance as determined at the time of Site Plan approval.

m. Each greenbelt on the M-1 Property will be landscaped with the plantings as generally depicted in the Development Plan (“**Approved Plantings**”). The Approved Plantings will be established at the time of Site Plan approval and are consistent with the planting requirements in the M-1 Zoning, including type, size and number. Developer will execute a landscape maintenance agreement to ensure that all landscaped areas, greenbelts and detention and retention basins are appropriately maintained as required by applicable law. At the eastern, northern, and western boundaries of the M-1 Property, natural vegetative buffers are proposed in lieu of typical berm requirements in an effort to minimize impacts to existing wetlands and vegetation, and to provide a natural barrier of the development to adjacent uses. These natural vegetative buffers will be reviewed and approved in lieu of typical berm requirements at the time of Site Plan approval.

n. The façade of each building to be constructed on the M-1 Property will be substantially similar to the building facades depicted in the building elevations depicted in the Development Plan (“**Building Elevations**”), and will be constructed with the materials described in the Building Elevations and in the manner substantially conforming to the Building Elevations as determined at the time of Site Plan approval for each building.

3. Development of Property. Subject to Developer obtaining all other lawful and required state and local permits and approvals for the Project, including Special Land Use and Site Plan approval as contemplated by this Agreement and the Zoning Ordinance, the City agrees that Developer shall be permitted to develop and use the Property and construct the Project in accordance with the Agreement, inclusive of the Development Plan, and to issue Site Plan approval and other such approvals in a timely manner. Commencement of the Project shall begin as of the Effective Date of this Agreement.

4. Road Improvements. Pursuant to the Traffic Impact Study Final Report (“**Traffic Report**”) to be reviewed and approved by the City, the Developer will pay for the cost of and execute the design, permit, installation, and construction observation of the traffic signals recommended as mitigation measures and conforming to Michigan Department of Transportation (“**MDOT**”) standards and Wayne County Department of Public Services (“**WCDPS**”) standards prior to the issuance of a certificate of occupancy for the buildings indicated in the Traffic Report or when warrants are met per MDOT and/or WCDPS. Developer will pay for the cost for the adjustment of the timing of the traffic signals adjacent to the Project, as deemed appropriate in the reviewed and approved Traffic Report.

5. Henry Ruff Road Right-Of-Way Vacation. The Developer intends to lawfully initiate vacation of portions of the right-of-way commonly known as Henry Ruff Road that currently are located within the Property and Development Plan, connecting to Ecorse Road at the south of the Development Plan, and extending to the eastern boundary of the Development Plan, as depicted in the Development Plan. The Developer intends to construct a hammerhead turnaround, subject to review and approval by the City of Romulus Fire Department, at the proposed ‘dead end’ of the existing Henry Ruff Road where it would terminate at the eastern boundary of the Development Plan. The Developer further agrees to construct an “Emergency Access Drive” with a gated connection that will, in the event of an emergency necessitating access, permit fire department or emergency response personnel to access Henry Ruff Road through the private circulation drives of the Project. On or before thirty (30)

days from the Effective Date of this Agreement, the Developer shall initiate the process for the vacation of the portions of the Henry Ruff Road Right-Of-Way as depicted in the Development Plan according to the rules and regulations established by the City.

6. Site Plan and Subsequent Modification to Site Plan. Prior to construction of each building or site improvement on the Property, the Developer shall submit the proposed Site Plan to the City in accordance with Zoning Ordinance regulations, which shall be reviewed and subject to approval by the Planning Commission or ARC (Administrative Review Committee) in a timely manner. The Site Plan for each building and unit shall be approved to the extent it is consistent with the Development Plan, the Building Elevations, and this Agreement and it shall contain the “submittal requirements” set forth in Section 17.04 of the Zoning Ordinance that are applicable to each building in the Project. The initial Site Plan submittal shall contain the “submittal requirements” applicable to (1) internal circulation drives, (2) all utilities common to the Project including public water, storm water, sanitary sewer, gas, electric, phone and cable, (3) all public sidewalks and pathways, (4) all common easements, (5) detention/retention basins in the approximate location depicted in the Development Plan which may require requesting a waiver for placement within the front yard setback, and (6) fire hydrants, for use by all units for the Project. Unless otherwise noted herein, in the event that modifications to the Development Plan are: (a) required or requested by the Developer and/or other reviewing governmental agencies having jurisdiction over the Project or any portion thereof; and/or (b) reasonably required by the Developer as a result of final engineering and/or design considerations as confirmed by the City's professional engineers or other appropriate City consultants through the Planning Department; and/or (c) modifications made by the Developer following Site Plan review and approval, which are consistent with Article 17.06 of the City's Zoning Ordinance, to address design, marketing or other conditions, such as to reduce the size of any of the buildings, modify parking layout, etc., and/or reconfigure units and/or building locations, and/or parking areas, loading areas, driveways, and/or building elevations, such modifications shall be reviewed and approved administratively by the City Planning Department in accordance with the Zoning Ordinance and this Agreement, as applicable, and shall not require an amendment to this Agreement (“**Administrative Approval**”). Modifications to an approved Site Plan for individual buildings or phases shall follow the approval process outlined in the Zoning Ordinance with only minor modifications, as defined in the Zoning Ordinance, having the ability to seek Administrative Approval.

a. As part of the Administrative Approval process, City is expected to incur third-party consultant fees (the “**Consultant Fees**”). Developer agrees to enter into a pre-funding agreement to offset the cost to the City for the Consultant Fees. Developer agrees to pay all third-party consulting fees of the City, as outlined in the City's current fee schedule, including, but not limited to, attorney, engineering consultant, planning consultant and traffic consultant fees associated with all aspects of the review, approval and any amendment to the Development Plan or any agreements, concept plans, deeds, documents, engineering plans, site plans or other documents associated with development or construction of any of the Property referred to in this Agreement. No meetings or public hearings will be scheduled or reviews will be provided until the escrow payments are made.

7. Phasing of the Project. The Project currently consists of three (3) separate parcels totaling approximately 108.56 acres and will be combined to complete the Project, as depicted in the Development Plan. Following the Effective Date, the Developer shall have the right to combine and

split parcels to create lots as depicted in the Development Plan. Phasing of the Project shall consist of the following:

- a. **Phase One.** Phase One of the Project will include completion of the following activities:
 - i. Developer shall select the retail brokerage team for marketing of the Mixed-Use Property.
 - ii. During the marketing process, and upon request by the City, Developer will provide periodic written updates regarding the progress in securing retail development for the Mixed-Use Property.
 - iii. Developer will make its retail brokerage team readily available to the City for meetings and tours with prospective tenants for the Mixed-Use Property identified by the City.
 - iv. Developer agrees to aggressively market the Mixed-Use Property, which may include offering it for sale at or below market value.
 - v. Developer shall coordinate with the City to arrange for Mixed-Use Property signage in accordance with City ordinance requirement.
 - vi. Construction of “Building 1” industrial building and associated infrastructure, as generally depicted in the Development Plan, for uses allowable under M-1 Zoning with uses permitted as described in this Agreement.
 - vii. Developer shall construct storm water (including detention area), sanitary sewer, and water utilities to serve the Project. The utilities will be appropriately sized to serve the Project, including future users of the Mixed-Use Property, and will be stubbed for immediate access to future users of the Mixed-Use Property.
 - viii. Developer will secure a commitment for one (1) mixed-use establishment, which may be located in a shared or stand-alone building, to locate in the Mixed-Use Property which may include permitted uses under Article 8 of the City’s Zoning Ordinance such as a carry out restaurant, fast casual restaurant, sit-down restaurant, bank, dry cleaner, clothing retailer or other similar retail establishment. “Industrial Manufacturing” and “Transportation and Warehousing”

Uses permitted in Article 8 of the City’s Zoning Ordinance will not be permitted in the Mixed-Use Property. City agrees to grant all necessary construction permits, subject to review by the City’s Building Department and approval process for such establishment within six (6) months of each establishment’s submission for permits. Should a single development partner acquire the entirety of the Mixed-Use Property, Section 7.b.ii of this Agreement shall be deemed satisfied.

- ix. Within thirty (30) days of the issuance of a building permit for construction of Building 1, Developer shall deposit \$300,000.00 with the City to be used for infrastructure improvements (the “Infrastructure Improvements”). The Infrastructure Improvements shall include work to improve Henry Ruff Road and other general park improvements within the City.
- x. If Developer fails to meet the requirements of Section 7.a.viii. within thirty-six (36) months of the issuance of a Certificate of Occupancy of the first industrial building identified in Section 7.a.vi., Developer agrees to pay the City a penalty in the amount of \$250,000.00 (the “**Phase One Penalty**”).

b. **Phase Two.** Phase Two of the Project will include completion of the following activities:

- i. Construction of “Building 2” industrial building and associated infrastructure, as generally depicted in the Development Plan, for uses allowable under M-1 Zoning with uses permitted as described in this Agreement.
- ii. Developer will secure a commitment for one (1) additional Mixed-Use establishment, which may be located in a shared or stand-alone building, to locate in the Mixed-Use Property which may include any permitted use under Article 8 of the City’s Zoning Ordinance such as a fast food restaurant, fast casual restaurant, sit-down restaurant, bank, dry cleaner, clothing retailer or other similar retail establishment. “Industrial Manufacturing” and “Transportation and Warehousing” Uses permitted in Article 8 of the City’s Zoning Ordinance will not be permitted in the Mixed-Use Property. City agrees to grant all necessary construction permits, subject to the City’s Building Department review and approval process for such establishment within six (6)

months of each establishment's submission for permits. If pursuant to a commitment identified under Section 7.a.viii above for acquisition by a single development partner for the entirety of the Mixed-Use Property, this Section 7.b.ii. shall be deemed satisfied.

- c. If, subject to the exception under Section 7.a.viii., Developer fails to meet the requirements under Section 7.b.ii. within thirty-six (36) months of the issuance of a Certificate of Occupancy of the Building 2 industrial building constructed pursuant to Section 7.b.i., Developer agrees to pay the City a penalty in the amount of \$250,000.00 (the "**Phase Two Penalty**").

8. Effective Date of Rezoning. The City represents that the M-1 Conditional Rezoning Application was duly and lawfully approved by the City Council and is effective upon publication.

9. Agreement Controls. To the extent any provision of this Agreement, including the approved Development Plan, directly conflicts with the Zoning Ordinance and/or any amendment to the Zoning Ordinance, the provisions of this Agreement inclusive of the Development Plan, and subject to Site Plan review and approval, shall control the development, construction, use and occupancy of the Property and Developer shall be deemed to have been granted all approvals for the Project necessary to conform the terms hereof to all the City's codes and ordinances. Subject to Site Plan review and approval, the uses authorized, and the setbacks and other dimensions specified herein shall be deemed, for all purposes, lawfully conforming uses, dimensions and setbacks.

10. Site Plan Approval and Timing. The City and the Developer agree that Site Plan approval (as previously described), final engineering and building approvals/permits prior to the start of any construction shall be obtained by the Developer in accordance with the City requirements and City codes in effect at the time of application.

11. Change in Future Use of Buildings/Units. The buildings authorized to be constructed at the time of this Agreement are primarily for light manufacturing, warehousing, office and distribution uses. As required by the City, the Developer shall submit to the City the Traffic Report analyzing, among other things, the proposed traffic impacts from the use of the units and buildings as shown in the Development Plan. In the event there is a material change in uses or combination of uses for the units and/or buildings in the future other than what is shown in the Development Plan and other than what is authorized subject to Administrative Approval, as provided in Section 6 of this Agreement, and the City reasonably determines that such other uses which are not authorized by this Agreement could generate more traffic than the current use(s) ("**Material Change in Use**"), the Developer agrees to submit, at its expense, an updated Traffic Report to the City with respect to Material Change In Use for review by the City, and the parties agree to cooperate and work in good faith to provide additional reasonable traffic mitigation measures to offset any drop in Level of Service ("**LOS**") of more than one letter grade. In the event of the vehicular traffic to and from the Property results in a drop in LOS of more than one letter grade on Ecorse Road and/or Vining Road adjacent to the Property, the LOS shall be determined in accordance with the Highway Capacity Manual published by AASHTO at the time of the Material Change in Use. Developer shall only be required to pay its share for traffic mitigation or install traffic mitigation as a condition of approval of a Material Change in Use resulting from increases

in traffic, which cause a drop in LOS of more than one letter grade to the extent caused by traffic going to and from the Property. At no time shall the LOS on a roadway drop below a LOS D level. The Developer's calculated share shall be based upon the results of the updated Traffic Report and negotiated in good faith by the parties. Such Material Change in Use shall also require the Developer to comply with all zoning, building and other land use regulations of the City not in conflict with the terms and conditions of this Agreement.

12. Agreement Consistent with Police Powers. The action of the City in entering into this Agreement is based upon the understanding that many of the land use and environmental objectives of the City are reflected in the design of the Development Plan, as proposed, and the City is thus achieving its police power objectives and has not, by this Agreement, bargained away or otherwise compromised any of its police power objectives.

13. Default. In the event that the Developer or the City is in default/breach of this Agreement, and such default/breach is not cured within thirty (30) days or the cure has not commenced within thirty (30) days where the cure cannot be achieved in thirty (30) days, following written notice of said default/breach by the non-defaulting party, the non-defaulting party shall have the right to seek and obtain such remedies as provided by law and/or equity (in a court of proper jurisdiction in the State of Michigan), including, but not limited to any and all damages arising from and related to the default/breach and/or specific performance/injunctive relief as the non-defaulting party shall be deemed to have suffered irreparable harm arising from said default/breach.

14. Duration. The approval of the M-1 Conditional Rezoning Application, Development Plan, and this Agreement shall be binding upon and inure to the benefit of the Developer and the City, and their respective grantees, vendees, trustees, heirs, tenants, successors, assigns, receivers and transferees. Developer is deemed to have vested rights to develop the Project pursuant to this Agreement and any rezoning of the Property by the City prior to construction of the Project shall not terminate Developer's vested right to develop, construct and use the Property as authorized by this Agreement. Provided that all development and use of the Property comply with this Agreement, a use and development hereby authorized may continue indefinitely and shall be deemed lawfully conforming with the Zoning Ordinance and any subsequent amendment to the Zoning Ordinance. This Agreement shall not preclude the City from lawfully rezoning the Property, provided that all uses and development on the Property pursuant to this Agreement shall be deemed lawfully conforming to any zoning amendment to the Zoning Ordinance. The terms of this Agreement shall not be deemed to prevent the Developer and/or its successors, grantees, transferees and assigns from developing, reconstructing, redeveloping and occupying the Property for such other uses, and buildings as are permitted and authorized in accordance with this Agreement. Any addition or change in tenants must comply with applicable law regarding the City Re-Occupancy process provided that such City Re-Occupancy process shall not terminate or nullify the right of the Developer to develop, construct and use the Property inclusive of the Property as authorized by this Agreement. Any addition or change in tenants must comply with the City's Re-Occupancy process in Section 21.01 of the Zoning Ordinance as governed by applicable law. Any portion of the Property covered by this Agreement that remains undeveloped 10 years after the date of this Agreement is executed shall revert to the provisions of the pre-development zoning designations of the Property or otherwise be subject to rezoning by the City. Developer and the City may agree in writing to amend the deadlines established in this Agreement.

15. **Miscellaneous.** Developer will designate and provide the City with the name and contact information of Developer's designated Development Liaison that will be City's main point of contact for any communications between Developer and City during development of the Project. In addition, to demonstrate Developer's commitment to the City, Developer agrees to sponsor a local job fair to assist local residents in securing new employment opportunities with Developer's tenants by offering an exclusive two-week job application period that will be limited to residents of the City.

16. **Entire Agreement.** This Agreement, the exhibits attached hereto, if any, and the instruments which are to be executed in accordance with the requirements hereof set forth all the covenants, agreements, stipulations, promises, conditions, and understandings between the City and the Developer concerning the Project as of the date hereof, and there are no covenants, agreements, stipulations, promises, conditions or understandings, either oral or written, between them other than as set forth herein.

17. **Relationship of the Parties.** The relationship of the City and the Developer shall be defined solely by the expressed terms of this Agreement, including the implementing documents described or contemplated herein, and neither the cooperation of the parties hereunder nor anything expressly or implicitly contained herein shall be deemed or construed to create a partnership, limited or general, or joint venture between the City and the Developer, nor shall any party or their agent be deemed to be the agent or employee of any other party to this Agreement.

18. **Modification.** This Agreement may only be modified or amended by a written instrument expressly duly and lawfully approved and executed by the City and the Developer.

19. **Michigan Law to Control.** This Agreement and the rights and obligations of the parties hereunder shall be construed in accordance with Michigan law.

20. **Due Authorization.** The City and the Developer each warrant and represent to the other that this Agreement and the terms and conditions thereof have been duly authorized and approved by, in the case of the City and its Council, and as to the Developer, by the appropriate officers of the company, and that the persons who have executed this Agreement below have been duly authorized to do so.

21. **No Personal Liability.** The obligations hereunder of the City and the Developer shall constitute solely the obligations of the respective entities to be satisfied solely from their respective assets, and no officer, Councilperson, Mayor, agent, employee, or partner of any of said entities shall have any personal obligation, responsibility, or liability for the performance of the terms of this Agreement.

22. **Agreement to Run With the Land; Recording.** This Agreement shall be binding upon and inure to the benefit of the parties to this Agreement and their respective heirs, successors, assigns and transferees, and shall run with the Property. Developer shall record this Agreement at its expense with the office of the Wayne County Register of Deeds and a copy provided to the City.

23. **Counterparts.** This Agreement may be signed in counterparts and pages containing original signatures shall be attached to the Agreement with photocopies and scanned signatures of the Developer and City hereto, shall be deemed duplicate signatures.

24. Notice. Notices required by this Agreement shall be sent by either certified mail return receipt requested or by a nationally recognized overnight delivery company. Notice to the City shall be sent to the **City Clerk** with copies to **City Planning Department** and notice to the Developer shall be sent to **Nathaniel Hagedorn** with copies to **Leo Salinger at NorthPoint Development, LLC, 3315 N Oak Trafficway, Kansas City, Missouri 64116**

SIGNATURES TO THE AGREEMENT ARE ON THE FOLLOWING TWO PAGES

SIGNATURE PAGES TO CONDITIONAL REZONING AND DEVELOPMENT AGREEMENT

IN WITNESS WHEREOF, the parties hereto have executed this Conditional Rezoning and Development Agreement on the date first set forth above.

CITY OF ROMULUS

SIGNED:

For: CITY OF ROMULUS

By: Robert McCraight, Mayor And by

For: CITY OF ROMULUS

By: Ellen Craig-Bragg, Clerk

State of Michigan)
)
County of Wayne) ss

On this ___ day of _____, 2026, before me personally appeared Robert McCraight, Mayor of the City of Romulus, and Ellen Craig-Bragg, Clerk of the City of Romulus, to me known to be the person described in and who executed the foregoing Agreement and acknowledged before me that they executed the same as their free act and deed.

_____, Notary Public

My Commission Expires: _____

DEVELOPER

NorthPoint Development, LLC, a

Missouri limited liability company

By: Nathaniel Hagedorn, Manager

State of Missouri)
) ss
County of Platte)

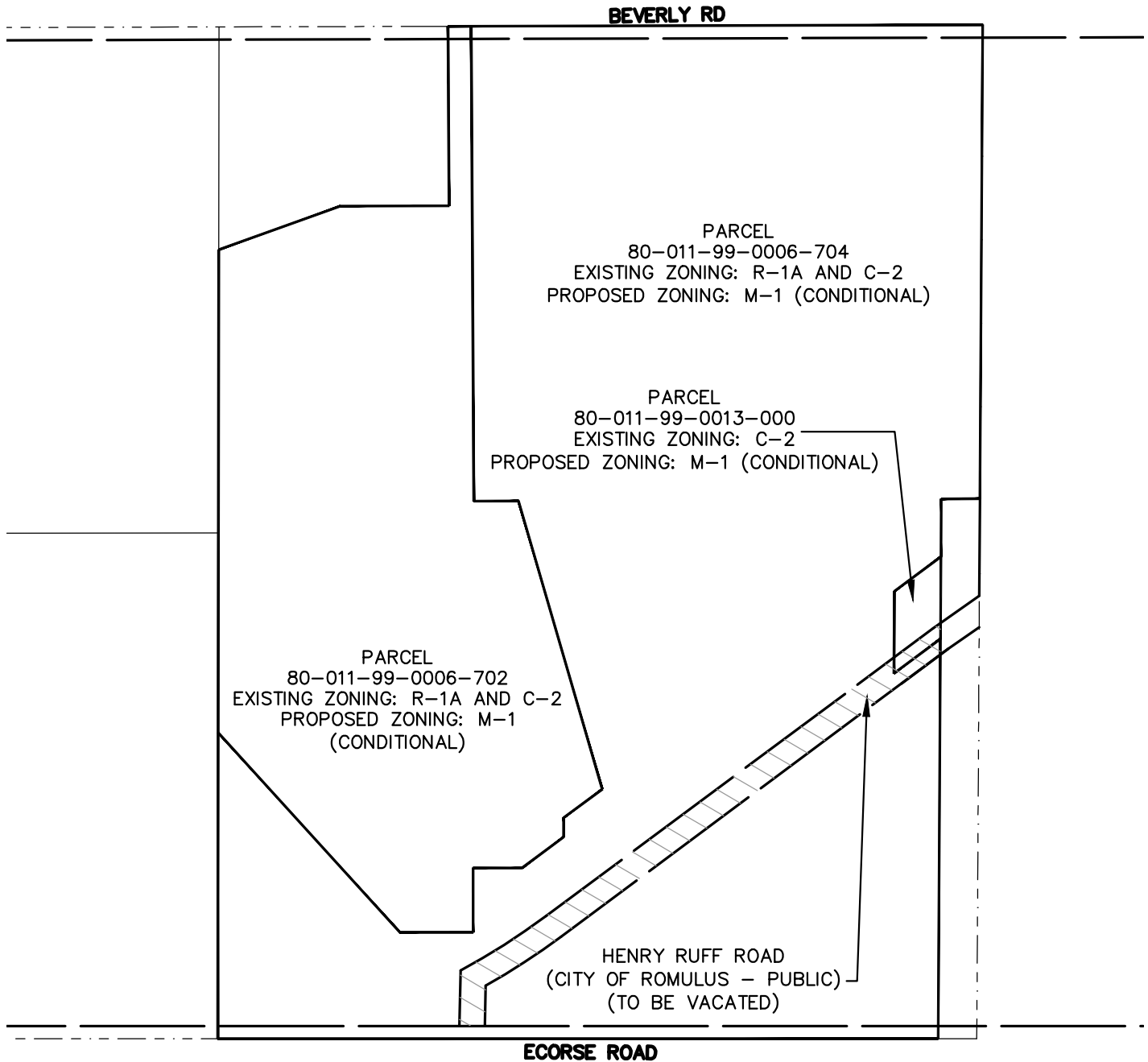
On this __ day of _____, 2026, before me personally appeared Nathaniel Hagedorn, Manager of NorthPoint Development, LLC, to me known to be the person described in and who executed the foregoing Agreement and acknowledged before me that they executed the same as their free act and deed.

_____, Notary Public

County, Missouri
My Commission Expires: _____

After recording return to:

EXHIBIT A
PROPOSED PARCEL REZONING MAP



**NORTHPOINT
 DEVELOPMENT**
 2111 WOODWARD AVE #1100
 DETROIT, MI 48201



EXHIBIT A
 MAY 7, 2026
 25-0952

**PEA
 GROUP**

t: 844.813.2949
 www.peagroup.com

Exhibit B

Legal Description – “East Parcel” (80-011-99-0006-704)

LEGAL DESCRIPTION:

PER COMMONWEALTH LAND TITLE INSURANCE COMPANY

COMMITMENT ORDER NUMBER: GLT2400055, REVISION 1

COMMITMENT DATE: DECEMBER 20, 2023, AT 8:00 AM

SCHEDULE A

EXHIBIT "A"

Legal Description

Land situated in the County of Wayne, City of Romulus, State of Michigan, described as follows: Part of the Southwest 1/4 of Section 3, Town 3 South, Range 9 East, City of Romulus, Wayne County, Michigan, described as, beginning at the center of Section 3; thence along the North and South 1/4 line South 00 degrees 10 minutes 15 seconds West 1226.00 feet; thence South 89 degrees 33 minutes 12 seconds West 100.00 feet; thence South 00 degrees 10 minutes 15 seconds West 148.28 feet measured (148.06 feet record); thence South 53 degrees 12 minutes 39 seconds West 150.00 feet; thence South 00 degrees 10 minutes 16 seconds West 212.51 feet measured (209.55 feet record) to the centerline of Henry Ruff Road (66 feet wide); thence along said centerline North 53 degrees 12 minutes 39 seconds East 150.00 feet; thence South 00 degrees 10 minutes 15 seconds West 1035.09 feet to the South line of said Section 3 also being the centerline of Ecorse Road (66 feet wide); thence along said centerline South 89 degrees 50 minutes 09 seconds West 1863.97 feet; thence North 00 degrees 04 minutes 59 seconds West 792.49 feet; thence South 42 degrees 26 minutes 15 seconds East 698.56 feet; thence North 88 degrees 50 minutes 09 seconds East 189.90 feet; thence North 00 degrees 05 minutes 46 seconds West 166.51 feet; thence North 89 degrees 54 minutes 14 seconds East 126.45 feet; thence North 53 degrees 12 minutes 39 seconds East 134.29 feet; thence North 00 degrees 04 minutes 22 seconds West 49.90 feet; thence North 53 degrees 12 minutes 39 seconds East 123.89 feet; thence North 16 degrees 21 minutes 37 seconds West 776.54 feet; thence South 89 degrees 33 minutes 12 seconds West 115.76 feet; thence North 00 degrees 28 minutes 19 seconds West 1229.00 feet to the East and West 1/4 line also being the centerline of Beverly Road (33 feet wide 1/2 width); thence along said 1/4 line and centerline North 89 degrees 41 minutes 11 seconds East 1323.50 feet to the point of beginning.

Exhibit C

Legal Description – “West Parcel” (80-011-99-0006-702)

LEGAL DESCRIPTION:

PER COMMONWEALTH LAND TITLE INSURANCE COMPANY

COMMITMENT ORDER NUMBER: GLT2400056

COMMITMENT DATE: JANUARY 18, 2024, AT 8:00 AM

SCHEDULE A

EXHIBIT "A"

Legal Description

Land situated in the City of Romulus, County of Wayne, State of Michigan, described as follows:
Part of the Southwest 1/4 of Section 3, Town 3 South, Range 9 East, City of Romulus, Wayne County, Michigan, described as: Beginning at a point which is distant North 89 degrees 59 minutes 10 seconds West, 1,964.05 feet along the South line of Section 3 and North 00 degrees 05 minutes 42 seconds East, 792.49 feet from the South 1/4 corner of Section 3, proceeding: thence North 00 degrees 05 minutes 42 seconds East, 1,249.44 feet; thence North 70 degrees 19 minutes 11 seconds East, 334.26 feet; thence North 89 degrees 54 minutes 16 seconds East, 281.08 feet; thence North 00 degrees 15 minutes 14 seconds West, 464.49 feet to the East and West 1/4 line of Section 3; thence along said line North 89 degrees 54 minutes 16 seconds East, 60.00 feet; thence South 00 degrees 15 minutes 14 seconds East, 1,229.00 feet; thence North 89 degrees 46 minutes 18 seconds East, 116.12 feet; thence South 16 degrees 10 minutes 56 seconds East, 776.15 feet; thence South 53 degrees 23 minutes 20 seconds West, 123.89 feet; thence South 00 degrees 06 minutes 19 seconds West, 49.90 feet; thence South 53 degrees 23 minutes 20 seconds West, 134.29 feet; thence North 89 degrees 55 minutes 05 seconds West, 126.45 feet; thence South 00 degrees 04 minutes 55 seconds West, 166.51 feet; thence North 89 degrees 59 minutes 10 seconds West, 189.90 feet; thence North 42 degrees 15 minutes 34 seconds West 698.56 feet to the point of beginning.

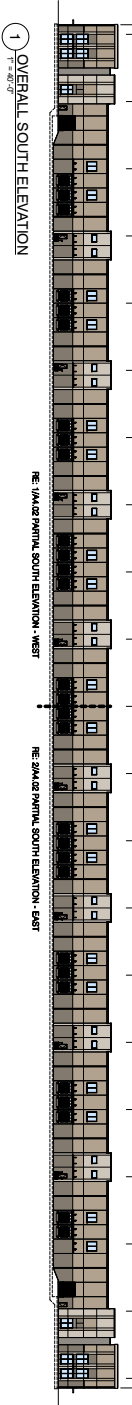
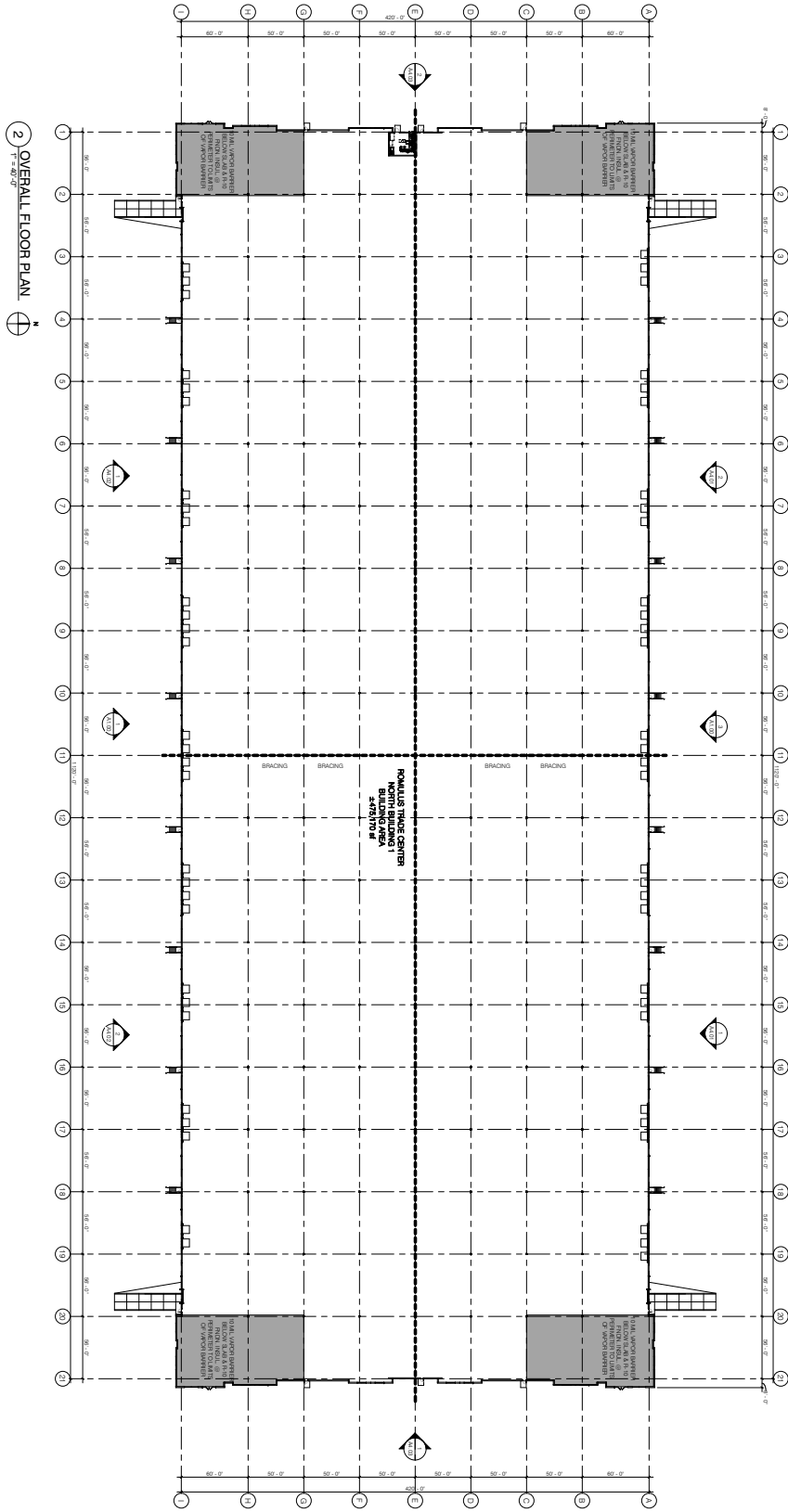
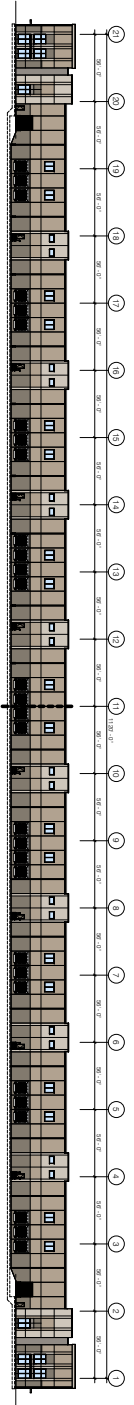
Exhibit D

Legal Description – “32630 Henry Ruff” (80-011-99-0013-000)

LEGAL DESCRIPTION:

Legal Description

Land situated in the County of Wayne, City of Romulus, State of Michigan, described as follows:
That part of the Southeast 1/4 of the Southwest 1/4 of Section 3, described as: Beginning at a point in the center line of Henry Ruff, said point being distant North 89 degrees 59 minutes 10 seconds West 1306.63 feet, North 01 degrees 14 minutes 46 seconds East 136.14 feet and North 53 degrees 23 minutes 20 seconds East 1364.22 feet from the South 1/4 corner of Section 3 and proceeding;
thence North 00 degrees 44 minutes 22 seconds West 209.55 feet;
thence North 53 degrees 23 minutes 20 seconds East 150.00 feet;
thence South 00 degrees 44 minutes 22 seconds East 209.55 feet to the center line of Henry Ruff Road;
thence South 53 degrees 23 minutes 20 seconds West 150.00 feet along said center line to the point of beginning.



- CIVIL
- LANDSCAPE
- FOUNDATION
- STRUCTURAL
- PLUMBING
- MECHANICAL
- ELECTRICAL
- FIRE PROTECTION
- CONSTRUCTION

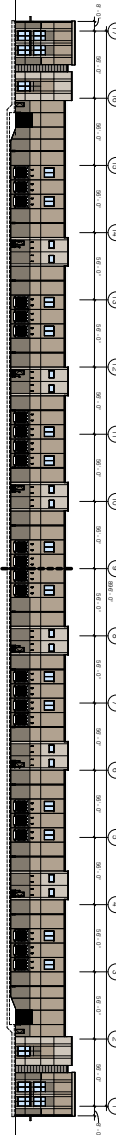
NorthPoint
DEVELOPMENT

Romulus Trade Center
North
Building 1

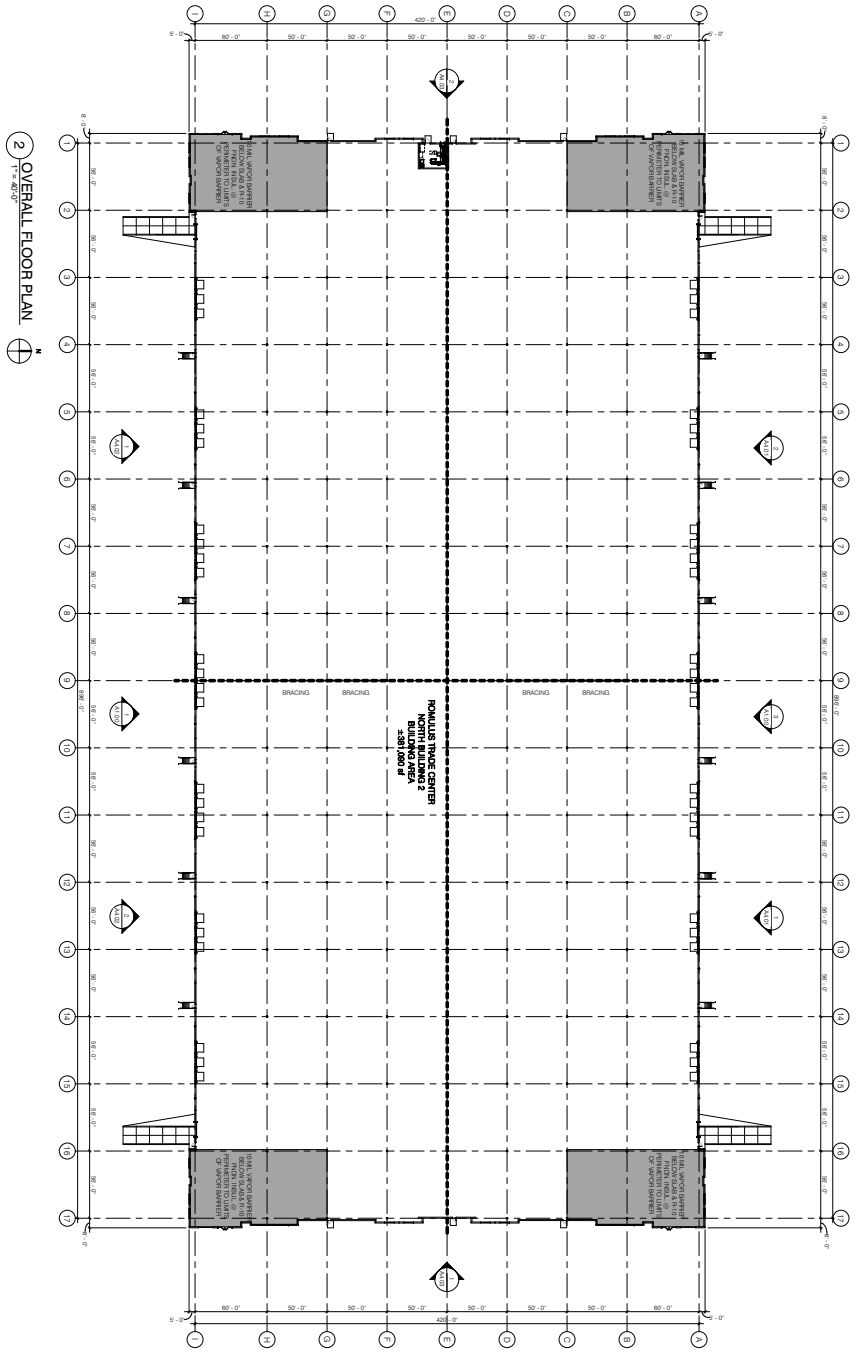
Project No. A2008-001
Date: 01.15.08
Issued For: PLANNING
Drawn By: AUSA
Reviewed: 1



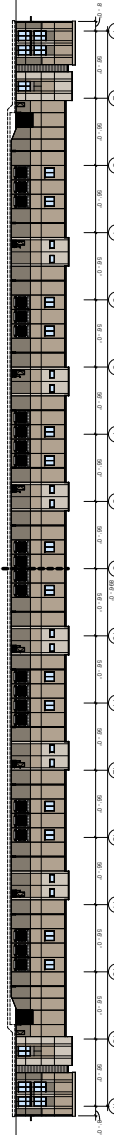
A1.00
OVERALL FLOOR PLAN



3 OVERALL NORTH ELEVATION
T = 40'-0"



2 OVERALL FLOOR PLAN
T = 40'-0"



1 OVERALL SOUTH ELEVATION
T = 40'-0"

RE: 1/16/20 PARTIAL NORTH ELEVATION - WEST

RE: 2/24/20 PARTIAL NORTH ELEVATION - WEST

RE: 1/16/20 PARTIAL SOUTH ELEVATION - WEST

RE: 2/24/20 PARTIAL SOUTH ELEVATION - EAST

FOUNDATIONS FOR
ROMULUS TRADE CENTER
BUILDING AREA
shown as of

studio North
ARCHITECTURE
1810 1/2 Mile Parkway, Farmington, Michigan
48331-1000
48331-1000
48331-1000

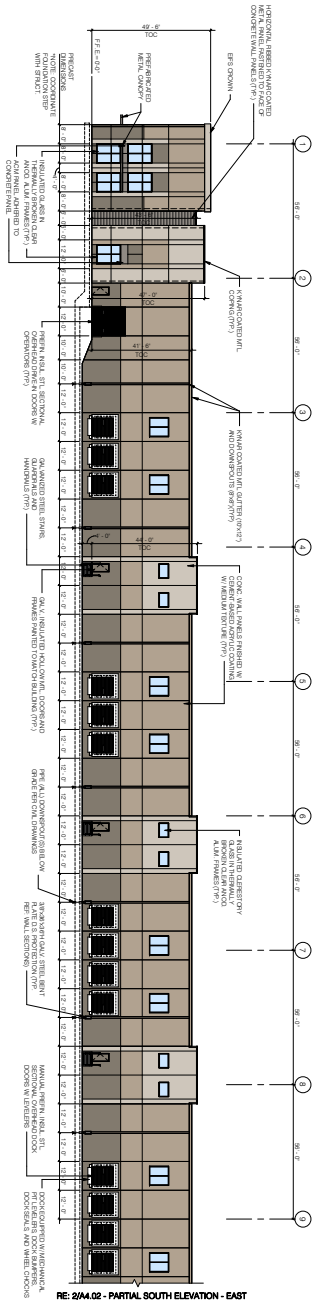
- CIVIL
- LANDSCAPE
- FOUNDATIONS
- STRUCTURAL
- PLUMBING
- MECHANICAL
- ELECTRICAL
- FIRE/PROTECTION
- CONTINUATION

NorthPoint
DEVELOPMENT
Romulus Trade Center
North
Building 2

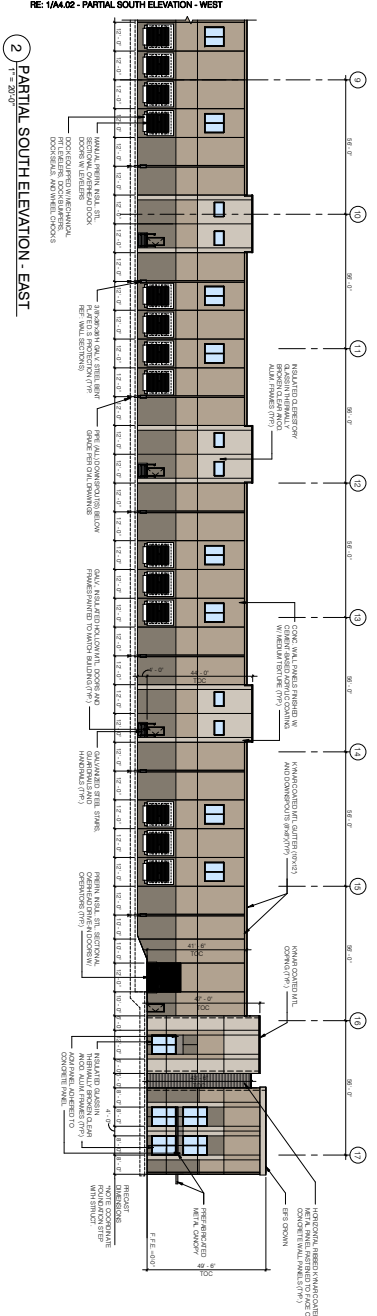
Project No.	AD000001
Client	NorthPoint
Location	013636
Industry	PLANNING
Drawn By	Ally
Checked By	Ally
Revision	1



A1.00
OVERALL FLOOR PLAN



1 PARTIAL SOUTH ELEVATION - WEST
T = 20'-0"



2 PARTIAL SOUTH ELEVATION - EAST
T = 20'-0"

RE: 2/4.02 - PARTIAL SOUTH ELEVATION - EAST

RE: 1/4.02 - PARTIAL SOUTH ELEVATION - WEST

- COLOR COATING LEGEND**
- 1 CONCRETE IN UNGRADED REBAR
 - 2 CONCRETE IN WALLS/FRAMES, RE-REBAR DETAILS
 - 3 CONCRETE TO MATCH EXISTING (NOT FINISH)
 - 4 SHIMM/WALLS: SHIM WOOD/DOOR*
 - 5 CONCRETE TO MATCH EXISTING
 - 6 CONCRETE TO MATCH EXISTING
 - 7 SHIMM/WALLS: SHIM WOOD/DOOR*
 - 8 CONCRETE TO MATCH EXISTING
 - 9 SHIMM/WALLS: SHIM WOOD/DOOR*
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 - 99 CONCRETE TO MATCH EXISTING
 - 100 CONCRETE TO MATCH EXISTING

NorthPoint DEVELOPMENT

Romulus Trade Center - North

Building 2

DATE: 01.18.18

DRAWN BY: PLANNING

CHECKED BY: ALLEN

PROJECT NO: 180000001

REVISION: 1

DATE: 01.18.18

BY: PLANNING

DESCRIPTION: BUILDING ELEVATIONS

Primary/Not For Construction

A4.02

BUILDING ELEVATIONS



City of Romulus

Treasurer's Report

Council Meeting Held:

May 11, 2026

Item No. 9.

General Description: _____

Resolution No. _____

Moved by: Abdo Bullock Jones Roscoe Talley Wadsworth Wilhide

Seconded by: Abdo Bullock Jones Roscoe Talley Wadsworth Wilhide

Ayes: All Abdo Bullock Jones Roscoe Talley Wadsworth Wilhide

Nays: All Abdo Bullock Jones Roscoe Talley Wadsworth Wilhide

Abstain: All Abdo Bullock Jones Roscoe Talley Wadsworth Wilhide

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED



City of Romulus

Public Comment

Council Meeting Held:

May 11, 2026

Item No. 10.

General Description: _____

Resolution No. _____

Moved by:	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide
Seconded by:	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide

Ayes:	All	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide
Nays:	All	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide
Abstain:	All	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED



City of Romulus

Unfinished Business

Council Meeting Held:

May 11, 2026

Item No. 11.

General Description: _____

Resolution No. _____

Moved by:	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide
Seconded by:	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide

Ayes:	All	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide
Nays:	All	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide
Abstain:	All	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED



City of Romulus

New Business

Council Meeting Held:
Item No. 12.

May 11, 2026

General Description: _____

Resolution No. _____

Moved by: Abdo Bullock Jones Roscoe Talley Wadsworth Wilhide
Seconded by: Abdo Bullock Jones Roscoe Talley Wadsworth Wilhide

Ayes: All Abdo Bullock Jones Roscoe Talley Wadsworth Wilhide
Nays: All Abdo Bullock Jones Roscoe Talley Wadsworth Wilhide
Abstain: All Abdo Bullock Jones Roscoe Talley Wadsworth Wilhide

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED



City of Romulus

Warrant

Council Meeting Held: **May 11, 2026**

Item No. **A.**

General Description: Approval of Warrant #: 26-09 for checks presented in the amount of \$1,279,351.82.

Resolution No. _____

<i>Moved by:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide
<i>Seconded by:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide

<i>Ayes:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide
<i>Nays:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide
<i>Abstain:</i>	Abdo	Bullock	Jones	Roscoe	Talley	Wadsworth	Wilhide

**MOTION CARRIED
UNANIMOUSLY**

MOTION CARRIED

MOTION FAILED

CITY OF ROMULUS WARRANT REGISTER SUMMARY

Council Meeting Date: May 11, 2026
Warrant Number: 26-09

TOTAL WARRANT REGISTER

.....

\$1,279,351.82

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

5/6/2026

CHECK DISBURSEMENT REPORT FOR CITY OF ROMULUS
CHECK DATE FROM 4/23/26 - 5/06/26

Fund		Amount
Total for fund 101	General Fund	\$146,589.86
Total for fund 202	Major Street Fund	\$3,712.25
Total for fund 203	Local Street Fund	\$2,931.26
Total for fund 205	Public Safety Fund	\$26,621.89
Total for fund 211	Cable TV	\$588.82
Total for fund 218	Merriman Rd. Spec. Assess	\$3,392.77
Total for fund 219	Street Lighting Fund	\$44,238.24
Total for fund 225	Community Employee Activity Fund	\$355.06
Total for fund 226	Garbage & Rubbish Collection Fund	\$979.72
Total for fund 247	Tax Increment Finance Authority	\$32,806.62
Total for fund 248	Downtown Development Authority	\$26,096.85
Total for fund 260	Michigan Indigent Defense Fund	\$23,031.64
Total for fund 261	911 Service Fund	\$9,609.70
Total for fund 266	Law Enforcement- Federal	\$268.83
Total for fund 271	Library Fund	\$7,167.28
Total for fund 305	C.I.P. Bonds - Court Building	\$282,000.00
Total for fund 306	Ecorse & Vining - Capital Improve Bonds	\$107,822.22
Total for fund 592	Water & Sewer Fund	\$448,169.28
Total for fund 661	Motor Vehicle	\$30,826.28
Total for fund 664	Technology Services	\$31,931.53
Total for fund 676	Retiree's Ins. Benefits	\$14,300.04
Total for fund 701	Revolving Fund	\$3,410.00
Total for fund 704	Imprest Payroll Fund	\$32,501.68
TOTAL - ALL FUNDS		\$1,279,351.82

5/06/2026

CHECK REGISTER FOR CITY OF ROMULUS
CHECK DATE FROM 4/23/2026 - 5/06/2026

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
05/15/2026	POOL	2655(A)	0120	LIBRARY DESIGN ASSOCIATES, INC.	ACRYLIC SIGN	215.00
05/15/2026	POOL	2656(A)	4608	MICRO MARKETING, LLC	PRE-PACK ORDER BOOK PROCESSING FEE PIGGYBACK MI STATE CONTRACT #24000000121	540.67 404.74
						945.41
05/15/2026	POOL	2657(A)	4489	MILES J. GEROU	MIDC SERVICE HOURS ATTORNEY MILES GEROU	446.33
05/15/2026	POOL	2658(A)	3041	NORTHSTAR MAT SERVICE	ACCOUNT # 1862-11121	53.68
05/15/2026	POOL	2659(A)	0736	ORCHARD, HILTZ & MCCLIMENT	MADCO TRUCKS ROMULUS DEVELOPMENT LLC BLUFFS AT GATEWAY PDA REVISIONS BILLS CONVENIENCE STORE ROMULUS TRADE CENTER BUCK'S OIL PILOT	1,074.00 447.50 2,390.00 604.50 5,170.00 985.50 1,004.50
						11,676.00
05/15/2026	POOL	2660(A)	3280	OSBURN INDUSTRIES, INC.	GRADE A TOP SOIL- YARD STOCK	3,040.00
05/15/2026	POOL	2661(A)	1131	OUTDOOR EXPERTS, INC	DEBRIS CLEAN UP ON HUNT 020 01 0302 000	4,200.00
05/15/2026	POOL	2662(A)	0984	PARKWAY SERVICES, INC.	FIRE DEPARTMENT: PORTA JOHN FOR STATION HC PARK HANDICAP PORTAJOHN 04/30/2026-05 RED SCHOOL HOUSE REGULAR (5.1.26-5.31.26	130.00 220.00 130.00
						480.00
05/15/2026	POOL	2663(A)	3959	PRETTY FACE CLEANING SERVICES	GROWTH WORKS 34TH DISTRICT COURT FY 25/26 BLANKET PO 11189 SHOOK RD CLEAN GROWTH WORKS 34TH DISTRICT COURT	200.00 150.00 200.00
						550.00
05/15/2026	POOL	2664(A)	0234	PRIORITY ONE EMERGENCY	FIRE DEPARTMENT: HAZMAT PANTS	160.99
05/15/2026	POOL	2665(A)	4527	SCHULTZ AND YOUNG P.C.	00013 - LEGAL SERVICES MARCH 2026	2,250.00
05/15/2026	POOL	2666(A)	4040	STAPLES	FIRE DEPARTMENT: COPIER PAPER OFFICE SUPPLIES	37.99 98.38
						136.37
05/15/2026	POOL	2667(A)	3780	THE NUNLEY LAW GROUP, PLLC	MIDC SERVICE HOURS FOR ROYCE NUNLEY	953.33
05/15/2026	POOL	2668(A)	4163	THE PAWS CLINIC	25/26 BLANKET PO SPAY / NEUTER RABIE SHO	348.00
05/15/2026	POOL	2669(A)	3446	ULINE, INC.	RACK FOR SEWER CRIB PLASTIC A-FRAME DELUXE SANDWICH BOARDS F	1,808.82 303.10
						2,111.92
05/15/2026	POOL	2670(A)	0250	VERMEER OF MICHIGAN	25/26 BLANKET PO FOR MISC PURCHASES FOR	141.36
05/15/2026	POOL	2671(A)	0158	WESTLAND FIRE EXTINGUISHER, INC.	FIRE DEPARTMENT: FIRE EXTINGUISHERS FOR 11189 SHOOK RD. FIRE EXTINGUISHER SERVIC CUSTOMER # 2000005771 BOOKS	1,058.00 148.00 20.00
						1,226.00
05/15/2026	POOL	2672(A)	0601	WEX BANK	INVERTED PO FY 25/26 ACCT 0462-00-398910 25/26 BLANKET PO FOR PRISONER MEDICINE C NITRILE GLOVES	27,054.93 106.65 298.30
						529.09
05/06/2026	POOL	94832	3869	COLLABORATIVE SUMMER LIBRARY PROGRA	Unearth a Story Shirts & Baseball caps	333.75
05/06/2026	POOL	94833	3209	DEN-MAN CONTRACTORS	BD BOND REFUND 28435 ECORSE	200.00
05/06/2026	POOL	94834	1916	DOUGLAS ELECTRIC COMPANY	SERVICE TECHNICIAN	510.00
05/06/2026	POOL	94835	0962	DOWNRIVER SENIOR OLYMPICS BOARD	SENIOR OLYMPIC'S COMMITMENT LETTER	200.00
05/06/2026	POOL	94836	2594	DOWNRIVER UTILITY WASTEWATER AUTHOR	WASTEWATER DISPOSAL CHARGES MARCH 2026	70,157.19
05/06/2026	POOL	94837	3209	DREW CUNNIEN	BD BOND REFUND 12053 SCHULTZ	1,600.00
05/06/2026	POOL	94838	0012	DTE ENERGY	36542 GODDARD RD 3/19/26-4/20/26	103.86
05/06/2026	POOL	94839	0772	DTE ENERGY	APRIL 2026 STREET LIGHTING	48,141.54
05/06/2026	POOL	94840	3611	EAGLE ENGRAVING, INC.	MABAS AND LOCKER TAGS	28.15

5/06/2026

CHECK REGISTER FOR CITY OF ROMULUS
CHECK DATE FROM 4/23/2026 - 5/06/2026

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
05/06/2026	POOL	94841	MISC	EARL COVINGTON	LOW ENROLLMENT NOT ENOUGH FOR TEAM	70.00
05/06/2026	POOL	94842	4455	EFFECTIVE FITNESS COMBATIVES	INSTRUCTOR CERTIFICATION COURSE 6/8 - 6/	1,397.00
05/06/2026	POOL	94843	MISC	EMINENT EXCAVATING LLC	REF HYDRANT #23930110 DEPOSIT	2,855.00
05/06/2026	POOL	94844	4572	FAUSONE & GRYSKO, PLC	RE: WAYNE DISPOSAL MATTER ATTY FEES	4,029.52
					RE: WAYNE DISPOSAL MATTER ATTY FEES	17,151.06
					RE: WAYNE DISPOSAL MATTER ATTY FEES	13,697.26
						<u>34,877.84</u>
05/06/2026	POOL	94845	0604	FEDEX	FIRE DEPARTMENT: RETURN PART TO HASTINGS	15.82
05/06/2026	POOL	94846	2735	FIFER INVESTIGATIONS, LLC	NEW HIRE BACKGROUND CHECK	656.25
05/06/2026	POOL	94847	4623	FROHM & WIDMER, INC	APPRAISAL REPORT FOR PINWOODS	4,500.00
05/06/2026	POOL	94848	3209	GLOBAL TRUCKING REPAIR LLC	BD PAYMENT REFUND 28716 ECORSE	2,000.00
05/06/2026	POOL	94849	MISC	GLS NORTH AMERICA	USED INVOICE CLOUD TO PAY TICKETS FROM W	240.00
05/06/2026	POOL	94850	0631	GORDON FOOD SERVICE, INC.	HOTDOGS FOR BASEBALL OPENING DAY	99.98
					PURCHASE BEVERAGES FOR STATE OF THE CITY	26.97
						<u>126.95</u>
05/06/2026	POOL	94851	3264	GREAT LAKES WATER AUTHORITY	300-2451-S INDUSTRIAL WASTE CONTROL FOR	855.83
05/06/2026	POOL	94852	3264	GREAT LAKES WATER AUTHORITY	ACCT # CUS-0000068 WATER USAGE/FIXED CHA	361,329.90
05/06/2026	POOL	94853	0686	GREATER ROMULUS CHAMBER OF COMMERCE	MARCH 2026-MARCH 2027 MEMBERSHIP	100.00
					26/27 ANNUAL MEMBERSHIP DUES MARCH 31,20	100.00
						<u>200.00</u>
05/06/2026	POOL	94854	MISC	JAMES PAQUETTE	REID TRAINING MEAL REIMBURSEMENT	92.45
05/06/2026	POOL	94855	MISC	JESSICA HOWZIE	ANIMAL BOND SPAY / NEUTER REFUND 6/1/26	50.00
05/06/2026	POOL	94856	MISC	JOE BASINGER	MACEO CONFERENCE FOOD REIMBURSEMENT	31.00
05/06/2026	POOL	94857	1815	JOHN D. OSBORNE TRUCKING CO. INC.	ITB 24/25-13 YARD STOCK	5,081.54
05/06/2026	POOL	94858	MISC	JOSLYN RHODES-FRIDAY	LOW ENROLLMENT NOT ENOUGH FOR TEAM	70.00
05/06/2026	POOL	94859	4261	KANOPY INC	CUSTOMER # 2000005771 BOOKS	97.75
05/06/2026	POOL	94860	4564	KILLER FLAMINGOS	KILLER FLAMINGOS BAND 6/12/26	5,000.00
05/06/2026	POOL	94861	3701	LECLERC DISPLAY CO, INC.	DOWNTOWN AMERICAN FLAGS	5,000.00
05/06/2026	POOL	94862	4436	LENOVO (UNITED STATES) INC	PIGGYBACK OMNIA CONTRACT 01-146 THINKPAD	68.00
05/06/2026	POOL	94863	MISC	LUCAS FORCHE	ANIMAL BOND SPAY / NEUTER REFUND 3/17/26	50.00
05/06/2026	POOL	94864	3209	LUCAS MATTOON	BD BOND REFUND 35640 WICK	200.00
05/06/2026	POOL	94865	2666	MAURER'S TEXTILE RENTAL SERVICES	25/26 INVERTED PO - ITB 21/22-17 UNIFORM	19.38
					25/26 INVERTED PO - ITB 21/22-17 UNIFORM	19.38
					25/26 INVERTED PO - ITB 21/22-17 UNIFORM	19.38
					25/26 INVERTED PO - ITB 21/22-17 UNIFORM	19.38
						<u>77.52</u>
05/06/2026	POOL	94866	0088	MESSENGER PRINTING SERVICE INC.	1,000 BUSINESS CARDS FOR SENIOR SERVICES	74.50
05/06/2026	POOL	94867	0427	MIDWEST TAPE	CUSTOMER # 2000005771 BOOKS	94.44
					CUSTOMER # 2000005771 BOOKS	50.98
					CUSTOMER # 2000005771 BOOKS	149.94
					CUSTOMER # 2000005771 BOOKS	106.47
					CUSTOMER # 2000005771 BOOKS	566.65
						<u>968.48</u>
05/06/2026	POOL	94868	2088	OAKLAND COUNTY	25/26 QUARTERLY CLEMIS MEMBERSHIP FEES	9,590.72
05/06/2026	POOL	94869	4509	ORKIN PEST CONTROL	FIRE DEPARTMENT 4 - TREATMENT FOR DRAINS	155.00
05/06/2026	POOL	94870	3002	OVERDRIVE, INC.	2026 SPRING CLEAN UP @ HISTORICAL PARK T	2.99
05/06/2026	POOL	94871	MISC	PAIGE ARNDT	LOW ENROLLMENT NOT ENOUGH FOR TEAM	70.00
05/06/2026	POOL	94872	4597	PETER GRANATA	MIDC SERVICE HOURS ATTORNEY PETER GRANAT	1,172.17
05/06/2026	POOL	94873	4231	PREMIER GROUP ASSOCIATES, LC	2026 SPRING CLEAN UP @ HISTORICAL PARK T	12,290.00
05/06/2026	POOL	94874	MISC	SHANNON MARTIN	LOW ENROLLMENT NOT ENOUGH FOR TEAM	70.00
05/06/2026	POOL	94875	MISC	STARLENE MORAN	ANIMAL BOND SPAY / NEUTER REFUND 6/30/26	50.00
05/06/2026	POOL	94876	0503	STERICYCLE, INC.	25/26 BLANKET PO STERICYCLE SHARPS PICK	23.78
05/06/2026	POOL	94877	4104	THE KAPLAN LAW FIRM	MIDC SERVICE HOURS JOSHUA KAPLAN	845.00
05/06/2026	POOL	94878	4560	TIMOTHY M. KEWIN	MIDC SERVICE HOURS ATTORNEY TIMOTHY KEWI	3,451.50
05/06/2026	POOL	94879	3593	TOSHIBA BUSINESS SOLUTIONS	INVERTED PO MONTHLY COPY CHARGES FY 25/2	162.79
					INVERTED PO MONTHLY COPY CHARGES FY 25/2	464.54
					INVERTED PO MONTHLY COPY CHARGES FY 25/2	21.45
						<u>648.78</u>

5/06/2026

CHECK REGISTER FOR CITY OF ROMULUS
CHECK DATE FROM 4/23/2026 - 5/06/2026

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
05/06/2026	POOL	94880	4454	TROVIOUS STARR	MIDC PROGRAM SERVICE TROVIOUS STARR	552.50
05/06/2026	POOL	94881	2190	VANOVERBEKE, MICHAUD & TIMMONY, PC	LEGAL SERVICES RENDERED TO BOARD OF TRUS	375.70
05/06/2026	POOL	94882	0065	WAYNE LAWN & GARDEN CENTER, INC.	25/26 BLANKET PO FOR MECH & GROUNDS - DP	37.79
05/06/2026	POOL	94883	4601	WCA ASSESSING	ASSESSING MONTHLY SERVICES	9,375.00
05/06/2026	POOL	94884	2945	ZONES, LLC	ADOBE ACROBAT PRO FOR TEAMS: COM DEV NEW	229.26
					ANNUAL MICROSOFT 365 AND EXCHANGE LICENS	3,015.00
					ADOBE PRO LICENSES FOR NEW SERGEANTS	325.80
					ANNUAL MICROSOFT 365 AND EXCHANGE LICENS	<u>27,340.00</u>
						30,910.06
POOL TOTALS:						
Total of 122 Checks:						1,279,351.82
Less 0 Void Checks:						<u>0.00</u>
Total of 122 Disbursements:						1,279,351.82

Department	Transactions	Total	Total Fuel	Rebate	Total Invoice
ANIMAL CON	3	185.71	227.11		
Building Dept	11	483.76	591.04		
CITY HALL	6	318.7	387.53		
DPW	117	7639.5	9246.32		
FIRE	77	5501.58	6617.1		
Mayor's Offic	2	105.46	129.03		
ORDINANCE	5	220.39	266.32		
Ordinance	3	90.6	109.62		
POLICE	412	12250.06	14847.32		
Recreation	1	49.1	59.65		
SENIORS	12	616.67	747.78		
	649	27461.53	33228.82	\$406.60	<u><u>\$27,054.93</u></u>

City Hall includes 4 transactions from Kevin Krause, 1 Jerry Frayer, and 1 Rodger Kadau.

March 2026 Constellation charges		Amount due
34th District Court	11131 WAYNE ROAD	1,951.92
34th District Court	11131 WAYNE ROAD	47.70
Fire Sta#3	6900 WAYNE RD	173.98
Fire Sta#4	28777 EUREKA RD	617.65
Senior Ctr.	36525 BIBBINS ST	843.82
Police Dept.	11165 OLIVE ST	1,817.41
City Hall	11111 WAYNE RD	1,203.27
Fire Sta#2	7221 MIDDLEBELT RD	525.36
Library	11121 WAYNE RD	1,714.02
RAC	35765 NORTHLINE RD	8,954.13
D.P.W.	12600 WAYNE RD	3,705.36
Occupant-West Sho	37230 NORTHLINE RD	255.85
Cemetery	10210 Shook Road	44.67
Occupant-Hook & L	35257 GODDARD RD	312.76
Animal Shelt.	12300 WAYNE RD	816.74
Hist. PK. School	11120 HUNT ST	109.53
Kingsley H.	11147 HUNT ST	183.40
DDA/Chamber	11189 SHOOK RD	302.15
New 34th District	11129 Wayne Road	2,079.80
36542 Goddard	36542 GODDARD RD	194.06
Total invoice		\$25,853.58
Total minus RAC		\$16,899.45



City of Romulus

Communication

Council Meeting Held:
Item No. 14

May 11, 2026

Councilperson Abdo: _____

Councilperson Bullock: _____

Councilperson Jones: _____

Councilperson Roscoe: _____

Councilperson Talley: _____

Councilperson Wadsworth: _____

Councilperson Wilhide: _____



City of Romulus

Adjournment

Council Meeting Held:

May 11, 2026

Item No. 15

General Description: _____

Resolution No. _____

Moved by: Abdo Bullock Jones Roscoe Talley Wadsworth Wilhide
Seconded by: Abdo Bullock Jones Roscoe Talley Wadsworth Wilhide

Ayes: All Abdo Bullock Jones Roscoe Talley Wadsworth Wilhide
Nays: All Abdo Bullock Jones Roscoe Talley Wadsworth Wilhide
Abstain: All Abdo Bullock Jones Roscoe Talley Wadsworth Wilhide

MOTION CARRIED
UNANIMOUSLY

MOTION CARRIED

MOTION FAILED