CITY OF YPSILANTI
REGULAR CITY COUNCIL MEETING
Tuesday, July 21, 2026 @ 6:00 PM
Council Chambers
One South Huron, Ypsilanti, MI 48197
Launch Meeting - Zoom

I. CALL TO ORDER

II. ROLL CALL

III. A MOMENT TO CENTER AND FOCUS

IV. AGENDA APPROVAL

V. PUBLIC COMMENT - 60 MINUTES TOTAL (3 MINUTES/EACH SPEAKER)

VI. PROCLAMATIONS

A. Proclamation for Ypsilanti Farmers Market Week, August 2-8, 2026.

VII. PRESENTATIONS

A. Presentation from Washtenaw Community College, Brandon Tucker

VIII. ORDINANCES FIRST READING

A. Ordinance No. 1466 – "424 S. Mansfield Rezoning."
Public Hearing Resolution No. 2026-148, close the public hearing.
Resolution No. 2026-147, determination.

B. Ordinance No. 1467 – "Walk Up Window Zoning Text Amendment."
Public Hearing Resolution No. 2026-150, close the public hearing.
Resolution No. 2026-149, determination.

C. Ordinance No. 1468 – "AN ORDINANCE TO AMEND CHAPTER 18, ARTICLE VI "INSPECTION AND CONTROL OF CERTAIN BUILDINGS" OF THE YPSILANTI CITY CODE, BY AMENDING SECTIONS 18-111, 18-115, 18-146, 18-148, AND ADDING SECTION 18-167."
Public Hearing Resolution No. 2026-152, close the public hearing.
Resolution No. 2026-151, determination.

D. Ordinance No. 1469 – "AN ORDINANCE TO AMEND CHAPTER 18, ARTICLE V "PROPERTY MAINTENANCE CODE" OF THE YPSILANTI CITY CODE, BY AMENDING SECTION 18-92."
Public Hearing Resolution No. 2026-154, close the public hearing.
Resolution No. 2026-153, determination.

IX. CONSENT AGENDA

A. Resolution No. 2026-155 Approving all items on the Consent Agenda.

B. Resolution No. 2026-156 Approving the minutes of the regular meeting of June 16, 2026.

C. Postponed Resolution No. 2026-144 Approving the new collective bargaining agreement between the City of Ypsilanti and the TPOAM, for the term terminating on June 30, 2030, as presented and authorizing the Mayor, City Manager, and City Clerk to execute the agreement on behalf of the city, after approval by the City Attorney as to form.

D. Resolution No. 2026-157 Approving the contract with CLEMIS and authorizing the City Manager to sign on behalf of the City.

E. Resolution No. 2026-158 Awarding the towing contract to Budget Towing and authorizing the Mayor and City Clerk to sign the contract, subject to the approval of the City Attorney.

F. Resolution No. 2026-159 Approving the proposal with OHM in the amount of $39,500 for the Parkridge Community Center Roof Replacement; also authorizing the Mayor and City Clerk to sign this contract, subject to approval by the City Attorney.

G. Resolution No. 2026-160 Awarding a contract for the Frog Island Parking Lot Replacement to T&M Asphalt Paving, Inc. in the amount of $936,962, with a contingency of $207,250, for a total of $1,144,212; also authorizing the Mayor and City Clerk to sign this contract, subject to approval by the City Attorney.

H. Resolution No. 2026-161 Approving the Property and Liability insurance renewal for the City, with the Michigan Municipal League (MML) Liability and Property Pool in the amount of $529,456.

I. Resolution No. 2026-162 Resolution to Destigmatize Menstruation and Expand Access to Free Period Products.

J. Resolution No. 2026-163 Appointing Youth Resident Sebastian Krage to the Police Advisory Commission, with a term ending July 1, 2027.

K. Resolution No. 2026-164 Appointing 3 Residents to certain Boards and Commissions.

L. Resolution No. 2026-165 Reappointing resident Ben Connor Barrie to the Parks and Arts Commission, with a term ending July 1, 2029.

M. Resolution No. 2026-166 Reappointing 5 members to the YDDA, with different term expirations to ensure continuity and staggered terms throughout the board.

X. RESOLUTIONS/MOTIONS/DISCUSSIONS

A. Resolution No. 2026-167 Approving the Hazard Mitigation Plan.
Public Hearing Resolution No. 2025-168, close the public hearing.
Resolution No. 2025-167 determination.

B. Tabled Resolution No. 2026-142 Authorizing the Removal of the Encampment at Kramer Street and Bell Street and Resolution No. 2026-169 Postponing the tabled resolution to a date certain, which will allow the Bell/Kramer Task Force sufficient time to develop potential solutions for the remaining campers and the neighborhood.

C. Postponed Resolution No. 2026-143 Supporting the Washtenaw Community College (WCC) proposed replacement operating millage on the August 4, 2026 ballot.

D. Resolution No. 2026-170 Approving a Memorandum of Understanding with LEAF to install sharps containers in the city to be managed by the Michigan Department of Health and Human Services, and directing the City Manager to sign on Council's behalf.

E. Resolution No. 2026-171 Authorizing the issuance of a Request for Proposals (RFP) to solicit qualified licensed professional surveyors to conduct surveys of the affected properties along First Avenue and prepare an Assessor's Plat.

F. Resolution No. 2026-172 Authorizing and directing city staff to take all necessary action to enforce the Hearing Officer's Order, including the demolition of the building or structure at 539 S. Huron Street.

G. Resolution No. 2026-173 Authorizing and directing city staff to take all necessary action to enforce the Hearing Officer's Order, including the demolition of the building or structure at 558 Madison Street.

H. Resolution No. 2026-174 Authorizing and directing city staff to take all necessary action to enforce the Hearing Officer's Order, including the demolition of the building or structure at 601 E Michigan Avenue.

I. Resolution No. 2026-175 Authorizing and directing city staff to take all necessary action to enforce the Hearing Officer's Order, including the demolition of the building or structure at 1032 Watling Blvd.

J. Resolution No. 2026-176 Approving the request of Maiz Mexican Cantina, located at 36 E Cross Street, for a Social District License.

K. Resolution No. 2026-177 Approving the request of Aubree's Saloon Inc, located at 39 E Cross Street, for a Social District License.

L. Resolution No. 2026-178 Approving the request of Sidetrack Bar & Grill, located at 56 E Cross Street, for a Social District License.

M. Resolution No. 2026-179 Adopting the fee schedule pursuant to the Ypsilanti City Code, and the following fees relating to various sections of the City Code and activities of the City are hereby established, and the various City Departments are authorized to charge and collect such fees, effective immediately.

N. Fireworks Discussion

O. Resolution No. 2026-180 Directing City staff to initiate government-to-government outreach and relationship building with Tribal Nations having historical ties to the

Ypsilanti area to inform future efforts to acknowledge and honor indigenous history, heritage, and connection to the land.

XI. BOARD AND COMMISSION - LIAISON REPORTS

A. Police Advisory Commission

B. Human Relations Commission

C. Parks and Arts Commission

D. Sustainability Commission

E. Historic District Commission

F. Planning Commission

G. Zoning Board of Appeals

XII. LIAISON REPORTS

A. SEMCOG Update

B. Washtenaw Area Transportation Study

C. Urban County

D. Ypsilanti Downtown Development Authority

E. Friends of Rutherford Pool

XIII. COUNCIL PROPOSED BUSINESS

XIV. COMMUNICATIONS FROM THE MAYOR

XV. COMMUNICATIONS FROM THE CITY MANAGER

XVI. COMMUNICATIONS

XVII. PUBLIC COMMENT - CONTINUED (3 MINUTES/EACH SPEAKER)

XVIII. ADJOURNMENT

A. Please click here to access the City Council Contact Form. This form can be used to submit any comments/concerns you might have about this agenda.

Proclamation for Ypsilanti Farmers Market Week, August 2-8, 2026

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS the farmers and growers of Ypsilanti provide residents with access to fresh, nutritious, locally grown food through the Ypsilanti Farmers Market; one of the first in the state to accept food assistance programs such as SNAP, Double Up Food Bucks, WIC Produce Connection, Senior Market FRESH, and Prescription for Health; and

WHEREAS the Ypsilanti Farmers Market relocated to 16 S. Washington Street in 2025, establishing a central, vibrant, year-round hub for community, commerce, and local food that welcomed an average of 850 visitors each week during the outdoor season and 320 visitors each week during the Indoor Winter Market; and

WHEREAS in October 2025, when federal SNAP benefits were abruptly paused, the Ypsilanti Farmers Market and Growing Hope responded immediately by launching the Ypsi SNAP Gap, a community-funded, token-based emergency bridge program that recirculated $12,000 in fresh food purchasing power so that Ypsilanti's most food-insecure residents could continue accessing nutritious food without interruption; and

WHEREAS the Ypsilanti Farmers Market's Power of Produce Club engaged 100 youth in 2025, putting fresh produce and purchasing power directly in the hands of children ages 4-12 and building the next generation of community members who know where their food comes from and believe the market belongs to them; and

WHEREAS farmers markets and other agricultural direct marketing outlets provide infrastructure to assist in the distribution of farm and value-added products, thereby contributing approximately $9 billion each year to the U.S. economy; and

WHEREAS the National Farmers Market Coalition has declared August 2-8 as National Farmers Market Week; and

WHEREAS the Ypsilanti City Council recognizes the essential role farmers markets play in promoting health, justice, and economic opportunity across our city, and affirms the importance of expanding agricultural marketing opportunities that support the next generation of farmers and food entrepreneurs, generate income that stimulates local business development and job creation, and build community through the shared act of growing, selling, and preparing food together;

NOW, THEREFORE, to further awareness of the market's contributions to Ypsilanti's local economy, health, and social fabric, I, Nicole Brown, Mayor of Ypsilanti, do hereby proclaim the week of August 2-8, 2026, as Ypsilanti Farmers Market Week, in alignment with National Farmers Market Week. I urge all citizens to celebrate our market with gratitude, advocacy, and joyful participation, and to join us on Saturday, August 8, 2026, from 9 AM to 1 PM at 16 S. Washington Street.

Given under my hand and seal of the
City of Ypsilanti July 21, 2026.
Nicole Brown, Mayor

REQUEST FOR LEGISLATION
July 21, 2026

For: Mayor and City Council

From: Joshua Burns, City Planner

Subject: Ordinance No. 1466 – "424 S. Mansfield Rezoning."
Public Hearing Resolution No. 2026-148, close the public hearing.
Resolution No. 2026-147, determination.

SUMMARY & BACKGROUND:

RECOMMENDED ACTION: Approval

ATTACHMENTS:
1. 01 - RFL_Resolution - 424 S. Mansfield Rezoning Request
2. 02 - 424 S. Mansfield Rezoning Application
3. 03 - June 2026 PC Draft Minutes
4. Resolution No2026-148 Close PH

CITY MANAGER APPROVAL: COUNCIL AGENDA DATE: July 21, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:

To: Mayor and City Council

From: Joshua Burns, City Planner

Date: July 21st, 2026

Subject: First Reading: 424 S. Mansfield Rezoning Request

GENERAL INFORMATION

Applicant:	TRUE Community Credit Union
Project:	TRUE Community Credit Union – Mansfield Branch Rezoning
Application Date:	May 20, 2026
Planning Commission Public Hearing Date:	June 17, 2026
Location:	Southwest Corner of the W. Michigan and S. Mansfield Intersection
Zoning:	"PMD" Production, Manufacturing, & Distribution
Master Plan:	District
Action Requested:	Rezoning of the Entire Parcel to "GC" General Corridor

PROJECT AND SITE DESCRIPTION

The applicant is requesting a rezoning for a lot at 424 S. Mansfield (Parcel #11-11-39-340-003). The property is 3.40 acres (148,104 sq ft). The property is presently zoned "PMD" Production, Manufacturing, & Distribution, and is presently a financial institution, making it a legally nonconforming land use. Notable site features include an expansive lawn, a cluster of mature trees in the northeast corner of the site, and a sizeable wetland that is located in the "rear" (appears to be in the side & rear yard from Michigan Avenue).

The applicant acknowledges the legal non-conforming element of the credit union and mentions that rezoning the property to the General Corridor will eliminate its nonconforming land-use status. They also justify the proposed zoning by pointing out how the properties to the east along Michigan Avenue are zoned General Corridor and that, if granted, would align better with the zoning to the east of the property.

It is crucial to note that upon previous discussions with the applicant, they've shared their desire to rezone the property to General Corridor as it would permit them to split the parcel, sell and discontinue operations in the existing building, and build a standalone remote drive through ATM adjacent to the Michigan Avenue frontage; meaning the Michigan Avenue frontage would not feature an actual building complying with the permitted building types and form in the General Corridor.

Figure 1: MapWashtenaw Site Aerial (March 2024)

Figure 2: 424 S. Mansfield (Facing South) Google Maps, August 2025

Figure 3: 424 S. Mansfield (Facing Northwest) Google Maps, May 2024

Figure 4: Surrounding Land Use and Zoning

	LAND USE	ZONING
NORTH	Single-Family & Multi-Family Residential	Regional Corridor (Ypsilanti Township)
EAST	Single-Family Residential	Regional Corridor (Ypsilanti Township)
SOUTH	Warehouse/Distribution	Production, Manufacturing, Distribution (PMD)
WEST	Vacant	Regional Corridor (Ypsilanti Township)

ZONING HISTORY

Prior to the existence of the PMD zoning district, 424 S. Mansfield was zoned M-1 (Light Manufacturing District).

Back on May 24th, 1996, the Planning Commission approved the construction of a credit union at 424 S. Mansfield. Interestingly, financial institutions were not originally permitted in this district; however, prior to Planning Commission approval, the applicant requested to amend the Zoning Ordinance, and the City Council officially approved the amendment to allow financial institutions in this zoning district on May 21st, 1996.

Despite the M-1 zoning district near perfect alignment with the PMD zoning district, financial institutions were removed from the PMD zoning district; it is unknown as to why they were removed.

Figure 5: 1994 Zoning Ordinance (Last Revised in 1998)

M1 Light Manufacturing

ARTICLE 16
M1 LIGHT MANUFACTURING DISTRICT

5.120 **DESCRIPTION AND PURPOSE.** The M1 Light Manufacturing District is designed to provide locations for wholesale activities, warehouses, and industrial operations which produce minimal external impacts that are detrimental in any way to other uses in the district or to properties in adjoining districts. Permitted uses should be compatible with surrounding residential or commercial uses.

Accordingly, permitted manufacturing, distribution, warehousing, and light industrial uses permitted in this district should be fully contained within well-designed buildings, with adequate off-street parking and loading areas, and with property screening around outside storage areas. Truck traffic, loading and unloading operations are expected to be part of this district. New dwellings are not permitted.

5.121 **PERMITTED USES.** In M1 Districts, no use shall be permitted except the following:

(1) Automobile repair garages which provide minor repairs, subject to the specific standards in Section 5.211(3).

(2) Automobile, trailer, and truck rental outlets.

(3) Central dry cleaning plants or laundries.

(4) Development and Research: Any use charged with the principal function of basic research, design, and pilot or experimental project development when conducted within a completely enclosed building.

(5) Financial institutions, including banks, credit unions, and savings and loan associations. Drive-through facilities are permitted, subject to the Specific Provisions in Section 5.212(2).

(6) Greenhouses.

(7) Kennels, commercial, subject to the Specific Provisions in Section 5.213(1).

(8) Laboratories: experimental, film, or testing.

(9) Machine, sheet metal, carpentry, wood working, tool, die and welding shops.

(10) Manufacture, compounding, assembling, or treatment of articles or merchandise from previously prepared materials such as, but not limited to: bone, canvas, cellophane, cloth, cork, elastomers, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastic, rubber, precious or semi-precious metals or stone, sheet metal, shell, textiles, tobacco, wax, wire, wood and yarns; custom plating or galvanizing.

(11) Manufacture, compounding, processing, washing and cleaning, packaging, or treatment of such products as, but not limited to: bakery goods, candy, beverages, coffee, tea, spices, and other food products; cosmetics, powders, toiletries, and pharmaceutical products; household chemicals and cleaning products; and hardware and cutlery.

(12) Manufacture of handicraft products, statuary and art goods, cosmetics and toiletries, baked goods, confections, ice cream and non-alcoholic beverages in bulk, jewelry, clothing and garments, perfumes, electrical appliances and fixtures, draperies, novelty articles, advertising display, notions, smoking tobacco products, gauges, jigs, optical goods, luggage and leather products, toys and household supplies, personal accessories, paper, wood, plastic, or rubber molded products.

(13) Manufacture of pottery and figurines or other similar ceramic products, using kilns fired only by electricity or gas.

(14) Offices, showrooms and work spaces of a plumber, electrician, upholsterer, decorator, or similar trade, provided that no more than twenty-five percent (25%) or less of the floor area of such activity is used as a showroom.

(15) Printing services, including but not limited to: photocopying, printing, publishing, engraving, photo engraving, photo development, lithographing, and blueprint production.

(16) Production fabrication, treatment or assembly of sheet metal products, not heavier than number 14 U.S. gauge, not elsewhere classified, which does not involve blooming, forging, hammer or foundry work; or wire metal products not elsewhere classified which does not involve cold heating or upset on wire more than 1/4 inch in diameter.

(17) Public buildings and utilities including necessary structures, storage yards and other related uses; but not including heating and electric generation plants and water supply and sewage treatment plants.

(18) Radio and television stations.

(19) Self-storage facilities and mini-warehouses subject to the provisions of Section 5.214(5).

(20) Storage facilities for building materials, asphalt, tar, grain, fertilizer, lumber, machinery, contractors' equipment and supplies, provided such is enclosed within a building. Outdoor storage of materials is permitted after special use approval, subject to the provisions of Section 5.122(4).

(21) Trade or industrial schools.

(22) Warehousing and wholesale establishments and trucking facilities, including cold storage and the packaging, crating, and boxing of manufactured products.

5.122 **SPECIAL USES.** The following uses may be permitted, subject to the conditions specified for each use, review, and approval of the Planning Commission, the imposition of special conditions which in the opinion of the Planning Commission are necessary to fulfill the purposes of this Ordinance, and the procedures set forth in Article 28.

(1) Adult Regulated Uses, as regulated in Section 5.211(2).

(2) Automobile repair garages providing major repair, and undercoating shops, subject to the Specific Provisions in Section 5.211(3).

(3) Automobile or car wash establishments, subject to the Specific Provisions in Section 5.211(5).

(4) Outdoor storage of raw materials and supplies or finished or semi-finished products, subject to the Specific Provisions in Section 5.213(10).

(5) Radio and television towers, public utility microwaves, and public utility T.V. transmitting towers, mobile communications towers, and their attendant facilities provided that the distance from the base of any tower to all exterior property lines is not less than the height of the tower. Adequate fencing and security shall be provided to keep unauthorized persons from climbing any tower. No signs shall be attached to or mounted on any tower structure, except warning signs or direction signs related to the use of the tower.

(6) Recycling centers for discarded items, subject to the Specific Provisions in Section 5.214(2).

(7) Retail uses which have an industrial character in terms of either their outdoor storage requirements or activities such as lumber yards, building material outlets, upholsterer and cabinet maker shops and sale of agricultural implements. Any outdoor storage shall meet the requirements of Section 5.213(10).

(8) Storage within enclosures of liquid and solid fuels, subject to the Specific Provisions in Section 5.214(6).

Figure 6: Existing Zoning Designation

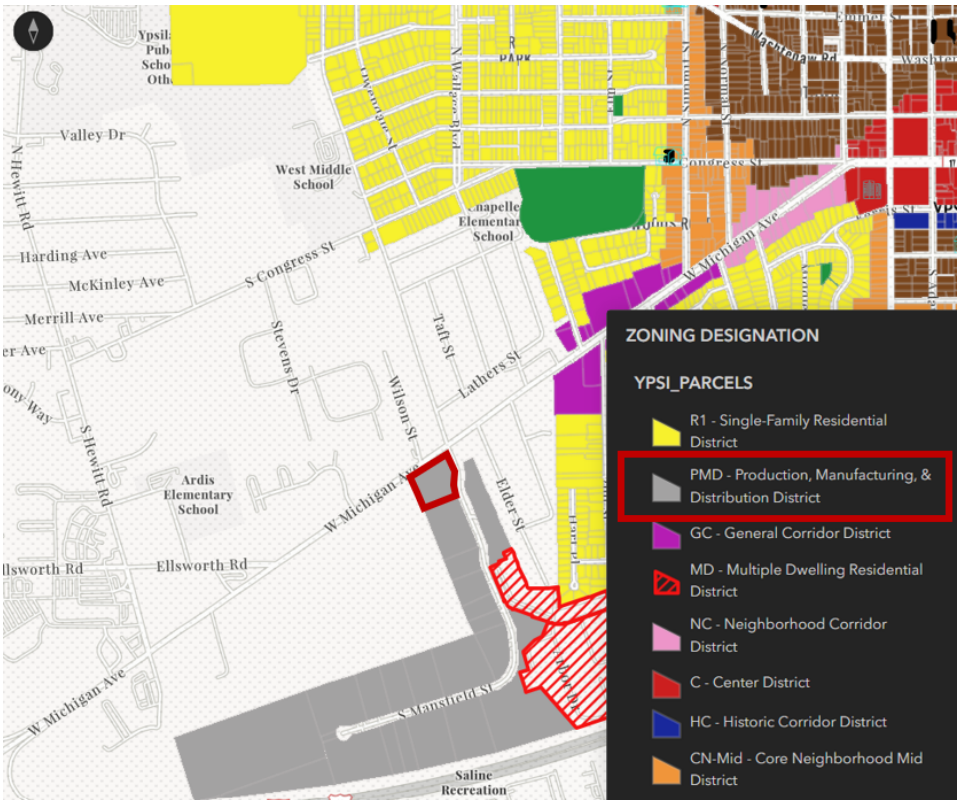
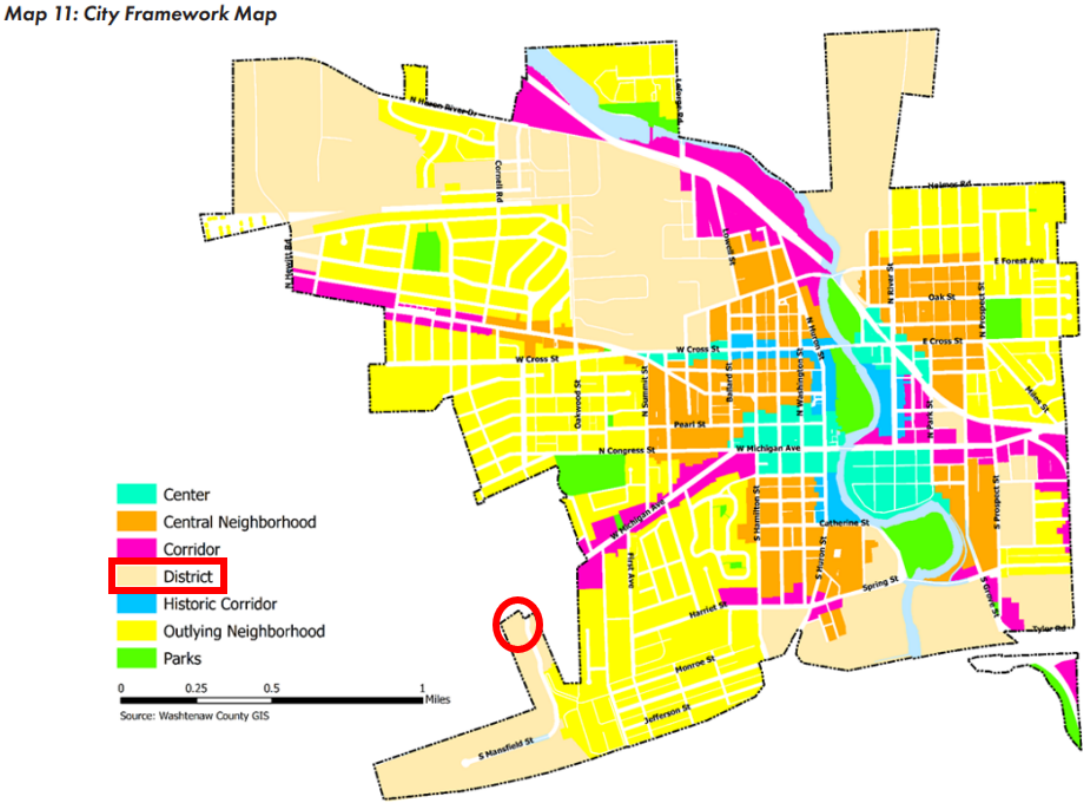


Figure 7: City Framework Map (Subject Area Circled in Red)



CITY FRAMEWORK & ZONING DESIGNATION

City Framework: District

The City Framework Map (Future Land Use Map) places 424 S. Mansfield within the "District" framework.

According to the Master Plan, "*Districts are parts of the city dedicated to a single type of activity, like Eastern Michigan University, the office and medical area on Towner, and the industrial areas of the City in the south. The challenge is to use the street network design to integrate them into the City while assuring that students, faculty, workers and suppliers can reach their destinations easily.*" The Master Plan further expands upon the single types of activity and specifically states the following for the industrial areas in the south of the city: "*The industrial areas in the south of the City represent the best hopes for a revitalized employment area. The industrial park in the southwest corner of the city has no vacancies, but could be reconfigured to accommodate additional businesses…*"

The designation of this parcel is no accident, in fact, during master plan community engagement sessions, "*Almost all participants felt new jobs within the City for current City residents of all education levels were imperative. They felt large job centers should be located in southern industrial areas or "jobs districts". Overall, the vision articulated was that jobs and industry are needed for the economic and equitable sustainability of the City.*" It is further emphasized that, "*The industrial park, large Angstrom property and* ***other assorted industrial properties in the southern part of the City*** *are well-suited for facilities that require easy highway access and roadways for trucks. These districts should be called "job districts…*"

Figure 8: Permitted Uses in the PMD Zoning District

P=Principal; A=Accessory; S/Res= Special Land Use when adjacent to R-1, CN, CN-Mid, CN-SF, or MD zoning, otherwise permitted; S=Special Land Use			
USES	**PMD**	**NOTES**	**SPECIFIC REGULATIONS**
INFRASTRUCTURE			
Essential Services	P		Section 122-524
Communication Devices	A		Article V, Division 3
Radio & Television Studios or Stations	P		
Radio and television towers, public utility microwaves, and public utility television transmitting towers, mobile communications towers, cellular phone towers and their accessory facilities	P		Article V, Division 3
Utility buildings including electric and gas service buildings and yards, telephone exchange buildings, electrical transformer stations and substations, gas regulator stations, and water and propane tank holders.	P		
Railroad yards not including manufacture and repair	S/Res		
Energy, electricity and heat generation plants	S	Includes solar farms and geothermal plants	Section 122-513
Landfill	S	May include anaerobic digester.	
Water or sewage treatment plant	S		
Biofiltration Facility	P		
Alternative Energy	A		Section 122-513

P=Principal; A=Accessory; S/Res= Special Land Use when adjacent to R-1, CN, CN-Mid, CN-SF, or MD zoning, otherwise permitted; S=Special Land Use			
USES	**PMD**	**NOTES**	**SPECIFIC REGULATIONS**
SERVICES			
Business and professional offices and services, 15,000 square feet or more	P		
Business and professional offices and showrooms	A		
Kennels, commercial	S/Res		Section 122-535
Offices for skilled trade services including but not limited to plumbing, electric, heating, and painting establishments	P		
Repair of appliances, machines or vehicles	P		
Self-storage facilities	P		
Printing services, including but not limited to: publishing, engraving, photo development, lithographing, silk screening and three-dimensional printing	P		Section 122-549
Construction and Landscape Contractors, contractor's yards, equipment and materials storage	P		
Recycling centers	S		
Adult Regulated Uses (1): Adult book or supply stores; Adult hotels or motels; Adult motion picture theatres/adult live stage performing theaters; Adult mini-motion picture theaters; Cabarets	P		Section 122-512
Adult Regulated Uses (2) or (3): Massage parlors/massage establishments; Pawnshops	S		Section 122-512
Firearms Sales Establishments	S/Res		Section 122-527
Firearms Range	S		Section 122-526
AUTO-ORIENTED			
Automobile Wash & Detailing	P		
Automobile Share Parking	A		
Truck Wash	S		
Automobile Repair	P		Section 122-515
Automobile rental (parking, storage, wash & repair)	P		
Vehicle &/or Recreational Vehicle Storage and Towing	S/Res		No storage of vehicles is permitted in setback from R-1, CN-SF, CN-Mid, CN, MD district.
Junkyards; Vehicle Wrecking, Salvage, Storage of Inoperable Vehicles	S		Section 122-534
RESEARCH			
Laboratories	S/Res		
Development & Research	S/Res		
Marihuana safety compliance facility	S		Section 122-539
PRODUCTION, MANUFACTURING & DISTRIBUTION			
Manufacture or processing of food products including brewing & distilling	P		
Craft manufacturing	P		

P=Principal; A=Accessory; S/Res= Special Land Use when adjacent to R-1, CN, CN-Mid, CN-SF, or MD zoning, otherwise permitted; S=Special Land Use			
USES	**PMD**	**NOTES**	**SPECIFIC REGULATIONS**
Storage, warehousing, and wholesale distribution	S/Res	Outdoor storage is a special land use subject to section 122-544	
Central dry cleaning plants	S		
Clothing production	P		
Software, film, music, television and radio, and video game development & physical production	S/Res		
Assembly and production, from prefabricated parts, of household appliances, electronic products, hardware products, and similar products	S/Res		
Processing or assembling of parts for production of finished equipment	S/Res		
Dry cleaning plants or laundries	S		
Manufacturing, Compounding, Processing, packing or treatment of such products as candy, cosmetics, drugs, perfumes, pharmaceuticals, and toiletries, except the rendering or refining of fats and oils	S/Res		
Manufacturing of alcohol; ammonia; bleaching powder or chlorine; asphalt, including refining; brick, tile or terra cotta; chemicals; concrete or cement products; lampblack; oil cloth or linoleum; paint, oil, shellac, turpentine, lacquer or varnish; petroleum products; plastics; soap; sodium compounds; tar distillation or tar products	S		
Manufacturing of machine tools, machinery, vehicles of all types, machine or vehicle components or that requires metal plating or galvanizing, plastic extrusion or molding or similar process	S		
Metal Foundry or fabricating plant and heavyweight casting	S		
Manufacture of construction materials	S		
Manufacturing of textiles, rubber or synthetic treated products	S		
Manufacture and repair of train cars, locomotives and track	S		
Animal slaughter and processing	S	Does not include aquaculture and aquaponics.	All activities must take place inside a fully enclosed building.
Ethanol, petroleum and fuel production, refining and storage	S		
Passive solar building	P		
Hydroponics, aquaculture, aquaponics, and similar raising of food	P		All activities must take place inside a fully enclosed building.
Excess marihuana grower	S		Section 122-525
Marihuana growing and/or processing facility	S		Section 122-536
Marihuana microbusiness	S		Section 122-537

P=Principal; A=Accessory; S/Res= Special Land Use when adjacent to R-1, CN, CN-Mid, CN-SF, or MD zoning, otherwise permitted; S=Special Land Use			
USES	**PMD**	**NOTES**	**SPECIFIC REGULATIONS**
Marihuana secure transporter	S		Section 122-540
STORAGE			
Outdoor storage	S/Res		Section 122-546
Storage of liquid and solid fuels	S		Section 122-652

Comments:
The Zoning Ordinance defines the PMD zoning district as "*The Production, Manufacturing and Distribution (PMD) district is designed to create and sustain producing, manufacturing, storing, and distributing goods. These districts are generally located where buildings can be on large plots of contiguous land, serviced by railroad lines or major thoroughfares, and adequately served by required utilities and services. Uses are expected to generate waste, noise, odor, and truck traffic; however, uses should produce minimal external impacts that are detrimental in any way to other uses in the district or to properties in adjoining districts. Special uses are expected to produce undesirable external impacts and should, therefore, be located only where such impacts will not be detrimental to other uses in the PMD district or to properties in adjoining districts*."

As mentioned in the introduction of the report, financial services are not permitted in the PMD zoning district. This may appear convoluted as the property's previous zoning designation (M-1) is by far the most comparable zoning designation to the PMD zoning district today and it is notable that the M-1 district was amended to permit financial services. Once the new Zoning Ordinance was adopted, financial services were removed from the PMD district, making 424 S. Mansfield's land use non-conforming today.

The PMD district permits business and professional offices and services **(15,000 square feet or more)** by right. Despite financial institutions being a type of business and professional office and/or service, the Zoning Ordinance notably establishes a separate land use for banks and credit unions known as "financial services," meaning the ordinance does not permit them in the PMD zoning district, but they are explicitly permitted (by-right or as a special land use) in the MD, C, HC, NC, GC, & HHS districts.

City Framework: Corridors

In regard to the "Corridor" framework, the Master Plan states, "*Corridors are the streets that connect the City together, and sometimes divide it. They are the arteries of transportation into, around and through the City. Two types of corridors exist in Ypsilanti.*" When narrowing in on the General Corridor, the Master Plan states, "***General Corridors are streets that connect the City to neighboring municipalities and the centers**. Many of the corridors – Ecorse, East Michigan, **West Michigan** and along many of these corridors no longer accommodate the larger 21st century footprint of suburban style buildings with parking in front and lawns on all sides. The new pattern proposed in this Plan will allow parking on the street and require buildings to be closer to the street; with minimal yards, lots will have more buildable area for residential, commercial and office uses mixed throughout.*" Furthermore, Chapter 10 of the Master Plan defines the General Corridor by stating "*General corridors are designated along Washtenaw Ave and Cross Streets, East Michigan Avenue and Ecorse, Huron River Drive, Leforge and Railroad Street, Harriet Street, Lincoln and **West Michigan Avenue**.*"

Despite 424 S. Mansfield's framework designation as a "District," the property itself is compatible with the "Corridor" district, specifically the General Corridor zoning district, as the property's northern frontage abuts W. Michigan Ave. Additionally, it is the gateway parcel into and out of the city, blurring the dimensional lot lines and spatial characteristics of this parcel and surrounding area, meaning, the property meshes distinct characteristics with both the "District" and "Corridor" framework.

Figure 9: Permitted Uses in the GC Zoning District

P=Principal, A=Accessory, S=Special Land Use, -- = Not Permitted					
USES	**HC**	**NC**	**GC**	**NOTES**	**SPECIFIC REGULATIONS**
RESIDENTIAL					
Single-Family Detached Dwelling	P	--	--		
Single-Family Attached Dwelling	--	P	P		In "Townhome" building type only
Accessory Dwelling Unit	A	--	--		
Two-family dwelling units	P	P	P		
Multiple Family Dwellings, maximum of 4 units per building	P	P	P		
Multiple Family Dwellings, more than 4 units per building	S	S	P		Section 122-541
Apartments located above ground floor of permitted nonresidential uses	P	P	P		
Apartments located below the ground floor of permitted nonresidential uses	P	P	P		
Home Occupation	A	A	A		Section 122-531
Family Child Care Home	A	A	A	1-6 children	Must be licensed by the state and must comply with the minimum state standards for such facilities.
Group Child Care Home	A	A	A	Up to 12 children	Section 122-521
Adult foster care family homes	A	A	A	1-6 adults	Must be licensed by the state and must comply with the minimum state standards for such facilities.
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES					
Parks	P	P	P		
Outdoor recreation	--	S	P		Section 122-533
Museums & libraries, less than 15,000 square feet	P	P	--		
Museums & libraries 15,000 square feet or more	S	S	--		
Primary & Secondary Schools (public & private)	S	S	--	Public schools are only subject to State regulations regarding location and construction.	Section 122-552
Post-secondary educational institutions (public & private)	S	S	--	Public schools are only subject to State regulations regarding location and construction.	Section 122-552
Religious institution	S	S	--		Section 122-550
Private assembly, including banquet halls	S	S	--		

P=Principal, A=Accessory, S=Special Land Use, -- = Not Permitted					
USES	**HC**	**NC**	**GC**	**NOTES**	**SPECIFIC REGULATIONS**
Indoor recreation less than 15,000 square feet	--	P	P		
Indoor recreation 15,000 square feet or more	--	--	P		
Municipal, county, regional & state service uses	S	P	P		Section 122-542
Public Art	A	A	A		
SERVICES					
Business and professional offices, less than 15,000 square feet	P	P	P		
Business and professional offices, 15,000 square feet or more	--	S	P		
Financial services, including banks, less than 15,000 square feet	P	P	P		Drive through or drive-in facilities require special land use
Financial services, including banks, 15,000 square feet or more	--	S	P		Drive through or drive-in facilities require special land use.
Homeless Shelter	--	--	P		Section 122-532
Personal service establishments, less than 15,000 square feet	P	P	P		
Personal service establishments, 15,000 square feet or more	--	--	P		
Body art facilities	--	--	P		
Offices for skilled trade services including but not limited to plumbing, electric, heating, and painting establishments	--	S	P		Section 122-544
Printing services, including but not limited to: publishing, engraving, photo development, lithographing, silk screening and three-dimensional printing	--	S	S		Section 122-549
Bed & Breakfast or Inn	P	S	--		Section 122-520
Hotels & motels	--	--	P		
Child Care Centers	S	P	P		Section 122-521
Funeral homes	S	S	S		
Laundromats and dry cleaners, less than 15,000 square feet	--	P	P		No dry cleaning on premises.
Laundromats and dry cleaners, 15,000 square feet or more	--	--	P		No dry cleaning on premises.
Nursing Homes	S	--	S		Section 122-543
Medical or dental clinics, less than 10,000 square feet	P	P	P		

P=Principal, A=Accessory, S=Special Land Use, -- = Not Permitted					
USES	**HC**	**NC**	**GC**	**NOTES**	**SPECIFIC REGULATIONS**
Medical or dental clinics, 10,000 square feet or more	S	S	P		
Veterinary hospitals and clinics	--	S	S		Section 122-556
Kennels, commercial	--	--	S		Section 122-535
Substance abuse treatment facilities	--	--	S		Section 122-554
Catering services, less than 15,000 square feet	P	P	P		
Catering services, 15,000 square feet or more	--	--	P		
Self-storage	--	--	P		Section 122-553
COMMERCIAL					
Retail stores, less than 15,000 square feet	S	P	P		
Retail stores, greater than 15,000 square feet	--	--	P		
Resale stores	--	P	P		
Arts & crafts studios	P	P	P		
Food stores, excluding sale of alcohol, less than 15,000 square feet	S	P	P		
Food stores, with sale of alcohol, less than 15,000 square feet	--	S	P		
Food stores greater than 15,000 square feet with or without sale of alcohol	--	--	P		
Commercial Greenhouse			P		
Farmers' market and other open-air markets	--	P	P		
Outdoor retail sales	--	S	S		Section 122-545
Firearms Sales Establishments	--	--	S		Section 122-527
Designated consumption establishment	--	--	S		Section 122-522
Marihuana retailers and/or provisioning centers	--	--	S		Section 122-538
Marihuana retailers and/or provisioning centers, less than 5,000 square feet gross floor area	--	S	S		Section 122-538
RESTAURANTS					
Carry-out and/or delivery restaurant	--	P	P		
Café or coffee shop	P	P	P		
Sit-down, with seating limit of 50 seats	P	P	P		
Sit-down, no seating limit	--	--	P		
Bar/Lounge	--	S	P		

P=Principal, A=Accessory, S=Special Land Use, -- = Not Permitted					
USES	**HC**	**NC**	**GC**	**NOTES**	**SPECIFIC REGULATIONS**
Tasting room and accessory to microbrewer/ small distiller/ small wine maker	--	S	P		Carry-out sales allowed with proper licenses.
Fast Food	--	S	P		Must be located on major thoroughfare. Drive through or drive-in facilities require special land use.
Drive through restaurant of any type	--	--	S		Section 122-523
Outdoor cafes	A	A	A		Section 122-547
AUTO-ORIENTED					
Parking lot	--	--	S	Permitted as an accessory use without special use permit.	Section 122-519
Parking Garage	--	--	S		Section 122-518
Automobile Sales	--	--	S		
Automobile Filling Station - no repair	--	S	S		Section 122-516
Automobile Filling Station with repair	--	--	S		Sections 122-516 and 122-515
Automobile Wash & Detailing	--	--	S		
Automobile Repair	--	--	S		Section 122-515
Automobile repair, less than 5,000 square feet	--	P	P		All repair and storage must be within a fully enclosed building. Business hours are limited to 7:00am to 10:00pm.
Automobile Share Parking	A	A	A		
Automobile rental or share organization (parking, storage, wash & repair)	--	--	S		
Vehicle, Recreational Vehicle, Storage and Towing	--	--	S		
RESEARCH					
Laboratories	--	--	S		
Research & Development	--	--	S		
PRODUCTION, MANUFACTURING & DISTRIBUTION					
Craft production, clothing production or food production, less than 16,000 square feet	--	P	P		
Craft production, clothing production or food production, 16,000 square feet or greater	--	--	S		
Microbrewer/ small distiller /small wine maker, less than 16,000 square feet	--	P	P		
Microbrewer/ small distiller /small wine maker, 16,000 square feet or greater	--	--	S		Carry-out sales allowed with proper licenses.

P=Principal, A=Accessory, S=Special Land Use, -- = Not Permitted					
USES	**HC**	**NC**	**GC**	**NOTES**	**SPECIFIC REGULATIONS**
Wholesale or distribution facility with total gross floor area of less than 16,000 square feet	S	S	P		
Wholesale or distribution facility with total gross floor area 16,000 square feet or greater	--	--	S		
Marihuana growing and/or processing facility	--	--	S		Section 122-536
Marihuana microbusiness	--	--	S		Section 122-537
Marihuana secure transporter	--	--	S		Section 122-540
TEMPORARY USES					
Mobile Food Establishments	--	P	P		Section 122-335
INFRASTRUCTURE					
Essential Services	P	P	P		Section 122-524
Communication Devices	A	A	A		Article V, Division 3
Alternative Energy	A	A	A		Section 122-513
GARDENS/COMMUNITY GARDENS					
Passive solar building	A	A	A		Must meet accessory structure regulations for building type. Maximum square footage is 800 square feet in the HC zoning district.
Community gardens	--	A	A		Section 122-529
PERFORMANCE OR STRUCTURES REQUIRING SPECIAL LAND USE					
Operation between 2 a.m. and 6 a.m. during any 24-hour period	--	S	S		
Drive through facilities	--	S	S		Section 122-523
Ongoing outdoor retail sales or display	--	S	S		Section 122-545
Outdoor storage	--	S	S		Section 122-546

COMMENTS:
The Zoning Ordinance defines the General Corridor zoning district as "*General corridors are located along roads with heavy traffic and have commercial establishments, restaurants, offices, and other businesses that are geared toward automobile traffic. Multiple-family residential building types and uses are appropriate in this district.*"

Notably, the General Corridor's use chart clearly names financial services in the chart and permits them by-right, regardless of scale. If the rezoning request is approved, the existing land use at 424 S. Mansfield will become conforming.

COMPARATIVE ANALYSIS

The rezoning implications, if granted, are complex. At the heart of this application, the applicant is simply proposing to rezone this property from PMD to GC. Because of the property's spatial characteristics, it's not unrealistic to grant the rezoning. Critically, of all the zoning districts, the PMD district permits the most intensive land uses that produce the most undesirable impacts to adjoining parcels (waste, noise, odor, truck traffic, etc.), meanwhile, the GC district is the second-most intensive zoning districts, permitting many of the same land uses as the PMD district.

Additionally, as mentioned above, approving the property's rezoning will make the land use compliant, eliminating the non-conforming land use element; however, there is a distinctive difference between the PMD and GC districts. The PMD zoning district is defined as a Euclidean (Use-Based) zoning type, meanwhile the GC district is a Form-Based zoning type – this key distinction complicates the rezoning as the land use will become compliant; yet, the property's form will fail to comply with the regulations of permitted building types, leading to the creation of numerous nonconformities. Lest we forget, the property shares the right spatial characteristics to be rezoned as the "Corridor" framework (General Corridor), but the existing form of the building and lot layout is the poster child of Euclidean-Based zoning – further proving that the property's has characteristics that mesh well with both frameworks and zoning designations.
On the other hand, despite having distinct characteristics that mesh well with both frameworks and zoning designations, the Master Plan clearly defines the intention of "Districts."

To draw from earlier:

The designation of this parcel is no accident, in fact, during master plan community engagement sessions, "*Almost all participants felt new jobs within the City for current City residents of all education levels were imperative. They felt large job centers should be located in southern industrial areas or "jobs districts". Overall, the vision articulated was that jobs and industry are needed for the economic and equitable sustainability of the City.*" It is further emphasized that, "*The industrial park, large Angstrom property and* ***other assorted industrial properties in the southern part of the City*** *are well-suited for facilities that require easy highway access and roadways for trucks. These districts should be called "job districts…*"

In recent decades, dramatic shifts of the city's economy, primarily resulting from the significant loss of manufacturing jobs, has decimated the economic wellbeing of the city; meaning it's only imperative that the community would desire to maintain a "jobs district." Despite losing most of the manufacturing jobs decades ago, the local economy has struggled to recover, resulting in higher rates of poverty, health issues, and lack of opportunity. Additionally, introductions and improvements in technology, such as automation and AI, growing rates of economic inequality, and a rapidly increasing cost-of-living crisis threaten to further destabilize the City's economy, meaning it is increasingly important to ensure that the Zoning Ordinance is able to accommodate diverse land uses that promotes economic resiliency and are adaptable to modern-day economic trends.

The Master Plan makes it clear that this property is intended to be part of this "jobs district." While rezoning the property to General Corridor may not be unreasonable, or make it impossible to have a job-abundant land use, it's crucial to highlight that the applicant has indicated that if rezoning is granted, they plan to shut down operations in the existing building, but intend to split the parcel and build a remote, standalone drive-through ATM on the new parcel created along Michigan Avenue. It's unknown if the applicant has any idea who they may be selling the parcel with the existing building (and it's impossible to know what that land use may be), it's ironic that this specific proposal would result in the immediate loss of jobs in city, directly conflicting with the intention on the "jobs district." Additionally, staff have informed the applicant that this specific proposal is not approvable as it would not comply with the required form of the General Corridor district (Figure 10), and may not be eligible to be split due to Section 122-620 – Altered Land Parcel (Figure 11). **Despite these crucial considerations, the present rezoning application is not about approving the applicant's desired development of the site, but rather the appropriateness of changing the property's city framework and zoning designation.**

Figure 10: Allowed Building Types

BUILDING TYPE		CN-SF	CN-MID	CN	C	HC	NC	GC	HHS
MA	Mansion	L	L	L	--	L	--	--	--
ES	Estate	P	P	P	--	P	P	--	--
HS	House	P	P	P	--	P	P	--	P
CO	Cottage	P	P	P	--	--	--	--	--
TH	Townhouse	--	P	P	L	--	P	--	P
AH	Apartment House	--	P	P	P	P	P	--	P
CA	Courtyard Apartment	--	--	P	L	P	P	P	--
AB	Apartment Building	--	--	P	L	L	P	P	--
CS	Commercial/Mixed-Use Small	--	--	L	P	P	P	P	--
CM	Commercial/Mixed Use Medium	--	--	--	P	P	P	P	--
CL	Commercial/Mixed Use Large	--	--	--	P	--	--	P	P
SC	Single Story Commercial Building	L	L	L	--	L	P	P	--
LS	Large Single Story Commercial Building	--	--	--	--	--	--	P	P
MB	Multiple Story	--	--	--	P	--	--	P	P
IT	Institutional	L	L	L	L	L	L	L	L

COMMENTS: None.

Figure 11: Altered Land Parcel

(a) No lot or parcel of land may be divided, altered or reduced by sale, gift, or other disposition so that the yards, parking area, or other open spaces, or the land area thereof is less than the minimum requirements of this chapter.

(b) No lot, parcel of land, parking area, or other open space may be reduced so as to increase its noncompliance with the minimum requirements of this chapter.

REZONING CONSIDERATIONS 122-362(b)

Zoning Map Amendment*. For a change in the Zoning Map, the Planning Commission shall consider and the City Council may consider, whether the proposed rezoning meets the following standards (with staff responses to each):*

(1) The rezoning is consistent with the policies, guiding values and City Framework (Future Land Use Map) of the Master Plan, including any subarea or corridor studies. If conditions have changed since the current Master Plan was adopted, the consistency with recent development trends in the area.

COMMENTS: The rezoning, as proposed, is generally consistent with the policies and guiding values of the community. While the City Framework Map designates this parcel as a "District," key spatial characteristics are equally compatible with the "Corridors."

(2) The rezoning sustains the site's physical, geological, hydrological and other environmental features with the potential uses allowed in the proposed zoning district.

COMMENTS: Considering the PMD district permits the most intensive land uses, rezoning the property to General Corridor may better preserve the site's environmental features; especially its hydrological features considering about 1/3 of the site is a wetland within the Paint Creek Watershed.

(3) The property proposed to be re-zoned can accommodate the requirements of the proposed zoning district.

COMMENTS: If the rezoning is granted, existing conditions of the site would be nonconforming; however, that does not mean that the property is unable to handle future development/redevelopment.

(4) All the potential uses and building types allowed in the proposed zoning district are compatible with surrounding uses, buildings, and zoning in terms of land suitability, impacts on the environment, impacts on the transportation network, density, nature of use, aesthetics, infrastructure and potential influence on property values.

COMMENTS: Due to the site's spatial characteristics, staff believe that any future uses and/or building types would be compatible with surrounding uses, transportation network, and infrastructure. Additionally, Ypsilanti Township has adopted a form-based code along W. Michigan – rezoning the property to General Corridor better aligns with the Township's zoning.

(5) The capacity of City infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the health, safety, sustainability and welfare of the City.

COMMENTS: City infrastructure and services could sufficiently accommodate existing and future uses of the property.

(6) The rezoning will not be detrimental to the financial stability and economic welfare of the City.

COMMENTS: The rezoning will not be detrimental to the financial stability and/or economic welfare of the city.

(7) The rezoning not would negatively impact the condition of any nearby parcels considering existing vacancy rates, current per-square-foot lease or sale rates, and other impacts.

COMMENTS: None are anticipated – if anything, rezoning AND redevelopment may increase nearby property values and reactivate a corridor that has experienced decades of disinvestment.

(8) The rezoning is consistent with the trend of development in the neighborhood or surrounding area.

COMMENTS: The rezoning appears to be consistent with the trend of development in the surrounding area. To get a better idea of recent development trends, it's worth evaluating Sheetz down the street. The Township's form-based code drew the building closer to the street and placed parking in the rear and back. While

(9) The property in question was improperly zoned or classified when this Chapter was adopted or amended.

COMMENTS: The property was not improperly zoned; however, staff find both zoning classifications to be sufficient.

(10) Where a rezoning is reasonable given the above criteria, a determination shall be made that the requested zoning district is more appropriate than another district or than amending the list of permitted or special land uses within a district.

COMMENTS: Of all the zoning districts, the PMD district permits the most intensive land uses that produce the most undesirable impacts to adjoining parcels (waste, noise, odor, truck traffic, etc.), meanwhile, the GC district is the second-most intensive zoning districts, permitting many of the same land uses as the PMD district. As an example, while the GC district may permit mixed-use development/multi-family residential, which may appear incompatible with the PMD district, the surrounding land uses would be largely compatible with residential land uses, and staff do not foresee any issues with UPS's distribution center.

RECOMMENDATION

Recommended Action: Adopt

Motion to recommend that the City Council approve the proposal of rezoning 424 S. Mansfield St. to "GC" General Corridor with the following findings:

1. The rezoning is consistent with the policies, guiding values and City Framework (Future Land Use Map) of the Master Plan, including any subarea or corridor studies.
2. The rezoning sustains the site's physical, geological, hydrological and other environmental features with the potential uses allowed in the proposed zoning district.
3. The property proposed to be re-zoned can accommodate the requirements of the proposed zoning district.
4. All the potential uses and building types allowed in the proposed zoning district are compatible with surrounding uses, buildings, and zoning in terms of land suitability, impacts on the environment, impacts on the transportation network, density, nature of use, aesthetics, infrastructure and potential influence on property values.
5. The capacity of City infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the health, safety, sustainability and welfare of the City.
6. The rezoning will not be detrimental to the financial stability and economic welfare of the City.
7. The rezoning not would negatively impact the condition of any nearby parcels considering existing vacancy rates, current per-square-foot lease or sale rates, and other impacts.
8. The rezoning is consistent with the trend of development in the neighborhood or surrounding area.
9. The property in question was not improperly zoned or classified when this Chapter was adopted or amended.
10. Where a rezoning is reasonable given the above criteria, a determination shall be made that the requested zoning district is more appropriate than another district or than amending the list of permitted or special land uses within a district.

--Moved by Dunwoodie. Seconded by Smith. Yays – 6, Nays – 0, motion carries

Brian Jones-Chance, Chair – Approve
Matt Dunwoodie, Vice-Chair – Approve
Mike Davis Jr. – Approve
Amanda Smith – Approve
Michelle Marin – Approve
Greg Woodring – Approve

CITY MANAGER APPROVAL: _____ COUNCIL AGENDA DATE: _____

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____

ATTACHMENTS

- Resolution
- Ordinance
- 424 S. Mansfield Rezoning Application
- Planning Commission Minutes

CITY MANAGER APPROVAL: _____ COUNCIL AGENDA DATE: _____

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____

Resolution No. 2026 - 147
July 21st, 2026

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, TRUE Community Credit Union has submitted an application requesting the rezoning of property located at 424 S. Mansfield (Parcel No. 11-11-39-340-003) from PMD – Production, Manufacturing & Distribution to GC – General Corridor; and

WHEREAS, the requested rezoning has been processed in accordance with the requirements of the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended, and the City of Ypsilanti Zoning Ordinance; and

WHEREAS, the Planning Commission conducted a public hearing on the proposed rezoning on June 17, 2026, receiving public comment and considering the application, staff report, and applicable documents; and

WHEREAS, following its review, the Planning Commission recommended approval of the proposed rezoning to the City Council; and

NOW, THEREFORE, BE IT RESOLVED that the Ypsilanti City Council hereby approves, at its First Reading, Ordinance No. 1466 amending the Zoning Map to rezone the property located at 424 S. Mansfield (Parcel No. 11-11-39-340-003) from PMD – Production, Manufacturing & Distribution to GC – General Corridor.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

City of Ypsilanti
Notice of Adopted Ordinance
Ordinance No. **1466**

An Ordinance Entitled "424 S. Mansfield Rezoning"

THE CITY OF YPSILANTI ORDAINS:

That the property with the address of 424 S. Mansfield, Parcel ID 11-11-39-340-003, as well as the legal description attached in Attachment A;

BE REZONED TO GENERAL Corridor - GC

MADE, PASSED, AND ADOPTED BY THE YPSILANTI CITY COUNCIL THIS ____ DAY OF _____ , _____.

_____

Tracey Boudreau, City Clerk

Attest

I do hereby confirm that the above Ordinance No. _____ was published in the Washtenaw Legal News on the _____ day of _____, _____.

_____

Tracey Boudreau, City Clerk

CERTIFICATE OF ADOPTING

I hereby certify that the foregoing is a true copy of the Ordinance passed at the regular meeting of the City Council held on the ____ day of _____ , _____.

_____

Tracey Boudreau, City Clerk

Notice Published:

First Reading:

Second Reading:

Published:

Effective Date:

Attachment A

The subject adaptive reuse planned unit development site is currently known with the address of 202, 206, and 218 E. Forest, with tax identification codes 11-11-04-483-003, 11-11-04-483-002, and 11-11-04-483-001 as described per the legal description.

Legal Description
ASSR REQUEST ****FROM 1139340001 11/20/96****FROM 1139340002 11/20/96LOTS 1 & 2 YPSILANTI WEST INDUSTRIAL SUB # 1

City of Ypsilanti
Planning & Development Department

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646
www.cityofypsilanti.com

MAP AMENDMENT (REZONING) APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

Applicant*

Name TRUE Community Credit Union		
Address 1100 Clinton Road		
City Jackson	State Michigan	Zip 49202
Phone / Fax (b) (1) (A)	E-Mail (b) (1) (A)	

*If applicant is not the property owner: applicant must attach property owner's written, notarized authorization of application.

Property

Name of project: TRUE Community Credit Union - Mansfield Branch	
Address: 424 S. Mansfield Ave	
List all parcel identification numbers included in request: 11-11-39-340-003	
Property Owner: TRUE Community Credit Union	
Current Zoning: PMD	Proposed Zoning: GC - General Corridor

Circumstances, factors, and other relevant information (may continue on a separate sheet):

The TRUE credit union office currently is a legal non-conforming use within the PMD zoning district. TRUE Community Credit Union wishes to re-zone their parcel to GC (General Corridor), as financial offices are a permitted use within GC zoning. Additionally, we believe that re-zoning to GC will better align TRUE's parcel with the GC zoning further to the east along Michigan Avenue.

Signature

I hereby attest that the above information is accurate and complete. I am authorized to and grant permission to the City of Ypsilanti staff to access the subject property for the purposes of preparing staff reports and/or evaluating this application.	
Signature: (b) (1) (A)	Date: 5/14/2026
Print Name: Heather Colonius	

*****FOR OFFICE USE ONLY*****

Date:	Amount: **$1,500**	Account: **101-4-7210-607-01**
☐ Cash ☐ Check payable to City of Ypsilanti ☐ Credit (+ 3.0% surcharge)		Code: **178 Rezone** Signature of person receiving deposit:
Description of deposit:		

CITY OF YPSILANTI
PLANNING COMMISSION MEETING
DRAFT MINUTES
Wednesday, June 17th, 2026 @ 7:00 PM
Council Chambers
One South Huron, Ypsilanti, MI 48197

I. Call to Order | 7:05 PM

II. Roll Call

Brian Jones-Chance, Chair – Present *Arrived at 7:08 PM
Matt Dunwoodie, Vice-Chair – Present
Mike Davis Jr. – Present
Amanda Smith – Present
Carl Schier – Absent
Michelle Marin – Present
Greg Woodring – Present
Vacant
Vacant

Motion to excuse the absence of Commissioners
--Moved by Woodring. Seconded by Smith. Yays – 5, Nays – 0, motion carries

III. Agenda Approval

June 17th, 2026, Agenda

Motion to approve the agenda
--Moved by Smith. Seconded by Woodring. Yays – 5, Nays - 0, motion carries

IV. Approval of Minutes

May 20th, 2026, Planning Commission Draft Minutes.

Motion to approve the May 20th, 2026, draft minutes as presented.
--Moved by Davis Jr. Seconded by Smith. Yays – 5, Nays - 0, motion carries

V. Public Comments

Motion to open public comments to the Planning Commission.
--Moved by Smith. Seconded by Woodring. Yays – 5, Nays – 0, motion carries

No public comments occurred.

Motion to close public comments to the Planning Commission.
--Moved by Woodring. Seconded by Davis Jr. Yays – 5, Nays – 0, motion carries

VI. Committee Reports

A. Non-Motorized Advisory Committee (NMAC) – No Update

VII. Presentations

A. Interactive Zoning Map

Staff shared the new interactive zoning map with the Planning Commission. The map is available here: Interactive_Zoning_Map_YpsilantiCity

No action was taken.

VIII. Public Hearing Items

A. 424 S. Mansfield | Rezoning Request

Staff presented a request to rezone the True Community Credit Union property located at 424 S. Mansfield Avenue from Production, Manufacturing, and Distribution (PMD) to General Corridor (GC). Staff ultimately recommended approval of the rezoning request.

Discussion focused on the property's unique position within both the Master Plan's "District" framework, intended to preserve employment-generating land uses, and its location along the Michigan Avenue corridor, meaning the property shares key spatial characteristics of both frameworks. Commissioners discussed the benefits of eliminating the property's nonconforming use status, the potential long-term implications, compatibility with adjacent land uses, and the distinction between the PMD district's use-based regulations and the GC district's form-based regulations.

The Commission also discussed the applicant's previously stated interest in a future parcel split and standalone ATM, though staff clarified that such concepts were not part of the rezoning request before the Commission.

Public Hearing

Motion to open public comments to the Planning Commission.
--Moved by Dunwoodie. Seconded by Smith. Yays – 6, Nays – 0, motion carries

No public comments occurred.

Motion to close public comments to the Planning Commission.
--Moved by Dunwoodie. Seconded by Woodring. Yays – 6, Nays – 0, motion carries

---

Motion to recommend that the City Council approve the proposal of rezoning 424 S. Mansfield St. to "GC" General Corridor with the following findings:

1. The rezoning is consistent with the policies, guiding values and City Framework (Future Land Use Map) of the Master Plan, including any subarea or corridor studies.
2. The rezoning sustains the site's physical, geological, hydrological and other environmental features with the potential uses allowed in the proposed zoning district.
3. The property proposed to be re-zoned can accommodate the requirements of the proposed zoning district.
4. All the potential uses and building types allowed in the proposed zoning district are compatible with surrounding uses, buildings, and zoning in terms of land suitability, impacts on the environment, impacts on the transportation network, density, nature of use, aesthetics, infrastructure and potential influence on property values.
5. The capacity of City infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the health, safety, sustainability and welfare of the City.
6. The rezoning will not be detrimental to the financial stability and economic welfare of the City.
7. The rezoning not would negatively impact the condition of any nearby parcels considering existing vacancy rates, current per-square-foot lease or sale rates, and other impacts.
8. The rezoning is consistent with the trend of development in the neighborhood or surrounding area.
9. The property in question **was not** improperly zoned or classified when this Chapter was adopted or amended.
10. Where a rezoning is reasonable given the above criteria, a determination shall be made that the requested zoning district is more appropriate than another district or than amending the list of permitted or special land uses within a district.

--Moved by Dunwoodie. Seconded by Smith. Yays – 6, Nays – 0, motion carries

Brian Jones-Chance, Chair – Approve
Matt Dunwoodie, Vice-Chair – Approve
Mike Davis Jr. – Approve
Amanda Smith – Approve
Michelle Marin – Approve

Greg Woodring – Approve

IX. Old Business

A. Zoning Text Amendment: Data Centers

Staff presented an updated draft of the proposed data center zoning regulations and reviewed revisions made since previous discussions.

The Commission discussed appropriate locations for data centers within the City, minimum parcel size requirements, infrastructure and utility impacts, noise standards, screening requirements, and renewable energy provisions. Additional discussion focused on reporting requirements, operational standards, decommissioning requirements, and how to balance flexibility with adequate safeguards should a data center proposal be submitted in the future. Commissioners also discussed legal considerations, enforceability of certain standards, and the importance of establishing regulations before development pressure emerges.

No formal action was taken. Staff will continue refining the ordinance and return with revisions.

B. Zoning Text Amendment: Party Stores

Staff reintroduced a proposed zoning text amendment establishing a "party store" land use category encompassing liquor stores, vape shops, and similar establishments. Staff explained that the amendment was intended to address the concentration of these uses and their associated land-use impacts.

Commissioners discussed whether zoning is an appropriate tool to address such concerns and considered the potential impacts of spacing requirements and concentration limits. Discussion also focused on the distinction between party stores and grocery stores where alcohol sales are incidental, as well as the role of nonconforming use regulations in gradually reducing concentrations over time. The Planning Commission, overall, was not in favor of grouping liquor stores with vape shops.

No formal action was taken, and staff will return with revised language for vape shops.

C. Zoning Text Amendment: Planned Unit Developments – No Update; Public Hearing to be Held Next Month

X. New Business

A. Officer Elections – Chairperson & Vice-Chair

Chairperson:

Motion to nominate Commissioner Jones-Chance as Chairperson.

--Moved by Smith. Seconded by Marin. Accepted by Jones-Chance. Yays – 6, Nays – 0, motion carries

Brian Jones-Chance, Chair – Support
Matt Dunwoodie, Vice-Chair – Support
Mike Davis Jr. – Support
Amanda Smith – Support
Michelle Marin – Support
Greg Woodring – Support

Vice-Chair:

Motion to nominate Commissioner Dunwoodie as Vice-Chair.
--Moved by Davis Jr. Accepted by Dunwoodie. Yays – 6, Nays – 0, motion carries

Brian Jones-Chance, Chair – Support
Matt Dunwoodie, Vice-Chair – Support
Mike Davis Jr. – Support
Amanda Smith – Support
Michelle Marin – Support
Greg Woodring – Support

B. Master Plan Survey Questions

Staff presented draft survey questions intended for use during the upcoming Master Plan update process. Commissioners reviewed the proposed questions and provided feedback intended to improve the quality and usefulness of the data collected. Discussion included potential revisions to community values questions, housing and commercial development questions, transportation priorities, and passenger rail service. Commissioners also discussed demographic questions and suggested modifications to ensure responses would provide meaningful information for future planning efforts. Overall, the Commission expressed support for the survey and offered recommendations to improve clarity and effectiveness.

No formal action was taken.

C. Resolution No. 2026-01 - Hazard Mitigation Plan

Staff presented the City's draft Hazard Mitigation Plan and explained that adoption of the plan is necessary to maintain eligibility for certain grant funding opportunities, including funding associated with the Peninsular Dam removal project. Discussion focused on the limited scope of the current document, the ongoing development of a more comprehensive countywide hazard mitigation plan, and the importance of meeting grant deadlines. Commissioners discussed implementation responsibilities and potential future updates to the plan. The Commission generally viewed the item as a necessary administrative step and expressed support for forwarding a recommendation of approval to City Council.

RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF YPSILANTI:

WHEREAS, the City of Ypsilanti is seeking grant funding through the Michigan Department of Environment, Great Lakes, and Energy (EGLE) for the removal of a failing dam; and

WHEREAS, adoption of a Hazard Mitigation Plan is required to maintain eligibility for such funding; and

WHEREAS, the Planning Commission has reviewed the Hazard Mitigation Plan and finds that it supports the protection of public health, safety, and welfare by identifying hazards and mitigation strategies within the City.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby recommends that the City Council adopt the City of Ypsilanti Hazard Mitigation Plan.

--Moved by Dunwoodie. Seconded by Smith. Yays – 6, Nays – 0, motion carries

Brian Jones-Chance, Chair – Support
Matt Dunwoodie, Vice-Chair – Support
Mike Davis Jr. – Support
Amanda Smith – Support
Michelle Marin – Support
Greg Woodring – Support

XI. Public Comments

Motion to open public comments to the Planning Commission.
--Moved by Dunwoodie. Seconded by Davis Jr. Yays – 6, Nays – 0, motion carries

No public comments occurred.

Motion to close public comments to the Planning Commission.
--Moved by Davis Jr. Seconded by Marin. Yays – 6, Nays – 0, motion carries

XII. Adjournment | 9:08 PM

Motion to adjourn.
--Moved by Commissioner Jones-Chance. No objections, motion carries

Resolution No. 2026-148
July 21, 2026

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the public hearing for Ordinance No. 1466 entitled, "424 S. Mansfield Rezoning" be officially closed.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

REQUEST FOR LEGISLATION
July 21, 2026

For: Mayor and City Council

From: Joshua Burns, City Planner

Subject: Ordinance No. 1467 – "Walk Up Window Zoning Text Amendment."
Public Hearing Resolution No. 2026-150, close the public hearing.
Resolution No. 2026-149, determination.

SUMMARY & BACKGROUND:

RECOMMENDED ACTION: Approval

ATTACHMENTS:
1. 01 - RFL_Resolution_Ordinance - Walk-Up Windows
2. 02 - Walk-Up Windows ZTA Application
3. 03 - Walk-Up Window Ordinances
4. 04 - May 2026 PC Approved Minutes
5. Resolution No2026-150 Close PH

CITY MANAGER APPROVAL: COUNCIL AGENDA DATE: July 21, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:

To: Mayor and City Council

From: Joshua Burns, City Planner

Date: July 21st, 2026

Subject: First Reading: Walk-Up Windows Zoning Text Amendment (ZTA)

GENERAL INFORMATION

Applicant's Requested Action	Proposed zoning text amendment to permit walk-up windows and drive-in (curbside) spaces for Marijuana Retailers. The amendment includes the following section of the Ordinance: • Section 122-538(b)(8) – Marihuana Retailers and/or Provisioning Centers
Staff's Requested Action	Proposed zoning text amendment to permit walk-up windows and drive-in (curbside) spaces for Marijuana Retailers and Microbusinesses. The amendment includes the following sections of the Ordinance: • Section 122-203 – Definitions D & W (New Definitions) • Section 122-446 - Center Permissible Uses Chart • Section 122-451 – Corridors Permissible Uses Chart • Section 122-523 Drive-Through or Drive-In Facilities • Section 122-537 - Marijuana Microbusinesses • Section 122-538 - Marijuana Retailers and/or Provisioning Centers • Section 122-558 – Walk-Up Windows (New Use-Based Language) • Section 122-661(C) – Signs Exempted • Section 122-691 – Minimum and Maximum Number of Parking Spaces | Restaurants

SUMMARY

The City of Ypsilanti is committed to improving our zoning systems, encouraging non-motorized transportation, enhancing accessibility, and improving the quality of life for our residents and visitors. It is the purpose of this zoning text amendment to permit walk-up windows and drive-in (curbside) spaces for marijuana retailers and microbusinesses.

BACKGROUND

The Planning Department identified a walk-up window Bloom City Club at 121 E. Michigan. As a result, a violation letter was issued on July 1st, 2025, requiring the permanent closing of the window by August 15th, 2025. Following the violation letter, staff met with Bloom discussing the violation and possible next steps, leading to the submittal of a zoning text amendment application to permit walk-up windows for only marijuana retailers. In addition to the applicant's request, staff have identified a few key sections of the ordinance that should be amended in addition to the permissibility of walk-up windows for dispensaries.

STANDARDS FOR ZONING TEXT AMENDMENTS §122-362(a)

(a) ***Text Amendment.*** *For a change to the text of the Zoning Ordinance, the Planning Commission shall consider and the City Council may consider, whether the proposed amendment meets the following standards:*

(1) The proposed amendment is consistent with the guiding values of the Master Plan; and
(2) The rezoning is consistent with description and purpose of the proposed district; and (Staff Note: This is not a rezoning.)
(3) The proposed amendment is consistent with the intent of this Zoning Ordinance; and
(4) The proposed amendment will enhance the functionality, transportation network or character of the future development in the City; and
(5) The proposed amendment will preserve the historic nature of the surrounding area and of the City; and
(6) The proposed amendment will enhance the natural features and environmental sustainability of the City; and
(7) The proposed amendment will protect the health, safety, and general welfare of the public; or
(8) The proposed amendment is needed to correct an error or omission in the original text; or
(9) The proposed amendment will address a community need in physical or economic conditions or development practices; and
(10) The proposed amendment will not result in the creation of significant nonconformities in the City.

RECOMMENDATION

Recommended Action: Adopt

Planning Commission's Action Notification:

Motion to ***recommend City Council approve*** the proposed text amendment to Sections 122-203, 122-446, 122-451, 122-523, 122-537, 122-538, 122-558, 122-661, and 122-691, with the following findings:

1. The proposed amendment is consistent with the guiding values of the Master Plan; and
2. The proposed amendment is consistent with the intent of this Zoning Ordinance; and
3. The proposed amendment will enhance the functionality, transportation network or character of the future development in the City; and
4. The proposed amendment will preserve the historic nature of the surrounding area and of the City; and
5. The proposed amendment will enhance the natural features and environmental sustainability of the City;
6. The proposed amendment will not result in the creation of significant nonconformities in the City.

--Moved by Woodring. Seconded by Marin. Yays – 6, Nays – 0, motion carries

Brian Jones-Chance, Chair – Approve
Matt Dunwoodie, Vice-Chair – Approve
Mike Davis Jr. – Approve
Carl Schier – Approve
Michelle Marin – Approve
Greg Woodring – Approve

EXISTING LANGUAGE

122-446 – Center Permissible Uses Chart

COMMERCIAL			
Retail stores	P		
Resale stores	P		
Arts & crafts studios	P		
Food stores, excluding sale of alcohol	P		
Food stores less than 15,000 square feet, with sale of alcohol	S		
Food stores greater than 15,000 square feet, with sale of alcohol	P		
Farmers' market and other open-air markets	P		
Auction houses	P		Section 122-514
Designated consumption establishment	S		Section 122-522
Marihuana retailers and/or provisioning centers	P		Section 122-538

122-451 – Corridors Permissible Uses Chart

COMMERCIAL					
Retail stores, less than 15,000 square feet	S	P	P		
Retail stores, greater than 15,000 square feet	--	--	P		
Resale stores	--	P	P		
Arts & crafts studios	P	P	P		
Food stores, excluding sale of alcohol, less than 15,000 square feet	S	P	P		
Food stores, with sale of alcohol, less than 15,000 square feet	--	S	P		
Food stores greater than 15,000 square feet with or without sale of alcohol	--	--	P		
Commercial Greenhouse			P		
Farmers' market and other open-air markets	--	P	P		

				P=Principal, A=Accessory, S=Special Land Use, -- = Not Permitted	
USES	**HC**	**NC**	**GC**	**NOTES**	**SPECIFIC REGULATIONS**
Outdoor retail sales	--	S	S		Section 122-545
Firearms Sales Establishments	--	--	S		Section 122-527
Designated consumption establishment	--	--	S		Section 122-522
Marihuana retailers and/or provisioning centers	--	--	S		Section 122-538
Marihuana retailers and/or provisioning centers, less than 5,000 square feet gross floor area	--	S	S		Section 122-538

Sec. 122-523. Drive-through or drive-in facilities.

Drive-through or drive-in facilities in combination with any kind of other use are subject to the conditions hereinafter imposed:

(a) Uses must not be located within 100 feet of property zoned CN, CN-Mid, CN-SF, or R1 district, measured from the lot line.
(b) Off-street loading and stacking spaces must be provided in accordance with §122-694.
(c) Canopies and support structures associated with drive-through facilities must meet all minimum yard setback requirements for principal buildings.. The lowest edge of a canopy must be at least 12 feet above grade.
(d) The sound from amplification equipment must not be audible beyond the boundaries of the site.
(e) Uses must have direct access to a major thoroughfare in accordance with §122-673. Ingress and egress curb cuts to the site must be located at least 60 feet from the intersection of any two streets, measured along the nearest right-of-way line.
(f) Any drive-through or drive-in facilities in C, HC, NC, GC must also provide for walk-up and bicycle users.

Sec. 122-537. Marihuana microbusiness.

(a) **Generally**. Nothing in this Chapter, or in any companion regulatory provision adopted in any other provision of this Code, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution for growing, sale, consumption, use, distribution, or possession of marihuana not in strict compliance with the State of Michigan laws and rules. Also, since Federal law is not affected by the Act or the General Rules, nothing in this Chapter, or in any companion regulatory provision adopted in any other provision of this Code, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution under Federal law.

(b) The following standards for marihuana microbusiness apply:

(1) The facility shall operate at all times in compliance with the General Rules of the Michigan Department of Community Health, the MTA, the MRTMA as well as any and all administrative rules or regulations contained or adopted under the authority therein;

(2) A marihuana microbusiness shall not be located within the following areas:

i. Within one-thousand (1,000) feet of any lawfully established marihuana retailer, provisioning center, or marihuana microbusiness, as measured from the outermost boundaries of the lot or parcel on which the proposed marihuana microbusiness is located to the outermost boundaries of the lot or parcel on which the lawfully established facility is located.

ii. Within six-hundred (600) feet of any lawfully established marihuana growing and/or processing facilities, as measured from the outermost boundaries of the lot or parcel on which the proposed marihuana microbusiness is located to the outermost boundaries of the lot or parcel on which the lawfully established facility is located.

iii. Within one-thousand (1,000) feet of a school, as measured from the outermost boundaries of the lot or parcel on which the marihuana microbusiness is located to the outermost boundaries of the lot or parcel on which the school is located.

(3) Use of marihuana is prohibited on the premises unless otherwise noted;

(4) All activity related to the safety and compliance shall be done indoors;

(5) The premises shall be open for inspection upon request by the Building Official the Fire Department and law enforcement officials for compliance with all applicable laws and rules, during the stated hours of operation/use and as such other times as anyone is present on the premises.

(6) Drive-through and walk-up or similar facilities shall be prohibited

(7) All marihuana shall be contained within the main building in an enclosed, locked facility in accordance with the General Rules of the Michigan Department of Community Health, the MTA, the MRTMA as well as any and all administrative rules or regulations contained or adopted under the authority therein administrative rules or regulations contained or adopted under the authority therein;

(8) That portion of the structure where the storage of any chemicals shall be subject to inspection and approval by the Ypsilanti Fire Department to ensure compliance with the Michigan Fire Protection Code;

(9) All marihuana microbusiness facilities must be registered with and licensed by the State Department of Licensing and Regulatory Affairs, as well as be permitted under Chapter 7 of the City Code of Ordinances;

(10) Growing, cultivation, processing, testing and sales of marihuana in the microbusiness is allowed so long as it is done within the facility and has a maximum of 150 plants as allowed by the MRTMA and the State department of Licensing and Regulatory Affairs;

(11) There shall be no other accessory uses permitted within the same building, other than those clearly necessary for continued operation, such as offices, employee facilities, and storage.

(12) The marihuana microbusiness and site shall not be altered or expanded without approval from the Planning Commission, subject to Sec. 122-328.

Sec. 122-538. Marihuana retailers and/or provisioning centers.

(a) **Generally**. Nothing in this Chapter, or in any companion regulatory provision adopted in any other provision of this Code, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution for growing, sale, consumption, use, distribution, or possession of marihuana not in strict compliance with the State of Michigan laws and rules. Also, since Federal law is not affected by the Act or the General Rules, nothing in this Chapter, or in any companion regulatory provision adopted in any other provision of this Code, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution under Federal law.

(b) The following standards for marihuana retailers and/or medical marihuana provisioning centers apply:

(1) The facility shall operate at all times in compliance with the General Rules of the Michigan Department of Community Health, the MMMA, the MMFLA, the MTA, the MRTMA as well as any and all administrative rules or regulations contained or adopted under the authority therein;

(2) A marihuana retailer and a provisioning center may be co-located in the same facility so long as it complies with Chapter 7 of the City Code of Ordinances, the MMFLA, the MRTMA as well as any and all administrative rules or regulations contained or adopted under the authority therein;

(3) A marihuana retailer and/or provisioning center in the Center (C) zoning district shall not be located within the following areas:

i. Within six-hundred-ninety (690) feet of a lawfully established marihuana retailer, provisioning center, or marihuana microbusiness located in the Center (C) zoning district, as measured from the outermost boundaries of the lot or parcel on which the proposed marihuana retailer and/or provisioning center is located to the outermost boundaries of the lot or parcel on which the lawfully established facility is located.

ii. Within one-thousand (1,000) feet of a lawfully established marihuana retailer, provisioning center, or marihuana microbusiness located in the General Corridor (GC) or Neighborhood Corridor (NC) zoning districts, as measured from the outermost boundaries of the lot or parcel on which the proposed marihuana retailer and/or provisioning center is located to the outermost boundaries of the lot or parcel on which the lawfully established facility is located.

iii. Within one-thousand (1,000) feet of a school, as measured from the outermost boundaries of the lot or parcel on which the marihuana retailer and/or provisioning center is located to the outermost boundaries of the lot or parcel on which the school is located

(4) A marihuana retailer and/or provisioning center in the Neighborhood Corridor (NC) or General Corridor (GC) zoning district shall not be located within the following areas.

i. Within one-thousand (1,000) feet of any lawfully established marihuana retailer, provisioning center, or marihuana microbusiness, as measured from the outermost boundaries of the lot or parcel on which the proposed marihuana retailer and/or provisioning center is located to the outermost boundaries of the lot or parcel on which the lawfully established facility is located.

ii. Within one-thousand (1,000) feet of a school, as measured from the outermost boundaries of the lot or parcel on which the marihuana retailer and/or provisioning center is located to the outermost boundaries of the lot or parcel on which the school is located.

(5) Use of marihuana is prohibited on the premises;

(6) All activity related to the marihuana retailer and/or provisioning center shall be done indoors;

(7) The premises shall be open for inspection upon request by the Building Official, the Fire Department, and law enforcement officials for compliance with all applicable laws and rules, during the stated hours of operation/use and as such other times as anyone is present on the premises.

(8) Drive-through and walk-up or similar facilities shall be prohibited;

(9) All marihuana shall be contained within the main building in an enclosed, locked facility in accordance with the General Rules of the Michigan Department of Community Health, the MMMA, the MMFLA, the MTA, the MRTMA, as well as any and all administrative rules or regulations contained or adopted under the authority therein;

(10) All marihuana retailers and/or provisioning centers must be registered with and licensed by the State Department of Licensing and Regulatory Affairs, as well as be permitted under Chapter 7 of the City Code of Ordinances;

(11) Growing, cultivation, or processing of marihuana in a marihuana retailer and/or provisioning center is prohibited;

(12) If a special land use, the existing marihuana retailer and/or provisioning center facility and site shall not be altered or expanded without approval from the Planning Commission, subject to Sec. 122-328.

Section 122-661. Generally

(c) **Signs exempted.**

(1) Any sign required by City ordinance or State law, as applicable. This includes, but is not limited to, address signs, Fire Department Connection signs, or signs indicating barrier-free parking locations.

(2) Any sign less than three square feet in area and five feet in height on the interior of a site placed so as to be oriented and clearly legible to persons on the site, provided that each sign be no closer than twenty feet to another such sign.

(3) Drive-Through Signs. Any use that includes a drive-through is permitted to have signs up to a maximum height of six feet and a maximum area of 32 sq. ft. per drive-through use, located in the rear of the site, when placed so as to be oriented and clearly legible to persons on the site.

(4) Signs erected by a public body. Any sign or marker erected by the City, County, State, or other municipal body is not subject to these requirements.

Section 122-691. Minimum and Maximum Number of Parking Spaces

Restaurant, fast food, drive-in or drive-through	1 for each 50 square feet of customer waiting and eating areas, plus 1 for each employee in the largest employment shift, plus 8 stacking spaces for each drive-in or drive-through transaction station.

PROPOSED LANGUAGE

See the proposed text. Red text with strikethrough is being deleted; green text underlined is proposed to be added. Sections shall be renumbered accordingly.

Section 122-203. Definitions. D (New Language)

Drive-in service (may also be known as "curbside service") means a business activity in which merchandise, food, or services are delivered directly to customers in their vehicles, typically in designated pickup location.

Section 122-203. Definitions. W (New Language)

Walk-up window refers to a business activity that allows pedestrians to order, purchase, or receive goods or services directly through an exterior window, without entering the building interior.

Section 122-446. Center Permissible Uses Chart (Amended Language)

Uses	C	Notes	Specific Regulations
Marihuana retailers and/or provisioning centers.	P		Section 122-538 No drive-through or drive-in facilities are permitted in C.
Marihuana Microbusiness	S		Section 122-537 No drive-through or drive-in facilities are permitted in C.

Section 122-451. Corridors Permissible Uses Chart (Amended Language)

Uses	HC	NC	GC	Notes	Specific Regulations
Marihuana retailers and/or provisioning centers.	--	--	S		Section 122-538 Drive-through facilities are not permitted.
Marihuana retailers and/or provisioning centers, less than 5,000 square feet gross floor area	--	S	S		Section 122-538 Drive-through facilities are not permitted.
Marihuana Microbusiness	--	--	S		Section 122-538 Drive-through facilities are not permitted.

Section 122-523. Drive-Through or Drive-In Facilities (Amended Language)

Drive-through or drive-in facilities, though separate uses, in combination with any kind of other use are subject to the conditions hereinafter imposed:

(a) Uses must not be located within 100 feet of property zoned CN, CN-Mid, CN-SF, or R1 district, measured from the lot line.
(b) Off-street loading and stacking spaces must be provided in accordance with §122-694.
(c) Canopies and support structures associated with drive-through facilities must meet all minimum yard setback requirements for principal buildings. The lowest edge of a canopy must be at least 12 feet above grade.
(d) The sound from amplification equipment must not be audible beyond the boundaries of the site.
(e) Uses must have direct access to a major thoroughfare in accordance with §122-673. Ingress and egress curb cuts to the site must be located at least 60 feet from the intersection of any two streets, measured along the nearest right-of-way line.
(f) Any drive-through or drive-in facilities in C, HC, NC, GC must also provide for walk-up and bicycle users.
(g) No more than 20% of the minimum required parking spaces may be designated for curbside services.

Section 122-558(W). Walk-up windows (New Section)

Walk-up windows may be permitted as accessory to a principal use, such as retail, food service, and similar establishments, subject to the conditions hereinafter imposed:

(a) No more than two (2) walk-up windows may be permitted.
(b) Accessible Route. All walk-up windows shall be connected to the public sidewalk, and accessible parking spaces by a continuous, unobstructed pedestrian route that complies with the Americans with Disabilities Act (ADA) and applicable building codes.
(c) Service Counter Accessibility. At least one walk-up window shall provide an accessible service counter no more than thirty-six (36) inches above the adjacent grade, with a clear floor area of at least thirty (30) inches by forty-eight (48) inches for wheelchair maneuvering.
(d) Maneuvering Space. A clear, level, and unobstructed maneuvering area with a minimum diameter of five (5) feet shall be maintained in front of each walk-up window. This area shall be free of steps, curbs, or other barriers.
(e) Separation from Vehicular Areas. Walk-up windows shall not be located where customers are required to cross a drive-through lane or vehicle drive aisle to access the service window, unless a designated and accessible pedestrian crossing is provided.
(f) Queuing. The queuing area shall be located so that it does not impede pedestrian traffic and maintains a minimum 5-foot clear pedestrian path on at least one side of a public sidewalk. It shall also be positioned in a manner that does not create a hazard for on-street traffic.

Section 122-537(b)(6). Marihuana Microbusinesses (Amended Language)

Drive-through ~~and walk-up or similar~~ facilities shall be prohibited.

Section 122-538(b)(8). Marihuana Retailers and/or Provisioning Centers (Amended Language)

Drive-through ~~and walk-up or similar~~ facilities shall be prohibited.

Section 122-694. Off-Street Stacking Spaces for Drive-Through Facilities (Amended Language)

(a) ~~Drive-in or~~ Drive-through windows. ~~On the same premises with every building, structure, or part thereof, erected or occupied for the purpose of serving customers in their automobiles, by means of a service window or similar arrangement, such as drive-in banks, restaurants, or cleaning establishments, there shall be provided~~ two off-street stacking spaces, ~~for each service window or transaction station, unless otherwise stated in this ordinance. for each service window or transaction station in compliance with subsection (c) of this section. Six off-street stacking spaces shall be provided for each drive-through transaction station of a restaurant.~~ Any building or structure used to serve customers in their vehicles, through a service window or similar arrangement, shall provide at least two (2) off-street stacking spaces for each service window or transaction station, unless otherwise specified in this ordinance
(b) Automobile servicing. Self-service automobile and car wash establishments shall provide three off-street stacking spaces for each washing stall. Quick oil change facilities shall provide three off-street stacking spaces per each oil change service bay. Automobile and car wash establishments, other than self-service, shall provide stacking spaces equal in number to four times the maximum capacity of the motor vehicle wash for automobiles awaiting entrance. The term "maximum capacity" shall mean the greatest number of possible automobiles undergoing some phase of washing at the same time.

(c) Stacking space dimensions. Each stacking space shall be a minimum dimension of ~~ten~~ nine (9) feet in width and ~~20~~ eighteen (18) ~~-~~ feet in length.
Section 122-661(c). Signs Exempted (Amended Language)
(1) Any sign required by City ordinance or State law, as applicable. This includes, but is not limited to, address signs, Fire Department Connection signs, or signs indicating barrier-free parking locations. (2) Any sign less than three square feet in area and five feet in height on the interior of a site placed so as to be oriented and clearly legible to persons on the site, provided that each sign be no closer than twenty feet to another such sign. (3) Drive-Through Signs. Any use that includes a drive-through is permitted to have signs up to a maximum height of six feet and a maximum area of 32 sq. ft. per drive-through use, located in the rear of the site, when placed so as to be oriented and clearly legible to persons on the site. (4) Curbside Signs. Each parking space designated for curbside service may be identified with one sign not exceeding two (2) square feet in area and six (6) feet in height. Such signs shall only be limited to identifying the space as reserved for curbside service. (5) Signs erected by a public body. Any sign or marker erected by the City, County, State, or other municipal body is not subject to these requirements.

Section 122-691. Minimum and maximum number of parking spaces | Restaurants (Amended Language)	
Drive-through restaurant or fast-food ~~drive-in or drive-through~~	1 for each 50 square feet of customer waiting and eating areas, plus 1 for each employee in the largest employment shift, plus ~~8~~ six (6) stacking spaces for each ~~drive-in or~~ drive-through transaction station.
Drive-in restaurant or fast-food	1 for each 250 square feet of gross floor area, plus 1 space for each employee in the largest employment shift.

ATTACHMENTS

- Resolution
- Ordinance
- Zoning Text Amendment Application
- Walk-Up Window Ordinances in Other Communities
- Planning Commission Minutes

CITY MANAGER APPROVAL: _____ COUNCIL AGENDA DATE: _____

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____

Resolution No. 2026 - 149
July 21st, 2026

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the City is committed to updating the Zoning Ordinance to address evolving business practices; and

WHEREAS, the proposed amendments introduce definitions for Drive-In Service (Curbside Service) and Walk-Up Windows to clearly distinguish these business activities; and

WHEREAS, the proposed amendments aim to improve accessibility for all city residents and visitors; and

WHEREAS, the Ypsilanti Planning Commission reviewed the proposed amendments and recommended approval following a duly noticed public hearing; and

NOW THEREFORE, BE IT RESOLVED THAT the Ypsilanti City Council hereby approves its first reading of Ordinance No. 1467, entitled "Walk-Up Window Zoning Text Amendment".

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

City of Ypsilanti
Notice of Adopted Ordinance
Ordinance No. **1467**

An Ordinance Entitled "*Walk-Up Windows*"

THE CITY OF YPSILANTI ORDAINS the provisions of the Walk-Up Windows Zoning Text Amendment.

This zoning text amendment applies to the following sections:

- Section 122-203 – Definitions D & W (New Definitions)
- Section 122-446 - Center Permissible Uses Chart
- Section 122-451 – Corridors Permissible Uses Chart
- Section 122-523 Drive-Through or Drive-In Facilities
- Section 122-537 - Marijuana Microbusinesses
- Section 122-538 - Marijuana Retailers and/or Provisioning Centers
- Section 122-558 – Walk-Up Windows (New Use-Based Language)
- Section 122-661(C) – Signs Exempted
- Section 122-691 – Minimum and Maximum Number of Parking Spaces | Restaurants

The proposed revisions are as follows:

Section 122-203. Definitions. D (New Language)

Drive-in service (may also be known as "curbside service") means a business activity in which merchandise, food, or services are delivered directly to customers in their vehicles, typically in designated pickup location.

Section 122-203. Definitions. W (New Language)

Walk-up window refers to a business activity that allows pedestrians to order, purchase, or receive goods or services directly through an exterior window, without entering the building interior.

Section 122-446. Center Permissible Uses Chart (Amended Language)

Uses	C	Notes	Specific Regulations
Marihuana retailers and/or provisioning centers.	P		Section 122-538 No drive-through or drive-in facilities are permitted in C.
Marihuana Microbusiness	S		Section 122-537 No drive-through or drive-in facilities are permitted in C.

Section 122-451. Corridors Permissible Uses Chart (Amended Language)

Uses	HC	NC	GC	Notes	Specific Regulations
Marihuana retailers and/or provisioning centers.	--	--	S		Section 122-538 Drive-through facilities are not permitted.
Marihuana retailers and/or provisioning centers, less than 5,000 square feet gross floor area	--	S	S		Section 122-538 Drive-through facilities are not permitted.
Marihuana Microbusiness	--	--	S		Section 122-538

					Drive-through facilities are not permitted.

Section 122-523. Drive-Through or Drive-In Facilities (Amended Language)

Drive-through or drive-in facilities, though separate uses, in combination with any kind of other use are subject to the conditions hereinafter imposed:

(h) Uses must not be located within 100 feet of property zoned CN, CN-Mid, CN-SF, or R1 district, measured from the lot line.

(i) Off-street loading and stacking spaces must be provided in accordance with §122-694.

(j) Canopies and support structures associated with drive-through facilities must meet all minimum yard setback requirements for principal buildings. The lowest edge of a canopy must be at least 12 feet above grade.

(k) The sound from amplification equipment must not be audible beyond the boundaries of the site.

(l) Uses must have direct access to a major thoroughfare in accordance with §122-673. Ingress and egress curb cuts to the site must be located at least 60 feet from the intersection of any two streets, measured along the nearest right-of-way line.

(m) Any drive-through or drive-in facilities in C, HC, NC, GC must also provide for walk-up and bicycle users.

(n) No more than 20% of the minimum required parking spaces may be designated for curbside services.

Section 122-558(W). Walk-up windows (New Section)

Walk-up windows may be permitted as accessory to a principal use, such as retail, food service, and similar establishments, subject to the conditions hereinafter imposed:

(g) No more than two (2) walk-up windows may be permitted.

(h) Accessible Route. All walk-up windows shall be connected to the public sidewalk, and accessible parking spaces by a continuous, unobstructed pedestrian route that complies with the Americans with Disabilities Act (ADA) and applicable building codes.

(i) Service Counter Accessibility. At least one walk-up window shall provide an accessible service counter no more than thirty-six (36) inches above the adjacent grade, with a clear floor area of at least thirty (30) inches by forty-eight (48) inches for wheelchair maneuvering.

(j) Maneuvering Space. A clear, level, and unobstructed maneuvering area with a minimum diameter of five (5) feet shall be maintained in front of each walk-up window. This area shall be free of steps, curbs, or other barriers.

(k) Separation from Vehicular Areas. Walk-up windows shall not be located where customers are required to cross a drive-through lane or vehicle drive aisle to access the service window, unless a designated and accessible pedestrian crossing is provided.

(l) Queuing. The queuing area shall be located so that it does not impede pedestrian traffic and maintains a minimum 5-foot clear pedestrian path on at least one side of a public sidewalk. It shall also be positioned in a manner that does not create a hazard for on-street traffic.

Section 122-537(b)(6). Marihuana Microbusinesses (Amended Language)

Drive-through ~~and walk-up or similar~~ facilities shall be prohibited.

Section 122-538(b)(8). Marihuana Retailers and/or Provisioning Centers (Amended Language)

Drive-through ~~and walk-up or similar~~ facilities shall be prohibited.

Section 122-694. Off-Street Stacking Spaces for Drive-Through Facilities (Amended Language)

(d) ~~Drive-in or~~ Drive-through windows. ~~On the same premises with every building, structure, or part thereof, erected or occupied for the purpose of serving customers in their automobiles, by means of a service window or similar arrangement, such as drive-in banks, restaurants, or cleaning establishments, there shall be provided~~ two off-street stacking spaces, ~~for each service window or transaction station, unless otherwise stated in this ordinance. for each service window or transaction station in compliance with subsection (c) of this section. Six off-street stacking spaces shall be provided for each drive-through transaction station of a restaurant.~~. Any building or structure used to serve customers in their vehicles, through a service window or similar arrangement, shall provide at least two (2) off-street stacking spaces for each service window or transaction station, unless otherwise specified in this ordinance

(e) Automobile servicing. Self-service automobile and car wash establishments shall provide three off-street stacking spaces for each washing stall. Quick oil change facilities shall provide three off-street stacking spaces per each oil change service bay. Automobile and car wash

establishments, other than self-service, shall provide stacking spaces equal in number to four times the maximum capacity of the motor vehicle wash for automobiles awaiting entrance. The term "maximum capacity" shall mean the greatest number of possible automobiles undergoing some phase of washing at the same time.

(f) Stacking space dimensions. Each stacking space shall be a minimum dimension of ~~ten~~ nine (9) feet in width and ~~20~~ eighteen (18) ~~-~~feet in length.

Section 122-661(c). Signs Exempted (Amended Language)

(6) Any sign required by City ordinance or State law, as applicable. This includes, but is not limited to, address signs, Fire Department Connection signs, or signs indicating barrier-free parking locations.

(7) Any sign less than three square feet in area and five feet in height on the interior of a site placed so as to be oriented and clearly legible to persons on the site, provided that each sign be no closer than twenty feet to another such sign.

(8) Drive-Through Signs. Any use that includes a drive-through is permitted to have signs up to a maximum height of six feet and a maximum area of 32 sq. ft. per drive-through use, located in the rear of the site, when placed so as to be oriented and clearly legible to persons on the site.

(9) Curbside Signs. Each parking space designated for curbside service may be identified with one sign not exceeding two (2) square feet in area and six (6) feet in height. Such signs shall only be limited to identifying the space as reserved for curbside service.

(10) Signs erected by a public body. Any sign or marker erected by the City, County, State, or other municipal body is not subject to these requirements.

Section 122-691. Minimum and maximum number of parking spaces | Restaurants (Amended Language)

Drive-through restaurant or fast-food ~~drive-in or drive-through~~	1 for each 50 square feet of customer waiting and eating areas, plus 1 for each employee in the largest employment shift, plus ~~8~~ six (6) stacking spaces for each ~~drive-in or~~ drive-through transaction station.
Drive-in restaurant or fast-food	1 for each 250 square feet of gross floor area, plus 1 space for each employee in the largest employment shift.

MADE, PASSED, AND ADOPTED BY THE YPSILANTI CITY COUNCIL THIS ____ DAY OF _____ , _____.

_____

Tracey Boudreau, City Clerk

Attest

I do hereby confirm that the above Ordinance No. _____ was published in the Washtenaw Legal News on the _____ day of _____, _____.

_____

Tracey Boudreau, City Clerk

CERTIFICATE OF ADOPTING

I hereby certify that the foregoing is a true copy of the Ordinance passed at the regular meeting of the City Council held on the ____ day of _____ , _____.

_____

Tracey Boudreau, City Clerk

Notice Published: July 2nd, 2026

First Reading: July 21st, 2026

Second Reading:

Published:

Effective Date:

City of Ypsilanti
Planning & Development Department
One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7444

Zoning Text Amendment Application
Application Fee: $1000

Office Use Only:
Receipt:
Method:
Code: 178 Rezone
Acct: 101-4-7210-607-01

Applicant

Name: Peregrine Retail LLC dba Bloom City Club	
Address: (b) (1) (A)(b) (1) (A)	
Phone: (b) (1) (A)	Email: (b) (1) (A)(b) (1) (A)

Change

Change requested (may continue on a separate sheet of paper):

See attached letter request and below:

Bloom is requesting that the Planning Commission consider via a Text Amendment, the community benefits of allowing a walk-up window

Proposed Language:
122-538(b)(8) Drive-through facilities shall be prohibited;

Redline of Original Language:
122-538 (b)(8)Drive-through ~~and walk-up or similar~~ facilities shall be prohibited;

Circumstances, factors and other relevant information (may continue on a separate sheet of paper):

See attached letter request and brief points below:

Support for Multimodal Transportation consistent with Ypsilanti's non-motorized transportation goals and other advantages listed in the attached letter.

Public Health & Accessibility (see attached letter)

Consistency with Other Ordinance Provisions (see attached letter)

Signature

I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

Signature: (b) (1) (A)

Date: 9/3/2025

Print Name: Craig W. Terrell

RECEIVED
SEP 03 2025
CITY OF YPSILANTI
BUILDING DEPARTMENT

Peregrine Retail LLC dba Bloom City Club
251 Jackson Plaza STE A, Ann Arbor MI 48103

MEMO: TEXT AMENDMENT REQUEST

To: City of Ypsilanti, Planning Commission

RE: Text Amendment to Zoning Ordinance Section 122-538(b)(8)

Date: September 3, 2025

(b) (1) (A)(b) (1) (A)(b) (1) (A)

Peregrine Retail LLC dba Bloom City Club (Bloom), currently operates a licensed cannabis Retailer at 121 E Michigan Ave. Bloom received a letter from the City of Ypsilanti requiring it to close the walk-up order pickup window, citing Section 122-548(b)(8) of the Zoning Ordinance. Exhibits A and B. Bloom is requesting that the Planning Commission consider via a Text Amendment, the community benefits of allowing a walk-up window.

1. Requested Amendment

Proposed Language:

122-538(b)(8) Drive-through facilities shall be prohibited;

Redline of Original Language:

122-538 (b)(8) Drive-through ~~and walk-up or similar~~ facilities shall be prohibited;

2. Community Benefit of Walk-Up Windows

Support for Multimodal Transportation:

- Encourages pedestrian, bicycle, and scooter traffic consistent with Ypsilanti's non-motorized transportation goals.
- Provides safe alternative for individuals who may not wish to leave bicycles or scooters unattended, or who do not have locks for these items.

Public Health & Accessibility:

- Enables immunocompromised or sick individuals to obtain medicine without entering a shared public space; particularly where curbside service is prohibited.
- Improves access for people with mobility challenges or who experience discomfort in enclosed spaces – giving enhanced accessibility and inclusivity for vulnerable populations.

Operational Benefits:

- Enhances parking lot safety by positioning staff with a line of sight to exterior environment (in Bloom's particular situation)
- Reduces congestion in a smaller retail footprint.

3. Consistency with Other Ordinance Provisions

- **Section 122-538(b)(6)**: requires all cannabis transactions to occur within the licensed facility. A walk-up window complies because staff remain inside the facility when handling payment and product transfer.
- **Cannabis Regulatory Agency (CRA)**: mandates surveillance coverage for all areas of the licensed premises including parking lots. Walk-up windows operate under the same security safeguards as interior spaces, are permitted by the CRA and are in operation at other Bloom locations.

We believe this amendment is a measured, commonsense change that reflects evolving best practices. It is aligned with the City's transportation and safety goals and promotes accessibility and inclusivity. If additional information or supporting materials would assist in your review, please contact me directly at (b) (1) (A)(b) (1) (A)

Sincerely,

(b) (1) (A)

Bloom City Club

cc: Josh Burns, City Planner (jburns@cityofypsilanti.com)
Allison Ireton, General Counsel, Bloom City Club (b) (1) (A)

Chesterfield Township's Walk-Up Window Ordinance

WALK-UP WINDOW FACILITY means an establishment that accommodates customers to order and/ or pick up goods, food and/or beverages or otherwise conduct business at a single window.

Section 5.39 H-3

3. Walk-up window and operation standards.

a. Walk-up windows may be permitted as an accessory use for any use that otherwise permits a drive-through or drive-up window.

b. A walk-up window for ordering and/or pickup of small merchandise, food, beverage and similar operations may be located on any building façade subject to the standards in this ordinance. If located on a street-facing façade or façade facing a residential district, the use of internally illuminated and /or electronic ordering boards and similar devices visible from any property line shall be prohibited.

c. A walk-up window shall have a designated area for pedestrians to stack (queue) that does not impede the flow of pedestrian traffic on the site.

d. The uses of speakers or other amplified sound at a window shall not be discernible at any property line.

e. In the event that the demand for a walk-up window exceeds the designated stacking area capacity, the facility shall make adjustments to operations reduce the stacking area so that it no longer exceeds capacity.

f. The consumption of food obtained from a walk-up window shall be permitted only in designated indoor or outdoor dining areas that have an approved site plan.

g. Walk-up windows may be approved by the Planning and Zoning Administrator or his/ her designee when proposed as an improvement to an existing building.

Link: Chesterfield Township Zoning Ordinance - Clearzoning

Munising's Walk-Up Window Ordinance

Open Front Store or Restaurant Window: A business establishment so developed that service to the patron may be extended beyond the walls of the structure, not requiring the patron to enter the structure, such as ice cream and yogurt restaurants serving to patrons through a walk-up window. The term "open front store" shall not include automobile repair establishments or automobile service stations. See also "Restaurant."

17.Restaurants with an Open Front Window

a) Trash receptacles shall be provided and maintained on the property.
b) All signs placed on the building shall be mounted flat against the building; and interior signs visible to patrons through glass or an opening shall not exceed twenty-five percent (25%) of that area. Temporary signs indicating the whether the establishment is "opened" or "closed for the season" shall be permitted.
c) Outdoor seating may be provided when meeting the requirements of Article 3, Division 2, Section 356, Outdoor Dining.
d) Months and hours of operation shall be provided as part of the zoning permit or site plan approval.

Restauraunts with an open front window (walk-up) are permitted by right in the Commercial District (C), Downtown District (D), & Lakeshore Commerical District (LC) zoning districts. They are permitted as a special land use in the Transitional (T) zoning district.

Link: Combined-pdf-final-draft-May-2022.pdf

CITY OF YPSILANTI
PLANNING COMMISSION MEETING
APPROVED MINUTES
Wednesday, May 20th, 2026 @ 7:00 PM
Council Chambers
One South Huron, Ypsilanti, MI 48197

I. Call to Order | 7:02 PM

II. Roll Call

Brian Jones-Chance, Chair – Present
Matt Dunwoodie, Vice-Chair – Present
Mike Davis Jr. – Present
Phil Hollifield – Absent
Amanda Smith – Absent
Carl Schier – Present
Michelle Marin – Present
Greg Woodring – Present
Vacant

*Motion to excuse the absence of Commissioners **Occurred after "General Planning Department Updates"*
--Moved by Dunwoodie. Seconded by Woodring. Yays – 6, Nays – 0, motion carries

III. Agenda Approval

May 20th, 2026, Agenda

Motion to approve the agenda
--Moved by Commissioner Jones-Chance. No objections, motion carries

IV. Approval of Minutes

April 15th, 2026, Planning Commission Draft Minutes.

Motion to approve the April 15th, 2026, draft minutes as presented.
--Moved by Commissioner Jones-Chance. No objections, motion carries

V. Public Comments

Motion to open public comments to the Planning Commission.
--Moved by Dunwoodie. Seconded by Davis Jr. Yays – 6, Nays – 0, motion carries

No public comments occurred.

Motion to close public comments to the Planning Commission.
--Moved by Dunwoodie. Seconded by Woodring. Yays – 6, Nays – 0, motion carries

VI. Committee Reports

A. Non-Motorized Advisory Committee (NMAC)

Commissioner Davis Jr. reported on the proposed updates to the 2021 Non-Motorized Plan. Proposed amendments are intended to strengthen grant competitiveness and funding eligibility.

The Commission also received an update regarding the Lowell/Huron corridor study being conducted in partnership with WATS.

VII. Presentations

A. General Planning Department Updates

Staff provided updates on several ongoing planning initiatives and development projects throughout the City. Updates included the development of a new interactive zoning map and dashboard, progress on approved development projects, and implementation of recently approved zoning amendments.

Staff reported that City Council approved the first reading of the Harm Reduction Facility zoning text amendment and amended the proposed buffer requirement from 500 feet to 1,000 feet. Staff also noted that additional research is being conducted regarding the proposed Party Store zoning text amendment.

Staff provided an update on the Master Plan Update process, including preparations for issuing a request for proposals (RFP) and developing a community engagement strategy.

B. Preliminary Plans: Reconstruction of Cornell – DPW Director, Bonnie Wessler

The presentation included an overview of existing roadway conditions, proposed improvements to roadway infrastructure, pedestrian and bicycle accommodations, stormwater management, utility upgrades, and anticipated construction phasing. The DPW Director, Bonnie Wessler also discussed public engagement efforts, funding sources, and the anticipated project timeline.

Commissioners asked questions regarding traffic operations, pedestrian safety, multimodal accommodations, parking impacts, utility coordination, and opportunities to incorporate recommendations from the City's Non-Motorized Plan. Discussion also included streetscape improvements, tree preservation and replacement, and potential impacts to adjacent properties.

No action was required or taken by the Planning Commission.

C. Capital Improvement Plan – DPW Director, Bonnie Wessler

Bonnie Wessler presented the draft Capital Improvements Plan (CIP) and provided an overview of planned infrastructure, utility, transportation, parks, and facility improvements. Discussion focused on project prioritization, funding sources, and consistency with the City's planning documents.

No action was taken.

VIII. Public Hearing Items

A. Zoning Text Amendment: Walk-Up Windows

Staff presented a zoning text amendment addressing walk-up windows and drive-in service facilities. The item returned to the Planning Commission because portions of the ordinance were not included in the original public notice, requiring a new public hearing. Staff summarized the proposed definitions, operational standards, and zoning district applicability.

Motion to open public comments to the Planning Commission.
--Moved by Woodring. Seconded by Dunwoodie. Yays – 6, Nays – 0, motion carries

No public comments occurred.

Motion to close public comments to the Planning Commission.
--Moved by Dunwoodie. Seconded by Marin. Yays – 6, Nays – 0, motion carries

Motion to recommend City Council approve the proposed text amendment to Sections 122-203, 122-446, 122-451, 122-523, 122-537, 122-538, 122-558, 122-661, and 122-691, with the following findings:

1. *The proposed amendment is consistent with the guiding values of the Master Plan; and*
2. *The proposed amendment is consistent with the intent of this Zoning Ordinance; and*
3. *The proposed amendment will enhance the functionality, transportation network or character of the future development in the City; and*
4. *The proposed amendment will preserve the historic nature of the surrounding area and of the City; and*

5. *The proposed amendment will enhance the natural features and environmental sustainability of the City; and*
6. *The proposed amendment will not result in the creation of significant nonconformities in the City.*

--Moved by Woodring. Seconded by Marin. Yays – 6, Nays – 0, motion carries

Brian Jones-Chance, Chair – Approve
Matt Dunwoodie, Vice-Chair – Approve
Mike Davis Jr. – Approve
Carl Schier – Approve
Michelle Marin – Approve
Greg Woodring – Approve

IX. Old Business

A. Zoning Text Amendment: Data Centers

Staff presented a substantially revised draft of the proposed data center regulations and provided background regarding increasing national investment in artificial intelligence and the growing demand for data center development. Staff explained that the ordinance is intended to ensure the City is prepared to regulate data centers should a proposal be submitted and discussed recent litigation involving data center development elsewhere in Michigan.

The Commission reviewed proposed definitions, zoning district applicability, lot size requirements, application requirements, environmental review standards, phasing plans, landscaping requirements, noise standards, water use regulations, renewable energy requirements, architectural standards, and decommissioning provisions.

Discussion focused on:

- Appropriate locations for data centers within the City.
- Compatibility with the General Corridor district and Master Plan goals.
- Noise standards, including dBA and dBC measurements.
- Tree canopy requirements and site design.
- Environmental review and utility capacity considerations.
- Renewable energy and energy-efficiency requirements.
- Potential legal implications and exclusionary zoning concerns.

No formal action was taken. Staff will continue refining the ordinance and return with revisions.

B. Zoning Text Amendment: Planned Unit Developments

Staff also provided an update regarding Planned Unit Developments (PUDs) and discussed challenges associated with administering approved PUD projects. Staff highlighted recent questions related to distinguishing between major and minor modifications to approved site

plans and development agreements. Discussion focused on whether the current ordinance provides sufficient administrative flexibility and whether future amendments may be warranted to establish a clearer process for reviewing and approving minor changes to approved PUD developments. Commissioners discussed balancing administrative efficiency with maintaining Planning Commission oversight of significant project modifications.

C. Zoning Text Amendment: Party Stores – *No Update*

X. New Business – *None.*

XI. Public Comments

Motion to open public comments to the Planning Commission.
--Moved by Dunwoodie. Seconded by Woodring. Yays – 6, Nays – 0, motion carries

No public comments occurred.

Motion to close public comments to the Planning Commission.
--Moved by Dunwoodie. Seconded by Woodring. Yays – 6, Nays – 0, motion carries

XII. Adjournment | 9:06 PM

Motion to adjourn.
--Moved by Commissioner Jones-Chance. No objections, motion carries

Resolution No. 2026-150
July 21, 2026

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the public hearing for Ordinance No. 1467 entitled, "Walk Up Window Zoning Text Amendment" be officially closed.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

REQUEST FOR LEGISLATION
July 21, 2026

For: Mayor and City Council

From: Joe Meyers, Community Services Director

Subject: Ordinance No. 1468 – "AN ORDINANCE TO AMEND CHAPTER 18, ARTICLE VI "INSPECTION AND CONTROL OF CERTAIN BUILDINGS" OF THE YPSILANTI CITY CODE, BY AMENDING SECTIONS 18-111, 18-115, 18-146, 18-148, AND ADDING SECTION 18-167."
Public Hearing Resolution No. 2026-152, close the public hearing.
Resolution No. 2026-151, determination.

SUMMARY & BACKGROUND:

RECOMMENDED ACTION: Approval

ATTACHMENTS:
1. RFL - Inspections
2. Resolutions Inspections 1st Reading
3. Building Ordinance Updates.2026
4. Resolution No2026-152 Close PH

CITY MANAGER APPROVAL: COUNCIL AGENDA DATE: July 21, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:

REQUEST FOR LEGISLATION
July 21, 2026

For: Mayor and City Council

From: Joe Meyers, Community Services Director

Subject: AN ORDINANCE TO AMEND CHAPTER 18, ARTICLE VI "INSPECTION AND CONTROL OF CERTAIN BUILDINGS" OF THE YPSILANTI CITY CODE, BY AMENDING SECTIONS 18-111, 18-115, 18-146, 18-148, AND ADDING SECTION 18-167

SUMMARY & BACKGROUND:

Summary of updates provided below

Definitions Updated:
- Clarified terms like Certificate of Compliance, Dangerous Buildings, and Owner/Agent.

Dangerous Rental Property:
- Expanded criteria for classifying properties as dangerous, including health hazards and criminal activities.

Registration Requirements:
- Mandated that all rental properties must register and obtain a certificate of compliance annually, including detailed ownership and management information.

Inspection Procedures:
- Introduced stricter timelines for correcting violations and specified penalties for non-compliance.

Lead-Based Paint Hazards:
- Required annual inspections and risk assessments for properties built before 1978 to mitigate lead exposure risks.

Emergency Measures:
- Allowed the city to take immediate action on dangerous buildings, with costs charged to the property owner.

Transferability of Compliance Certificates:
- Certificates of compliance cannot be transferred upon property sale without reinspection.

RECOMMENDED ACTION: Approval

ATTACHMENTS: Resolution and Ordinance

CITY MANAGER APPROVAL: COUNCIL AGENDA DATE: _____

_____

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____

BUDGET PRIORITY REFERENCE _____

Resolution No. 2026-151
July 21, 2026

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT ORDINANCE NO. 1468, ENTITLED "AN ORDINANCE TO AMEND CHAPTER 18, ARTICLE VI "INSPECTION AND CONTROL OF CERTAIN BUILDINGS" OF THE YPSILANTI CITY CODE, BY AMENDING SECTIONS 18-111, 18-115, 18-146, 18-148, AND ADDING SECTION 18-167" be approved upon first reading.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

AN ORDINANCE TO AMEND CHAPTER 18, ARTICLE VI "INSPECTION AND CONTROL OF CERTAIN BUILDINGS" OF THE YPSILANTI CITY CODE, BY AMENDING SECTIONS 18-111, 18-115, 18-146, 18-148, AND ADDING SECTION 18-167

THE CITY OF YPSILANTI HEREBY ORDAINS:

1. Amendments, additions, and deletions to the Code of Ordinances, City of Ypsilanti, Michigan.

I. Chapter 18 of the Ypsilanti City Code, entitled "Buildings and Building Regulations," is hereby amended by amending Article VI "Inspection and Control of Certain Buildings" to amend Section 18-111 "Definitions," which Section shall read as follows:

18-111. – Definitions

The following words, terms and phrases when used in this article shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Certificate of compliance means an official document titled "certificate of compliance" issued by the city Building Department for a multiple dwelling or one-or two-unit rental dwelling indicating that the covered unit(s) identified thereon are is in compliance with all applicable provisions of this Code, particularly the property maintenance code and the fire prevention code.

Code official means an individual employed by or authorized by the City of Ypsilanti and charged with the administration and enforcement of the Ypsilanti City Code or any duly authorized representative of such person(s).

Dangerous buildings means a building or structure that has one or more of the following defects or is in one or more of the following conditions:

(1) A door, aisle, passageway, stairway, or other means of exit does not conform to the approved fire code of the city.
(2) A portion of the building or structure is damaged by fire, wind, flood, or other cause so that the structural strength or stability of the building or structure is appreciably less than it was before the catastrophe and does not meet the minimum requirements of the city building code for a new building or structure, purpose, or location.
(3) A part or appurtenance of the building or structure is likely to fall, become detached or dislodged, or collapse and injure persons or damage property.
(4) A portion of the building or structure has settled to such an extent that walls or other structural portions of the building or structure have materially less resistance to wind than is required in the case of new construction by the building code of the city.
(5) The building or structure, or a part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, or the removal or movement of some portion of the ground necessary for the support, or for other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fall or give way.

(6) The building, structure, or part of the building or structure is manifestly unsafe for the purpose for which it is used.
(7) The building or structure is damaged by vandalism, fire, wind, or flood, or is dilapidated or deteriorated and becomes an attractive nuisance to children who might play in the building or structure to their danger, or becomes a harbor for vagrants, criminals, or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful or immoral act.
(8) A building or structure used or intended to be used for dwelling purposes, including the adjoining grounds, because of dilapidation, decay, damage, faulty construction or arrangement, or otherwise, is 1) unsanitary or unfit for human habitation, or 2) in a condition that the health officer of the city or county determines is likely to cause sickness or disease, ~~or~~ 3) likely to injure the health, safety, or general welfare of people living in or interacting with the building or dwelling, and/or 4) is determined by the Building Official to be a dangerous rental property.
(9) A building or structure is vacant, dilapidated, and open at door or window, leaving the interior of the building exposed to the elements or accessible to entrance by trespassers.
(10) Any building or structure has been constructed, exists, is in a state of incomplete construction, or is maintained in violation of any specific requirements or prohibition applicable to the building or structure provided by the property maintenance, site plan approval, or other regulations of this City, applicable building code requirements, or of any law or ordinance of the city or the state relating to the condition, location, or structure of buildings
(11) A building or structure remains not "regularly occupied" for a period of 180 consecutive days or longer, and is not listed as being available for sale, lease, or rent with a real estate broker licensed under article 25 of the occupational code, Act No. 299 of the Public Acts of Michigan of 1980, being MCL 339.2501—339.2515. For purposes of this subdivision, "building or structure" includes, but is not limited to, a commercial building or structure. This subdivision does not apply to any of the following:

a. A building or structure as to which the owner or agent does both of the following:

1. Notifies the city building department in writing that the building or structure will remain not "regularly occupied" for a period of 180 consecutive days. The notice shall be given to the building department by the owner or agent not more than 30 days after the building or structure becomes not "regularly occupied."

2. Maintains the exterior of the building or structure and adjoining grounds in accordance with ~~the~~ this Code.

b. A secondary dwelling of the owner that is normally not "regularly occupied" for a period of 180 days or longer each year, if the owner notifies the city building department in writing that the dwelling will remain not "regularly occupied" for a period of 180 consecutive days or more each year. An owner who has given the notice prescribed by this subparagraph shall notify the building department in writing not more than 30 days after the dwelling no longer qualifies for this exception. As used in this subparagraph, "secondary dwelling" means a dwelling such as a vacation home, hunting cabin, or summer home, that is "regularly occupied" by the owner or a member of the owner's family during part of a year.

c. A new building or new structure under construction that meets all of the following conditions: 1) has a valid building permit and approved site plan for all work being performed, 2) demonstrates that significant and continuous progress is being made toward

completion, 3) secures the property and takes all other necessary safety precautions, and 4) otherwise complies with this division and all applicable laws, ordinances, and regulations.

Dangerous Rental Property means any dwelling unit, rental property, rental unit, sleeping unit, building, structure, or portion thereof within the City having any one or more of the following conditions or defects:

a. Is a dangerous building as defined in this Chapter.
b. Not constructed or maintained as required under the Ypsilanti City Code, or applicable local, state and/or federal ordinances, laws, codes, and/or regulations, or otherwise constructed or modified without required permits and inspections;
c. Is unfit for human habitation or commercial, industrial, or business use or occupancy due to inadequate provisions for ventilation, illumination, air, sanitation, or open spaces.
d. Poses imminent harm to life or other property resulting from fire, flood, hurricane, tornado, earthquake, storm or other casualty or catastrophe;
e. Is vacant and used in the commission of drug, assaultive crimes, and/or for purposes of occupation without the knowledge or consent of the owner;
f. The owner or owner/agent is aware (or reasonably should be aware) that it is occupied and used repeatedly for the commission of illegal activities, including facilitating organized crime, drug activity, assaultive activity, or other criminal undertakings;
g. Is abandoned;
h. Is subject to activities or land uses regularly occurring thereon that are in violation of applicable codes, laws and/or ordinances, including this Chapter, the zoning ordinance of this City, or laws governing landlord tenant relationships; or,
i. Is unfit for human habitation in that it presents a substantial risk to life, health, or safety due to general conditions or location that may include, but are not limited to:
    1. Inadequate, defective, missing, nonconforming, unpermitted, uncertified, damaged, and/or non-functioning equipment and facilities related to heating, cooling, electrical, gas, water, sewer, sanitation, lighting, sanitation, ventilation, fire/carbon monoxide detection, fire/carbon monoxide alarm systems, fire barriers, and/or or fire suppression systems.
    2. Severe structural damage or roof leaks.
    3. Infestation of pests or vermin.
    4. Lacking a reasonably adequate number of appropriate receptacles for garbage and rubbish, in clean condition and good repair.
    5. The building, grounds, appurtenances and all other areas under control of the landlord are not kept in every part clean, sanitary, and free from all accumulations of debris, filth, rubbish, garbage, or junk.
    6. Presence of environmental hazards (such as lead, asbestos, mold or moisture, or carbon monoxide) that are not remediated in a manner consistent with the the Ypsilanti City Code, the Property Maintenance Code and/or published guidance from the U.S. Environmental Protection Agency, the U.S. Department of Housing and Urban Development, or other applicable, reasonable and professional industry standards.
    7. Obstructed or unsafe egress and ingress, including obstructed or inadequate emergency egress points and/or emergency lighting.

8. Inadequate, defective, damaged, missing or non-functioning building security measures.
9. Conditions which are dilapidated, decayed, unsafe, unsanitary, insecure, or that unreasonably expose occupants or the public to danger, illness, disease or physical injury,
10. Inadequate, defective, damaged, missing, or non-functioning floors and flooring systems, stairs, and railings.
11. Conditions that unreasonably expose occupants or the public to rain, moisture, or cold air due to ineffective waterproofing and insulation of the roof, exterior walls, windows, and doors.

Any property found to be a dangerous rental property is deemed untenantable and a public nuisance that shall immediately be abated failing which it (i) shall be condemned and so designated by the Building Official as unfit for human habitation, ordered vacated, and placarded as such, and (ii) shall have the certificate of compliance associated with such rental property immediately suspended. No rental property or rental unit which has been deemed untenantable, condemned or placarded as unfit for human habitation shall again be used for human habitation until written approval is secured from and such placard is removed by the Building Official following their determination that the defect or defects upon which the condemnation and placarding action were based have been abated.

Dwelling unit means one or more rooms with principal kitchen facilities designed as a unit for occupancy by only one family for cooking, living and sleeping purposes, together with the common areas which support the unit, including the exterior of the structure as it relates to the unit.

Multiple dwellings means a building containing three or more dwelling units and/or sleeping units.

One- or two-unit rental dwelling means a building wherein:
(1) Any payment for the use of one or more dwelling units or one or more sleeping units, including, but not limited to, payment of money or goods or the performance of services or labor or the payment of taxes or utilities, is made; or
(2) Any one or more dwelling units or one or more sleeping units are occupied and the building is not owner occupied.

Occupant means any person living or sleeping in a building; or having possession of a space within a building.

Occupied means a building or portion thereof that has an occupant.

Owner means any person, agent, firm or corporation having a legal, benefiial, or equitable interest in the premises.

Owner/agent means an individual who is either an owner or agent who has been formally designated pursuant to section 18-131(e) as the "owner/agent" and, without limiting the foregoing, the term further includes any person, agent, operator, firm, partnership, or corporation (and the

managing members, managers, officers, and any other person(s) having a legal or equitable interest in the building, premises or structure, or is identified in the official records of the State of Michigan, County of Washtenaw, or the City as holding title to the building, premises or structure, or otherwise has the legal responsibility for the control and maintenance of the building, premises or structure, including a fiduciary or property manager acting on behalf of such owner or ordered to take possession of a building, premises, or structure by a court or the taxpayer of record; and the employees, designees, and/or agents of any such persons.

Regularly occupied means a building or portion of a building that is lawfully utilized or lawfully occupied for the purpose for which it is lawfully intended and designed and which if its intended purpose is residential normally has at least one person lawfully living or sleeping in it daily and which if its intended purpose is nonresidential normally has persons lawfully in it and utilizing it on a basis consistent with its lawful nonresidential purpose. Persons solely in the building for the purpose of maintenance, repair, or cleaning of the building do not make the building "regularly occupied."

Rental property means a building, structure, premises, rooming house, story, multiple dwelling, one-and two-unit rental dwelling, accessory building, or appurtenance (and any part thereof) containing one or more rental units, or a single-family residence used for rental purposes for any length or at the sufferance of the owner, but not exclusively occupied by the owner or an immediate family member, which:

(1) Is or are let or occupied by persons, including a family member of the owner, pursuant to an oral or written rental contract, or lease, or other oral or written agreement or understanding for purposes of occupation, with or without monetary compensation; or
(2) Is or otherwise may be offered by the owner or a person or entity acting on the owner's behalf for occupancy under an oral or written rental contract or lease, or other oral or written agreement or understanding for occupation, with or without monetary compensation to any person; or
(3) Is contained within a building with one or more dwelling or sleeping units that are not occupied by the owner; or
(4) Has been advertised to the public or previously registered with the City as rental property.

Rental unit means a dwelling unit or sleeping unit (as those terms are defined in this Section), and any portion thereof that is, or is part of, a rental property.

Sleeping unit means a room or any part thereof which is rented or leased primarily for sleeping purposes, not having kitchen and bath facilities within the unit, i.e., sleeping room, together with the common areas, including bath and kitchen facilities, which support the unit, including the exterior of the structure.

Temporary certificate means a certificate of compliance issued according to and as hereafter described in this Chapter for a multiple dwelling or one- or two-unit rental dwelling following inspection, which is found to be substantially in compliance.

Triggering event means any one or more of the following events that occur at a vacant building, the property on which it is located, or its adjacent right-of-way:

(1) Law enforcement response.
(2) Fire or emergency personnel response.
(3) Ordinance enforcement and subsequent abatement, including, but not limited to: grass, weed, or brush violations; litter, trash, or cleanup violations; graffiti violations; vehicle or zoning vehicle violations; animal complaints; and unsecured or non-weather tight structure.
(4) Remains a vacant building for 12 months or more.
(5) Issuance of a citation or complaint to correct exterior violations, apparent or existing, of the Property Maintenance Code as adopted by the City of Ypsilanti.

Vacant building means a building or structure that meets one or more of the following:
(1) Is not "regularly occupied" for a period greater than 30 days, excepting homestead property or rental property occupied in the manner of homestead property.
(2) Is condemned.
(3) Does not have a valid certificate of occupancy or certificate of compliance.

II. Chapter 18 of the Ypsilanti City Code, entitled "Buildings and Building Regulations," is hereby amended by amending Article VI "Inspection and Control of Certain Buildings" to amend Section 18-115 "Blight Violation," Section 18-131 "Required," Section 18-146 "Required," Section 18-148 "Notice of Intent to Inspect," Section 18-150 "Temporary Certificate," Section 18-151 "Expiration and Reinspection Procedures," and Section 18-152 "Transferability," which Sections shall read as follows:

Sec. 18-115. - Blight violation.
Except as otherwise set forth herein, a~~A~~ person, including an owner and/or an owner/agent identified pursuant to Section 18-131, who violates any provision of this article is responsible for a blight violation, subject to payment of a civil fine as set forth in section 71-73. Except as otherwise set forth in the Ypsilanti City Code, r~~R~~epeat offenses under this article shall be subject to increased fines as set forth in section 71-73 or criminal penalties where otherwise specified in this Chapter. The imposition of a ~~fine~~ civil or criminal penalty and/or fine for any violation shall not excuse the violation nor permit the violation to continue, and all such persons shall be required to correct or remedy such violations or defects within a reasonable time (not to exceed thirty days) as determined by the Administrative Hearings Bureau hearing officer or a judge of a court of competent jurisdiction. Unless otherwise specified in this Chapter, each day that a violation continues shall constitute a separate offense and, upon a blight violation determination, the violator shall be subject to a separate civil or criminal penalty (as the case may be) for each violation.

Sec. 18-131. – Certificate of Registration Required.
(a) All persons owning a multiple dwelling, a one- or two-unit rental dwelling, rental property, rental unit, or a vacant building shall apply for a certificate of registration ~~register~~ with the Building Department using an application form provided by the department and providing the following information:

(1) The location and use of the rental property;

(2) The number and types of rental units in each structure;
(3) The name, address, telephone number, and driver license number or state identification number, of the property owner applicant, if an individual, and the name and address of the resident agent, if a corporation, limited liability company, or other business entity;
(4) Information listed in Subsection (a)(4) of this Section for each partner, joint venturer, corporate officer, member, manager, and any other person having any legal or equitable interest in the property or an entity owning such property or portion thereof, further describing the nature and consent of such interest;
(5) The names and address of all known mortgage or lien holders and any bank, financial institution, or other party with a legal or equitable interest in the property, building or structure; and,
(6) The name, address, telephone number, and Michigan real estate broker license of each person or firm other than the owner(s) who are responsible for property management and/or operation, property maintenance, or otherwise for the administration and care of the property, confirming therein that such person(s) are designated and authorized on behalf of the owner(s) to receive notices and service of process on behalf of such owner(s).
(7) Vacant buildings (as defined in Section 18-111) must be registered separately as vacant buildings under Section 18-190 of this Article, even if already registered as a multiple dwelling or a one- or two-unit rental dwelling.

The application form shall be signed by both the Owner and the Owner/Agent, as applicable. The fee for each rental property registered and/or each rental unit contained therein shall be established by Council from time to time and paid at the time of submitting the application for registration. No post office boxes will be accepted as a legal address.

(b) It shall be unlawful for any person to provide false or misleading information or omissions on an application for a certificate of registration of a rental property required by this Section. Notwithstanding the provisions of Section 18-115 of the Ypsilanti City Code, a person who violates this provision shall have their certificate of registration and certificate(s) of compliance immediately revoked and shall further be guilty of a misdemeanor punishable by up to 90 days in jail or a fine of $500.00, or both.

(c) Certificates of registration of a rental property shall be renewed annually on the date established by the Building Department, which shall maintain a registry of owners and rental property governed by this Chapter. The owner(s) and the owner/agent of the vacant building shall be individually and severally responsible for the registration fees.

(d) Where rental property required to be registered under this section is sold or otherwise transferred to a new owner, the certificate of registration issued the previous owner shall expire effective on the date of the sale or transfer and, within fourteen (14) calendar days after the sale or transfer of the rental property, the new owner shall apply for a certificate of registration in the manner prescribed in this Section.

~~(b) If the premises are managed or operated by an agent, the owner shall supply the agent's name, address and telephone number and indicate that such agent is authorized to receive notices and process under this article.~~

~~(c) If the owner is a corporation, the names, addresses and telephone numbers of its officers shall be listed. If such corporation has no substantial assets other than the dwelling in question and is controlled in whole or in part by another corporation or corporations, then the name and address of the corporations and the names, addresses and telephone numbers of the officers shall be listed.~~
~~(d) Any change in address of the owner or agent and any change in the number of units offered shall be noted in the registry by the owner or the agent.~~

(e) For all multiple dwellings, one- or two-unit rental dwellings, rental properties, rental units, and vacant buildings, at least one individual who is either an owner or an agent must be designated as the "owner/agent." At least one such designated owner/agent shall be a resident of Washtenaw County or any bordering county. For each "owner/agent," the following information shall be provided: name (including Jr., III, etc., and middle name if the individual's driver's license or state identification contains such information), address, ~~driver's license number or State of Michigan~~ driver's license number or identification number, date of birth, race, sex, height, weight, hair color, and eye color. All changes to the "owner/agent" and to the information required by this subsection must be provided to the City of Ypsilanti building department in writing within 14 days of the change. The designation of an individual as the "owner/agent" shall be prima facie evidence and acknowledgement by the named individual and the Owner(s) that (i) the named individual is authorized to receive legal notices and service of process on behalf of the Owner(s); (ii) the named individual has or had sufficient control over the building to be named as a defendant in a civil, administrative, or criminal legal action to enforce compliance with the applicable provisions of the Ypsilanti City Code or other applicable law or regulation, and/or to pursue any other legal or equitable remedy available to the City with regard to the building or such owner/agent, and (iii) the Owner(s) expressly assume organizational and personal liability for any unlawful or tortuous acts or omissions of the named individual and their employees, agents, and contractors related to the subject property.

(f) Except for rental property that has a business office with posted regular office hours on-site, if the owner or designated owner/agent of a rental property does not reside in the building, the owner shall designate a responsible person or persons who reside in each building with a common entrance and eight (8) or more dwelling units, seven (7) or more sleeping rooms, or any combination thereof. The unit(s) occupied by the person(s) responsible shall be identified and the information posted in a visible place at the common entrance of the building.

Sec. 18-146. – Certificate of Compliance Required.

(a) A certificate of compliance is required to be obtained and renewed annually for all rental property in the City, whether occupied or vacant. No person, including but not limited to the owner, the owner/agent, and the owner's agent, or any designee or employee of any such person, shall rent, lease, renew any lease, offer for rent or lease, or otherwise allow occupancy of any portion of a ~~dwelling unit or sleeping unit after September 1, 1986, in a multiple dwelling or after September 1, 1999, in a one- or two-unit rental dwelling~~ rental property, rental unit, or any portion thereof, unless that owner, owner/agent, or owner's agent has first applied for, obtained and thereafter maintains a current and valid certificate of compliance from the city Building Department covering that ~~unit~~ rental property for the duration of the lease term.

(1) A person who violates this Section 18-146(a) shall on a first offense be responsible for a blight violation and ordered to pay fines and costs as set forth in Section 71-73 of the Ypsilanti City Code.
(2) A person who has previously been adjudicated responsible for violating or permitting a violation of Section 18-146(a) in a proceeding conducted under Section 71-31 of the Ypsilanti City Code, and who subsequently violates Section 18-146(a), shall be guilty of a misdemeanor punishable by up to 90 days in jail or a fine of $500.00, or both. Each day a violation occurs constitutes a separate misdemeanor offense as set forth herein, regarding each rental unit within each rental property that is associated with the violation.
(3) Occupancy of any rental property or rental unit by a person other than the owner of record shall be presumed to require registration under Section 18-131 and a certificate of compliance under this Section.

(b) In addition to the information to be provided as required under applicable law, including Section 58-123 of the Ypsilanti City Code, at the time of leasing or renewing any lease covering a unit, or thereafter upon request of the tenant, the owner(s) or their agent(s) shall do all of the following

(1) certify by sworn affidavit to the tenant that, as of the first date of occupancy by the tenant, the rental unit is covered by a valid certificate of compliance issued by the Building Department and that their business practices are in compliance with the Ypsilanti City code and applicable federal, state, and local laws and regulations affecting the management of rental properties,
(2) provide each tenant with a copy of the current rental registration affecting the property.
(3) provide each tenant with a copy of the current certificate of compliance covering that rental unit and append a copy thereof to the lease and any addenda to such lease.

The owner(s) and the owner/agent shall have an affirmative and continuing obligation to notify each tenant in writing of any change in the status of the certificate of compliance within forty-eight hours of such change, regardless of any inquiry by the tenant. Such notice shall be effective only if posted at the unit or hand-delivered to the tenant.

(c) If a certificate of compliance is denied, suspended, becomes lapsed, or is revoked pending compliance and/or the rental property and/or rental unit is not registered, or the premises is not occupied for dwelling purposes, the premises shall not be occupied in whole or in part until a certificate of compliance is issued by the City affecting the entirety of the rental property and all rental units contained therein. Those premises which are occupied for dwelling purposes may be ordered vacated until reinspection and compliance is established by the owner/agent.
(d) It shall be unlawful for any owner/agent or any agent of the owner(s) of any rental unit to do, cause, or allow any of the following:

(1) Fail to truthfully disclose to a tenant or prospective tenant whether a valid certificate of compliance covers the unit that is the subject of the lease, proposed lease, or any renewal thereof.
(2) Enter into, solicit, modify, or renew any lease agreement affecting a rental property, rental unit, or any portion thereof during a period in which a rental property of which such rental unit

is part lacks a valid certificate of compliance issued by the City, and/or is not registered as required by Section 18-131.

(3) Alter any portion of a certificate of compliance and present it to any person for the purpose of inducing such person to enter or renew a lease agreement.

(4) Collect or attempt to collect rent, security deposits, or other compensation from any tenant or third-party payor – or retain or disburse such funds – during a period in which a rental property of which such rental unit is part lacks a valid certificate of compliance issued by the City, and/or is not registered as required by Section 18-131.

(5) Construct or maintain any portion of such unit in a manner inconsistent with applicable federal, state, or local laws or codes

(6) Induce issuance or renewal of a certificate of compliance through false representation, concealment, or omissions of material facts to a code official.

(e) It shall be unlawful for a structure identified in Section 18-146(a), on which the original construction was completed prior to January 1, 1978, and which is required to be registered pursuant to Section 18-131, to be leased, relet, or otherwise occupied without a lead-clearance report being obtained and provided to the Building Department in accordance with the provisions of Section 18-167 of this Article; provided, however, that the owner/agent shall be required to obtain a lead clearance for a rental property with a valid certificate of compliance and each rental unit thereof within ninety (90) days following the effective date of this Section or the next prescribed certificate of compliance renewal inspection date for the owner regarding the rental property occurring after the effective date of this Section, whichever occurs first.

(f) Notwithstanding the provisions of Section 18-115, and except as set forth in Section 18-146(a)(1), a person who violates any provision of this Section is guilty of a misdemeanor punishable by up to 90 days in jail or a fine of $500, or both. Each day a violation occurs constitutes a separate misdemeanor offense as set forth herein, regarding each individual rental unit within a rental property that is associated with the violation.

(g) Failure to obtain and maintain a valid registration and certificate of compliance for a rental property shall, upon the determination of City Council following a hearing, constitute grounds for the revocation or cancellation of all outstanding certificates of compliance issued for any other rental property associated with the owner or owner/agent.

(h) A certificate of compliance shall not be issued or renewed by the Building Department where the Owner or owner/agent has an interest in or manages (either directly or indirectly) one or more rental properties within the City that:

(1) Individually or in the aggregate, has been cited for five or more health and safety violations of the Ypsilanti City Code or applicable federal, state, or local laws or regulations within the preceding twelve months, and/or,

(2) Has, in the preceding twenty-four months, been condemned, designated a dangerous building, determined to be a dangerous rental property, or otherwise had a certificate of compliance suspended or revoked.

(i) If a certificate of compliance is denied under Section 18-146(h), or is suspended pursuant to Section 18-149, within sixty (60) days of such action (but in no event before any proceeding to be conducted under Chapter 74 of the Ypsilanti City Code regarding the underlying violations occurs) the Owner and owner/agent shall appear before the City Council for a hearing in which Owner and owner/agent bears the burden of establishing by clear and convincing evidence that the affected property or properties and the business practices of the Owner(s) and owner/agent are in strict compliance with the Ypsilanti City Code and all other applicable federal, state, and local laws and regulations. By resolution, the City Council may from time to time establish procedural rules for conducting the hearing and reasonable fees to be imposed upon the Owner(s) for administering the hearing. Upon a finding by at least five members of the City Council that the Owner and owner/agent have met their burden, the City Council may, in its discretion, based on the facts and circumstances before it, take any one or more of the following actions:

(1) Direct the building official to issue or renew a certificate of compliance subject to conditions deemed reasonably necessary by the City Council for such issuance. Such conditions may include, without limitation:

a. Requiring the Owner and owner/agent to post cash or surety bond for the City's benefit (on terms that City Council deems reasonable under the circumstances) to ensure strict compliance with the provisions of the Ypsilanti City Code and any other applicable law or regulation. Forfeiture of any cash or surety bond shall not relieve to Owner of any repair, maintenance, or other legal obligation under the Ypsilanti City Code or other applicable law or regulation.

b. Notwithstanding the provisions of Section 18-151 of the Ypsilanti City Code, establish the expiration date of the certificate of compliance for a period of less than one year from commencement of the certificate period.

c. Require compliance inspections to occur more frequently than annually.

(2) Issue an initial or renewal certificate of compliance without conditions.

If the requisite number of City Council members fail to direct issuance or re-issuance of a certificate of compliance (with or without conditions), the certificate of compliance shall be deemed revoked for a period of not less than one year, as City Council may determine. The owner may appeal the final decision of City Council to the Circuit Court in the manner prescribed by the Michigan Court Rules within twenty one (21) days of its decision, the effect of which shall not be stayed pending appeal except by order of the Circuit Court.

(j) Notwithstanding the provisions of Section 18-146(i) and 18-151(f), if after a hearing conducted pursuant to Chapter 74 of the Ypsilanti City Code the hearing officer determines that the owner is not responsible or liable for the cited blight violation(s) precipitating denial or suspension of a certificate of compliance, the certificate of compliance shall be issued within five business days of such determination, unless the decision is appealed by the City to the Circuit Court and not stayed by the hearing officer pending appeal.

Sec. 18-148. - Notice of intent to inspect.

If the owner or the owner's agent of a building or structure required to be registered pursuant to Section 18-131(a) shall ~~not~~ fail or neglect to register or apply for an initial or renewal certificate of compliance, the Building Department will send notices to the designated owner/agent of its intent to inspect the building or structure as a ~~multiple dwelling or a one or two unit rental dwelling~~ rental property ~~to the owner or agent~~. Owners or Owner/Agents ~~having residence and/or business addresses within the county~~ shall have fourteen (14) days from the date of mailing to submit the completed application, fees, and request for appointment. ~~Out of county owners or agents, provided no owner or agent has a business address in the Washtenaw County, shall have 21 days from the date of mailing to submit the completed application form, the fees, and a written request for appointment.~~ A certificate of registration and/or certificate of compliance shall not be issued, or otherwise shall immediately be revoked, upon the owner or owner/agent's failure or refusal to permit required inspections or pay the required inspection and reinspection fees at the time of scheduling the appointment.

Sec. 18-149. – Issuance, Suspension, and Revocation.

(a) Except as otherwise provided in this Chapter, a certificate of compliance shall be issued for a ~~multiple dwelling or one- or two-unit rental dwelling~~ rental property upon the Building Department determining that:

(1) As of the date of its issuance, the entirety of the rental property, its rental units, accessory structures and the remainder of the premises, including the exterior and surrounding areas, is fit for human habitation and otherwise complies in all respects with the standards and requirements of the Ypsilanti City Code.
(2) The rental property is registered as required by Section 18-131.

(b) The code official shall suspend a certificate of compliance if a rental unit is not maintained in compliance with the requirements and standards set forth in the Ypsilanti City Code or any other applicable law or regulation. Prior to suspending the certificate of compliance, the code official shall serve upon the owner/agent correction notices that inform the owner of the items requiring repair and time in which such repairs shall be completed. If the owner does not comply with the notice to repair or refuses reinspection, in addition to issuing any applicable citations or taking other action necessary to enforce the Ypsilanti City Code, or if the provisions of Section 71-43 of the Ypsilanti City Code apply, the code official shall suspend the certificate of compliance.

(c) The City Manager shall suspend a certificate of compliance if there is probable cause that an owner and/or owner/agent of a rental property is or has been engaged in practices that violate the provisions of Chapter 58 of the Ypsilanti City Code, or any other applicable federal, state, or local law proscribing acts of discrimination, unfair or deceptive business practices, or other unlawful conduct affecting the present, past, or prospective occupants of the property.

(d) Upon suspending a certificate of compliance, the suspending official shall send (by first class mail to the address of the owner/agent provided on the current registration certificate) a notice of suspended certification containing the following information:

(1) That the certificate of compliance has been suspended and the date of suspension;
(2) The reason for the suspension;

(3) That it is unlawful for any rental unit to continue to be occupied after the date of suspension of the certificate of compliance;
(4) That any rental unit which is vacant at the time of the suspension or which becomes vacant during the period of suspension shall not be rented or reoccupied until a certificate of compliance is reinstated or a new certificate of compliance is issued;
(5) The affected areas of the rental property may be ordered vacated until brought into compliance.
(6) That tenants may be entitled to escrow rent monies as provided under state law.

(e) In addition to the suspension notice to be sent to the owner/agent, the building and each rental unit affected by the suspension shall be placarded with a similar notice, which must not be removed until a new certificate of compliance is issued, and only then at the direction of the suspending official. A person unlawfully removing or causing the removal or partial removal, alteration, or defacement of a placard is guilty of a misdemeanor punishable by up to 90 days in jail and/or a fine of up to $500 per occurrence.

(f) Within sixty (60) days of suspension of a certificate of compliance, the owner and owner/agent shall appear before the City Council for a hearing to be held according to the provisions of Section 18-146(i) of the Ypsilanti City Code.
~~and for which all current registration information has been provided. that the premises remain in safe, healthful and fit condition for occupancy. The owner of the property, the address of the complying multiple dwelling or one- or two-unit rental dwelling and the expiration date shall be shown thereon. If upon reinspection, the building official determines that violations exist or the certificate has expired, the certificate shall be immediately suspended, the affected areas may be ordered vacated until the multiple dwelling or one- or two-unit rental dwelling is brought into compliance, and a temporary certificate may be issued pursuant to section 18-150 covering units not ordered vacated.~~

Sec. 18-150. - Temporary certificate of compliance.
(a) A temporary certificate of compliance may be issued for a ~~multiple dwelling or one- or two-unit rental dwelling~~ rental property following inspection, if such rental property is found by a code official to be substantially in compliance with the provisions of the Ypsilanti City Code and all other applicable federal, state, and local laws and regulations, and provided there are no imminent life, health or safety-threatening violations or other untenantable conditions observed with the rental property or any portion thereof, and provided that all current registration information has been provided.

(b) The temporary certificate shall state on its face any remaining violations to be corrected and state that it will automatically expire if such violations are not corrected within the time specified by the building official ~~or reasonable extensions thereof which shall be noted on the certificate~~. Failure by the owner or the owner's agent to correct the violations within the time specified by the building official shall constitute a violation of this Code and the rental property ~~multiple dwelling or one- or two-unit rental dwelling~~ shall be ordered vacated.

(c) A temporary certificate of compliance regarding rental property shall not be issued for a period exceeding sixty (60) calendar days and may not be extended or renewed. The City may reasonably require posting of a performance bond in favor of the City and on such terms the City may reasonably determine, to ensure timely correction of the remaining violations, failing which the bond shall be forfeited to the City. Forfeiture of any bond shall not relieve the Owner of any repair or maintenance obligation under the Ypsilanti City Code or other applicable law or regulation.

(d) During the effective period of a temporary certificate of compliance:

(1) The owner and owner/agent shall be prohibited from demanding, retaining, or collecting rent, security deposits, or any other compensation from tenants or third-party payors, and shall instead direct affected tenants to deposit their rental obligations (when they would otherwise be due to the owner) into an escrow account established by the City Treasurer for such purposes as and when such obligations would otherwise be due to the owner.
(2) Within ten business days of issuance of a full certificate of occupancy affecting the rental property, the amounts escrowed with the City by the tenants shall be remitted to the owner/agent.
(3) Upon expiration of a temporary certificate of occupancy for noncompliance with its terms, all amounts escrowed with the City shall be refunded to the affected tenants within ten business days of such expiration.

(e) A rental property shall be ineligible for issuance of a temporary certificate of compliance if it has (i) been cited for one or more health and safety violations of the Ypsilanti City Code or applicable federal, state, or local laws or regulations within the twelve months preceding the first inspection following application for issuance of an initial or renewal certificate of compliance, and/or (ii) has been condemned or otherwise designated by the City as a dangerous building or dangerous rental property within the 24 months preceding the first inspection following application for issuance of an initial or renewal certificate of compliance.

Sec. 18-151. - Expiration and reinspection procedures.
(a) Certificates of compliance shall expire ~~two years~~ one year after the commencement date of the certificate period. The date of issuance, date of expiration and certificate period shall be indicated on the certificate. For purposes of this Chapter, the "certificate period" ~~Certificate periods~~ shall begin on the ~~beginning~~ first day of the month ~~of~~ in which the first full inspection occurs following the Owner's application for issuance of an initial or renewal certificate of compliance, or in which a Certificate of Compliance was suspended or revoked, and regardless of the date of issuance.

(b) Nothing in this Chapter shall be construed to restrict the lawful authority of a code official to inspect any rental property, rental units, or vacant property more frequently than such periodic inspection as outlined in the previous sections, such as when a complaint is filed or when the code official or other public officer otherwise has reasonable cause to believe a property or any portion thereof is in violation of the Ypsilanti City Code or other applicable law.

(c) A certificate of compliance shall not be issued or renewed by the Building Department unless the applicant meets the following requirements:

(1) An application form is submitted pursuant to the provisions of Sections 18-131 and 18-146.
(2) An annual inspection is performed on the rental property and each rental unit regarding which certification is required. All violations disclosed by this inspection shall demonstrably be corrected within 48 hours of the inspection.
(3) All application inspection, renewal (with late fee if applicable), lock-out, and cancelled inspection fees are paid.
(4) All required permits and inspections were obtained regarding all work performed on a rental property or rental unit.
(5) All ~~of the following~~ fees and debts to the City have been paid in full, including without limitation the following:

i. All previously billed property taxes;
ii. All current or past due special assessments;
iii. Water or sewer bills outstanding;
iv. All charges against the property for mowing, cleanup, weed or debris removal, repairs or remediation work, or any similar charges for work performed by the City;
v. Any fees, fines, penalties, or debts of any sort associated with the Rental Property that are imposed by an administrative hearing officer under Chapter 71 of the Ypsilanti City Code, or by a court of competent jurisdiction, or otherwise arising from provisions of the property maintenance code, including any blight violations; and
vi. All permit and inspection fees.

~~A three-year certificate of compliance can be issued for a rental property if all of the following requirements are met:~~

~~(1)There are no apparent health and safety violations.(2)There are less than five non-health and safety violations in the unit and have been corrected within the first re-inspection.(3)There are no outstanding fees or fines owed on the property.(4)The property owner has obtained all required permits for work within the building.(5)The owner or owner's agent has requested a recertification inspection at least 60 days prior to expiration of the current certificate.~~
(d) Not less than ninety (90) days prior to expiration date of a certificate of compliance, the Owner(s) or owner/agent shall schedule inspection of a rental property for purposes of determining eligibility for renewing the certificate of compliance and shall ensure that all initial and follow up inspections are scheduled and completed, and all required repairs and maintenance completed, prior to expiration of the existing certificate of compliance. The provisions of Section 18-146 shall apply in the event a certificate of compliance becomes lapsed pending compliance. ~~At least three months before the current, valid certificate of compliance expires, it is the duty of the owner of the property to~~ shall ~~arrange for the inspection necessary for the issuance of a new certificate prior to the expiration of the previous certificate. If the owner does not schedule the inspection timely, the building inspection department will schedule the inspection and send out a notice to the owner or the owner/agentowner's agent. The building inspection department will schedule all necessary subsequent inspections following the initial scheduled inspection, whether the inspection was performed, and send out notices to the owners or the owners' agents for those re-inspections.~~

Sec. 18-152. – Transferability of Certificates of Compliance.

(a) Certificates of compliance covering rental property are not transferable and are deemed to have expired upon closing of a transaction effectuating a transfer of the rental property, as that term is defined by the General Property Tax Act, MCL 211.27a(6). All such transfers are conditioned upon reinspection of the rental property and issuance of a transfer clearance by the Building Department prior to the closing of such transfer.

(b) Upon application for a transfer clearance, the Building Department shall determine the following as of the date of the application:

(1) Whether a certificate of compliance is effective regarding the property, the status thereof, and the dates of issuance and expiration thereof.
(2) Whether the rental property, upon reinspection, is in full compliance with the Ypsilanti City Code and any other applicable laws and regulations.
(3) Whether the rental property is then the subject of active enforcement action by the Building Department, and the general nature of that action.
(4) Whether the rental property is the subject of unpaid fines, costs, liens, or other charges related to improvements and/or enforcement action.
(5) Whether lead clearance certificate has been issued regarding the rental property as required by Section 18-167 of this Chapter.

(c) Application for transfer clearance shall be made to the Building Department at least sixty (60) days prior to the closing of a transaction involving the sale or transfer of interest in the rental property.

(d) A rental property issued a certificate of compliance not more than sixty (60) days prior to the closing of the sale and delivery of possession of a rental property to the purchaser shall not require reinspection unless the rental property is subject to outstanding judgments in favor of the City, has violations that have not been corrected to the satisfaction of the Building Department, and/or if outstanding assessments or liabilities affecting the property remain unpaid to the City.

(e) All violations identified shall be corrected to achieve full compliance with the Ypsilanti City Code, and all outstanding assessments, fines, fees, and costs due to the City shall be satisfied in full prior to or incident to the closing of the sale or transfer of interests in rental property.

(f) Application fees, inspection fees, and applicable late charges may be established from time to time by resolution of the City Council.

~~certificates of compliance shall be transferable when the ownership of a building changes, provided:that the building has a valid certificate of compliance or valid temporary certificate of compliance in effect covering~~ the rental property and each dwelling unit or sleeping ~~rental unit therein~~ which the new owner intends to rent, lease, or allow occupancy of in the multiple dwelling ~~or one- or two-unit rental dwelling,~~ the new owner must sign a statement that the new owner will ~~not rent, lease, or allow occupancy of a dwelling unit or sleeping unit~~ rental property ~~not covered by a valid certificate (each unit not covered by the certificate must be individually listed in the statement), It shall be the duty of the new owner to register with the Building Department,~~

~~consistent with Section 18-131. The certificate of compliance shall not be transferred until the registration requirement is satisfied.~~

III. Chapter 18 of the Ypsilanti City Code, entitled "Buildings and Building Regulations," is hereby amended by amending Article VI "Inspection and Control of Certain Buildings" to add Section 18-167 "Inspection and Lead Clearance Risk Assessment for Lead-Based Paint Hazards; When Required," which Section shall read as follows:

Sec. 18-167. - Inspection and Lead Clearance Risk Assessment for Lead-Based Paint Hazards; When Required.

The purpose and intent of this Section is to protect the health and welfare of children who occupy rental units that contain lead-based paint hazards since exposure to lead can cause serious problems for children, including learning problems, behavioral problems, developmental delays, and speech and language problems.

SUBDIVISION A. – General Provisions.

(a) Where interim controls were used to reduce lead-based paint hazards related to a building or structure required to be registered pursuant to Section 18-131(a), or where a lead inspection reveals the presence of lead paint on such structure, the owner shall have an annual lead inspection/risk assessment performed on the structure, and obtain an annual lead-clearance report in accordance with this Section.

(b) If abatement was used to remove all identified lead hazards, as prescribed herein, the owner shall have a lead inspection/risk assessment performed on the structure every three (3) years, and the lead-clearance report shall be valid for three (3) years.

(c) Where all lead-based paint was fully abated in a structure in accordance with the Michigan Lead Abatement Act, being MCL 333.5451 et seq., and as certified by a certified lead inspector or risk assessor, or where a certified lead inspector certifies that no lead paint exists on the rental property, no further risk assessment or lead clearance shall be required in order to obtain a Certificate of Compliance for structure.

(d) For purposes of this Section and any Subdivision thereof, the terms "abatement" or "abated" means a measure or set of measures designed to permanently eliminate lead-based paint hazards and includes:

1. The removal of lead-based paint hazards and dust lead hazards, the permanent enclosure or encapsulation of lead-based paint, the replacement of lead-painted surfaces or fixtures, the removal or covering of soil lead hazards, and all preparation, cleanup, disposal, and post-abatement clearance testing activities associated with such measures, which shall be performed by a state certified lead abatement firm;
2. A project for which there is a written contract or other documentation which provides that a person will be conducting activities in or to a residential dwelling or child-occupied facility that will result in the permanent elimination of lead hazards or that are designed to permanently eliminate lead hazards;
3. A project resulting in the permanent elimination of lead-based paint hazards, conducted by a person certified pursuant to the Michigan Lead Abatement Act, being MCL 333.5451 et seq., except a project that is otherwise exempt under the Act;

4. A project resulting in the permanent elimination of lead hazards that is conducted in response to a state or City abatement order, but does not include: (a) renovation, remodeling, landscaping, or other activity, where the activity is not designed to permanently eliminate lead hazards, but is instead designed to repair, restore, or remodel a dwelling even though the activity may incidentally result in a reduction or elimination of a lead hazard, (b) an interim control, operation, maintenance activity, or other measure or activity designed to temporarily, but not permanently, reduce a lead hazard, (c) any lead-based paint activity performed by the owner of an owner occupied residential dwelling or an owner-occupied multi-family dwelling containing four (4) or fewer units where the activity is performed only in that owner-occupied unit of the multi-family dwelling, and (d) the scraping or removal of paint, painting over paint, or other similar activity that may incidentally result in a reduction or elimination of a lead hazard.

_____

(e) An owner/agent of rental property, or any person acting on their behalf, shall not:

1. Terminate, or cause to be terminated, the tenancy of any person for the purpose of avoiding compliance with any section of this division; or

2. Take any unlawful retaliatory action toward a tenant who reports a suspected lead-based paint hazard or other health hazard to the owner/agent or to the City.

3. Action by the rental property owner to achieve compliance with this subdivision shall not be deemed a basis for the modification or termination of a tenancy for the property.

SUBDIVISION B. – Lead Clearance.

(a) For purposes of this Subdivision, all paint on the interior and exterior of any building or structure or unit required to be registered under Section 18-131(a) on which the original construction was completed prior to January 1, 1978, is presumed to be lead-based and that all windows and doors on such structures constructed prior to January 1, 1978, are lead-based paint hazards unless they are replacement items that were manufactured after 1978 or unless a lead-based paint inspection is performed by a certified lead inspector who verifies they do not contain lead-based paint.

(b) Owners of a building or structure required to be registered pursuant to Section 18-131(a) shall have a lead inspection/risk assessment performed by a certified lead inspector/certified risk assessor to inspect for the presence of lead-based paint and lead-based paint hazards and where lead-based paint hazards are present, the owner must correctly reduce and control hazards prior to families occupying the rental property.

(c) The interior and exterior of any building or structure required to be registered pursuant to Section 18-131(a), on which the original construction was completed prior to January 1, 1978, shall be maintained in a condition that the paint does not become deteriorated paint. For purposes of this provision, the term "deteriorated paint" means paint or other surface coating that is cracking, flaking, chipping, peeling, or otherwise damaged or separating from the substrate of a building component, unless the deteriorated paint surfaces total no more than (1) twenty (20) square feet on exterior surfaces, (2) two (2) square feet in any one interior room or space, or (3) ten (10) percent of the total surface area on an interior or exterior type of component with a small surface area.

(d) The owner of rental property shall obtain a lead inspection and risk assessment, as defined in this Section, from a certified lead inspector and/or risk assessor in order to obtain a lead clearance as required by this Section. The lead inspection report shall contain the following information:

1. The date of the lead inspection,
2. The address of the rental property, including apartment or dwelling unit number, where applicable,
3. The Date the rental property was built,
4. The name, address and telephone number of the owner(s) and agent(s),
5. The name, signature and certification number of each individual conducting testing on the rental property,
6. The name, address and telephone number of the company employing the individual(s) conducting the testing, where applicable,
7. Each testing method, device and sampling procedure used for paint analysis, and where used, the serial number of any x-ray fluorescence lead testing device
8. The specific locations of each painted component tested for the presence of lead-based paint, and,
9. The result of the inspection in units of measure that match the type of sampling method used.

(e) The risk assessment report shall contain the following information:
1. The date of the risk assessment,
2. The address of the rental property, including apartment or dwelling unit number, where applicable,
3. The date the rental property was built,
4. The name, address and telephone number of the owner(s) and agent(s),
5. The name, signature and certification number of risk assessor conducting the assessment,
6. The name, address and telephone number of the company employing the risk assessor conducting the assessment, where applicable,
7. The name, address, and telephone number of each laboratory conducting analyses of collected samples,
8. The results of the visual inspection,
9. The testing method and sampling procedure used for paint analysis,
10. The specific locations of each painted component tested for lead,
11. The results from on-site testing and, where used, the serial number of any x-ray fluorescence lead testing device,
12. All results from the laboratory analysis of collected paint and dust samples,
13. Any other sampling results,
14. Any background information regarding the physical characteristics of the property and use patterns of the residents that may cause lead paint exposure to young children,
15. To the extent that they are used as part of the risk assessment, the results of any previous inspections or analyses for lead paint or hazards,
16. A description of the location, type, and severity or identified lead paint hazards and any other potential lead hazards, and,
17. A description of temporary and/or permanent options to fix each lead paint hazard found, and a priority for fixing each hazard from the most serious to the least and, where the use of an encapsulant paint or physical barrier (siding or paneling) is recommended, the report should recommend a maintenance and monitoring schedule for these solutions.

(f) An individual who is certified as both a lead inspector and a risk assessor may combine the information required in reports required under subsections (d) and (e) of this Section.

(g) Where the risk assessment indicates a lead-based paint hazard or hazards exists at the rental property, the condition(s) may be corrected through (a) abatement by a certified abatement worker, pursuant to the rules promulgated under the Michigan Lead Abatement Act, being MCL 333.5451 et seq., or (b) interim controls performed only by a person who has received a certificate that the person has undergone Lead Safety for Renovation, Repair and Painting Training pursuant to 40 CFR 745(e) and who has become a certified renovator.

(h) After lead abatement or interim controls are performed, the owner of rental property shall have a clearance examination on the property and obtain a post-remedy clearance report, as defined in section 9-1-3 of the 1984 Detroit City Code

(i) To obtain lead clearance for the rental property, the owner shall provide the post-remedy clearance report to the buildings and safety engineering department.

(j) Any lead inspection, risk assessment or lead clearance shall be performed by persons or entities independent of persons performing abatement or interim controls.

(k) To minimize the harm to persons occupying rental property where there are interim controls or lead abatement, which may disturb lead paint and potentially cause further harm or hazards to persons occupying the premises, the following shall be required in addition to any requirements imposed by Michigan or federal laws and/or regulations:

1. Occupants of rental property shall not be permitted to enter the dwelling until after abatement or interim controls have been completed and clearance has been achieved;

2. Occupants of rental property shall be temporarily relocated by the owner for the safety of occupants during interim controls or abatement until certification by a certified clearance technician, for interim controls only, or certified lead inspector/risk assessor, for abatement or interim controls, is received; and occupants who relocated to a dwelling unit not owned by the landlord shall not be liable to the landlord for rent accruing during this time period, provided, that relocation of occupants shall not be necessary where:

    i. Abatement or interim controls will not disturb lead-based paint;

    ii. Only the exterior of the dwelling unit is treated, and windows, doors, ventilation intakes and other openings in or near the area being treated are sealed during abatement or interim controls and cleaned afterward, and an entry free of lead-based paint hazards and debris is provided; and

    iii. Abatement or interim controls of the interior will be completed within one (1) period of eight (8) daytime hours, the area treated is contained so as to prevent the release of leaded dust and debris into other areas, and treatment does not create other safety, health or environmental hazards.

3. The dwelling unit and the area treated shall be secured against unauthorized entry, and the occupants' belongings protected from contamination by lead dust and debris during or interim controls or abatement;

4. Occupants' belongings in the containment area shall be relocated to a safe and secure area outside the containment area, or covered with an impermeable covering with all seams and edges taped or otherwise sealed;

5. The area treated shall be prepared, including the placement of containment barriers, to prevent the release of leaded dust, and shall contain lead-based paint chips and other debris from hazard reduction activities within the area treated until they can be safely removed;

6. Practices that minimize the spread of leaded dust, paint chips, and debris shall be used; and

7. A warning sign shall be posted at each entry to a room where abatement or interim controls are conducted when occupants are present; or at each main and secondary entryway to a building from which occupants have been relocated. Each warning sign shall be provided in the occupants' primary language.

(l) Performance of abatement or interim controls on an exterior painted surface as required under this subdivision may be delayed for a reasonable period if weather conditions render the completion of activities impossible.

IV. Chapter 18 of the Ypsilanti City Code, entitled "Buildings and Building Regulations," is hereby amended by amending Article VI "Inspection and Control of Certain Buildings" by amending Section 18-190 "Inspection," which Section shall read as follows:

Sec. 18-190. - Requirement to register vacant buildings and structures; enforcement authority; inspections; establishment of annual registration and inspection fees.

(a) Within 30 days of a building or structure becoming vacant or after receiving notice from the City that the building or structure is vacant, the owner of the vacant building or structure shall register the property with the Building Department and obtain a Certificate of Registration of Vacant Property from the Department and schedule an inspection with the Building Department. Application for a Certificate of Registration of Vacant Property shall be made on a form available at the Department by providing following information:

1. A description of the building or structure, including the address, square footage, number of stories, approximate year of construction, and the most recent use of the building or structure;
2. The owner and owner/agent information required to be provided under Section 18-131(a)(3)-(6) and 18-131(e); and,
3. A detailed plan and a timetable, acceptable to the Building Official, for:
   i. Returning the property to active use; or
   ii. Demolition where the building or structure has major structural defects and the owner has determined that the defects would not allow for rehabilitation, or the building or structure has been ordered demolished by the City Council.

(b) A Certificate of Registration for Vacant Property shall be renewed annually on or before the date of the original registration. Where a vacant building or structure has been returned to active use, or demolished, the registration is not required to be renewed. An annual fee for registrations and inspections of vacant buildings or structures shall be established by City Council and shall be collected by the Building Department. The owner(s) and the owner/agent of the vacant building shall be individually and severally responsible for the registration and inspection fees.

(c) A notice that is sheltered from the weather, which indicates the name and telephone number of a local person to be contacted in the event of an emergency or other concern at the property, shall be visually posted at each entry point of the vacant building or structure.

(d) All vacant buildings and structures shall be subject to an annual inspection and obtain a Certificate of Compliance, provided that where, upon inspection, all criteria of this article are met, the annual fee for the registration of a vacant building or structure shall be waived.

(e) Where the building or structure is sold or transferred to a party other than the owner(s) listed on the Certificate of Registration of Vacant Property and the property remains vacant, the

new owner(s) shall obtain a new Certificate of Registration of Vacant Property within 30 days of taking title to the property.

(f) After registration, a vacant building or structure shall always be secured from trespass and the building or structure and surrounding property maintained as provided for herein. An owner or owner/agent may receive and shall comply with any emergency order, correction notice, or blight violation issued under this Article concerning a vacant building or structure, until the property is secured and maintained as determined by the Building Official, or his or her authorized local official or designee.

(g) As permitted in the Ypsilanti City Code, the City may undertake demolition, maintenance, or securing of any vacant building or structure that presents an imminent danger, is in an emergency condition, or is not in compliance with a notice or blight violation under this article.

(h) In addition to other remedies available under this Article or at law, the costs incurred by the City shall be recorded as liens against the real property upon which the vacant building or structure is located, and enforced in the manner prescribed in state law, the Charter, and this Code for the enforcement of special assessment liens or tax liens.

(i) In accordance with this Code, the City may undertake emergency measures, including the boarding, closing, emergency repairs, and securing of a vacant building or structure, to protect the public health and safety from an imminent danger or to remedy the failure of an owner to comply with a notice or an order issued under this Article. Pursuant to this Article, any costs incurred by the City in undertaking emergency measures may be recovered by the City from the owner. The City Attorney may take appropriate legal action against the owner of the vacant building or structure for the recovery of the costs of the emergency measures. A lien upon the real property may be placed on the subject property in accordance with state law, the Charter, and the Ypsilanti City Code.

V. Chapter 18 of the Ypsilanti City Code, entitled "Buildings and Building Regulations," is hereby amended by amending Article VI "Inspection and Control of Certain Buildings" by amending Section 18-227 "Emergency Situations," which Section shall read as follows:

Sec. 18-227. - Emergency situations.

(a) Where it reasonably appears to the City building department, fire department, police, or fire marshal that there is immediate danger to the public safety or health unless a dangerous building as defined in Section 18-111 (or any portion of or conditions associated with such dangerous building or dangerous rental property) is immediately demolished or otherwise made safe, or whenever any building or structure becomes open at door(s) or window(s), or damaged from vandalism, fire, or other cause, including lawful entry by police enforcement, leaving the interior of the building or structure exposed to the elements, or accessible to entrance by trespassers; and the owner(s), owner/agent(s) or other responsible party is unable to be immediately contacted or cannot adequately secure the building or structure within one hour; and where it is determined that it is inappropriate to delay making such building or structure secure; such facts shall be reported to the building official or fire marshal who shall cause the immediate repair, demolition, or boarding up of such dangerous building or structure. The costs of such immediate repair, demolition, or boarding up shall be the responsibility of the owner or party in interest which costs shall be paid within two weeks. The city may choose to deduct such costs from any escrow

established pursuant to Section 18-194 for such building and/or the city may collect such costs as set forth in Section 18-223.

(b) When, in the opinion of the Building Official, there is actual and immediate danger of failure or collapse of a building or structure, or any part thereof, or the presence of any other health hazard that could endanger life, or when any structure or part of a structure has fallen or is of such condition that life can be endangered by the occupation of the building or structure, the Building Official is hereby authorized to order and require the occupants to vacate the same forthwith and/or otherwise prohibit persons from entry into the building. The Building Official shall post, or cause to be posted, at each entrance to such building a notice to read as follows:

NOTICE

UNSAFE BUILDING (OR STRUCTURE)
ENTRY PROHIBITED — STAY OUT

"This building (or structure) is unsafe and, therefore, its use or occupancy is prohibited by the Building Official and is under police protection.

All persons are hereby ordered to vacate and stay out of this building (or structure).

It is unlawful under Section 18-227 of the Ypsilanti City Code for any person to enter this building (or structure) without express written authorization of the Building Official, or to destroy, mutilate, deface or remove this Notice.

Any person who enters this building (or structure) without express written authorization of the Building Official, or who destroys, mutilates, defaces or removes this Notice is subject, under Section 18-227 of the Ypsilanti City Code, to conviction of a misdemeanor, which will result in a fine of up to $500.00, a sentence of up to 90 days in jail, or both, in the discretion of the court."

(c) When necessary to ensure public safety, safety and welfare, the Building Official may temporarily close, in conjunction with the Department of Public Services, the Police Department and/or the Fire Department, any sidewalk, street, building, structure, or place that is adjacent to such unsafe building or structure, and prohibit the same from being used, entered, or occupied.

(d) Any person who enters a building or structure contrary to a notice posted pursuant to Section 18-227(b) without express written authorization of the Building Official, or who destroys, mutilates, defaces or removes such notice, or who causes or directs such destruction, mutilation, defacing, or removal of such notice, is guilty of a misdemeanor punishable by up to 90 days in jail or a fine of $500.00, or both.

(e) For the purposes of this division, the Building Official shall employ necessary labor and materials to perform the required emergency work as expeditiously as possible to protect the public health, safety, and welfare.

1. Where any cost incurred by the City in the performance of emergency work is paid by the City upon approval of the Building Official, the City shall institute appropriate legal action against all owners of the building or structure for the recovery of such cost.
2. Where any cost for emergency work at a building or structure that is incurred by the City as a result of the emergency is not paid to the City by the owner or owners:
    i. The amount of the cost shall be forwarded by the Building Department for assessment on the subject property and recorded as a lien against real property in accordance with state law, the Charter, and this Code; and
    ii. Liens assessed pursuant to this section shall be enforced in the manner prescribed in state law, the Charter, and this Code for the enforcement of special assessment liens or tax liens.

2. Severability. If any clause, sentence, section, paragraph, or part of this ordinance, or the application thereof to any person, firm, corporation, legal entity, or circumstances, shall be for any reason adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not effect, impair, or invalidate the remainder of this Ordinance and the application of such provision to other persons, firms, corporations, legal entities, or circumstances by such judgment shall be confined in its operation to the clause, sentence, section, paragraph, or part of this Ordinance thereof directly involved in the case or controversy in which such judgment shall have been rendered and to the person, firm, corporation, legal entity, or circumstances then and there involved. It is hereby declared to be the legislative intent of this body that the Ordinance would have been adopted had such invalid or unconstitutional provisions not have been included in this Ordinance.

3. Repeal. All other Ordinances inconsistent with the provisions of this Ordinance are, to the extent of such inconsistencies, hereby repealed.

4. Savings Clause. The balance of the Code of Ordinances, City of Ypsilanti, Michigan, except as herein or previously amended, shall remain in full force and effect. The repeal provided herein shall not abrogate or affect any offense or act committed or done, or any penalty or forfeiture incurred, or any pending fee, assessments, litigation, or prosecution of any right established, occurring prior to the effective date hereof.

5. Copies to be available. Copies of the Ordinance are available at the office of the city clerk for inspection by, and distribution to, the public during normal office hours.

6. Publication and Effective Date. The City Clerk shall cause this Ordinance, or a summary of this Ordinance, to be published according to Section 11.13 of the City Charter. This Ordinance shall become effective after publication at the expiration of 30 days after adoption.

Resolution No. 2026-152
July 21, 2026

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the public hearing for Ordinance No. 1468 entitled, "AN ORDINANCE TO AMEND CHAPTER 18, ARTICLE VI "INSPECTION AND CONTROL OF CERTAIN BUILDINGS" OF THE YPSILANTI CITY CODE, BY AMENDING SECTIONS 18-111, 18-115, 18-146, 18-148, AND ADDING SECTION 18-167" be officially closed.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

REQUEST FOR LEGISLATION
July 21, 2026

For: Mayor and City Council

From: Joe Meyers, Community Services Director

Subject: Ordinance No. 1469 – "AN ORDINANCE TO AMEND CHAPTER 18, ARTICLE V "PROPERTY MAINTENANCE CODE" OF THE YPSILANTI CITY CODE, BY AMENDING SECTION 18-92."
Public Hearing Resolution No. 2026-154, close the public hearing.
Resolution No. 2026-153, determination.

SUMMARY & BACKGROUND:

RECOMMENDED ACTION: Approval

ATTACHMENTS:
1. RFL - IPMC
2. Resolutions PMC 1st Reading
3. Mold Remediation IPMC
4. Resolution No2026-154 Close PH

CITY MANAGER APPROVAL: COUNCIL AGENDA DATE: July 21, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:

REQUEST FOR LEGISLATION
July 21, 2026

For: Mayor and City Council

From: Joe Meyers, Community Services Director

Subject: AN ORDINANCE TO AMEND CHAPTER 18, ARTICLE V "PROPERTY MAINTENANCE CODE" OF THE YPSILANTI CITY CODE, BY AMENDING SECTION 18-92

SUMMARY & BACKGROUND:

Summary of updates provided below

New Definitions Added:

- Accredited Mold Analysis Laboratory: A laboratory specializing in mold analysis.
- Indoor Mold Contamination: Mold not purposely introduced into a building that can affect air quality.
- Industry Certification: Certification from recognized organizations related to mold remediation.
- Mold: Defined as any living or dead fungi.
- Mold Assessment: Inspection and analysis related to mold presence.
- Mold Remediation: Treatment methods for indoor mold contamination.

New Section on Mold Remediation (305.7):

- Indoor Mold Contamination: Mandates remediation and correction of moisture problems.
- Remediation Requirements:
    - Occupational License: Contractors must be licensed for work exceeding five square feet of mold.
    - Permits: Required for demolition or alterations due to mold remediation.
    - Containment Measures: Detailed requirements for areas affected by significant mold.
    - Use of Registered Products: Only EPA-registered products may be used for remediation.
    - Notice Signs: Signs must be displayed during remediation.

Mold Remediation Work Plan:

- Must specify details such as affected areas, materials to be cleaned or removed, and methods for remediation.

Environmental Sampling:

- Conditions under which sampling is required, including confirmation of mold presence and identification of sources.

Certification of Remediation:

- Documentation must be submitted to the Building Department certifying that remediation was conducted according to the work plan before issuing a certificate of occupancy or compliance.

RECOMMENDED ACTION: Approval

ATTACHMENTS: Resolution and Ordinance

CITY MANAGER APPROVAL: _____ COUNCIL AGENDA DATE: _____

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____

BUDGET PRIORITY REFERENCE _____

Resolution No. 2026-153
July 21, 2026

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT ORDINANCE NO. 1469, ENTITLED "AN ORDINANCE TO AMEND CHAPTER 18, ARTICLE V "PROPERTY MAINTENANCE CODE" OF THE YPSILANTI CITY CODE, BY AMENDING SECTION 18-92" be approved on first reading.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

AN ORDINANCE TO AMEND CHAPTER 18, ARTICLE V "PROPERTY MAINTENANCE CODE" OF THE YPSILANTI CITY CODE, BY AMENDING SECTION 18-92

THE CITY OF YPSILANTI HEREBY ORDAINS:

Amendments, additions, and deletions to the Code of Ordinances, City of Ypsilanti, Michigan.

I. Chapter 18 of the Ypsilanti City Code, entitled "Buildings and Building Regulations," is hereby amended by amending Article V "Property Maintenance Code" to amend Section 18-92 "Additions, insertions and changes," to add the following provisions:

Sec. 18-92. - Additions, insertions and changes.

The International Property Maintenance Code adopted in section 18-91 is amended and revised in the following respects:

Sec. 202.1. Additional Definitions. Amended to add:

Accredited mold analysis laboratory shall mean an industry accredited laboratory that performs a mold or mold-related analysis on a sample collected to determine the presence, identity, or amount of indoor mold in the sample and that specializes in environmental mycology.

Indoor mold contamination shall mean mold contamination that was not purposely grown or brought into a building and that has the potential to affect the air quality of the building.

Industry certification shall mean certification by either the American Council for Accredited Certification (ACAC), the Institute of Inspection Cleaning and Restoration (IICRC), or the National Association of Mold Professionals (NAMP).

Mold shall mean any living or dead fungi or related parts including spores, hyphae, and mycotoxins.

Mold analysis shall mean the examination by an accredited mold analysis laboratory of a sample collected during a mold assessment for the purpose of any of the following:

a) Determining the presence of, the amount of, or the identification of the genus or species of any living or dead mold or related part including spores, hyphae, and mycotoxins present in the sample.
b) Growing or attempting to grow fungi for any of the purposes listed in subparagraph (a) above.
c) Determining the presence of or amount of any fungal product including, but not limited to, mycotoxins and fungal volatile organic compounds present in the sample.

Mold assessment shall mean inspection, investigation, or survey of a dwelling or other structure to provide information regarding the presence, identification, or evaluation of mold, or the collection or analysis of a mold sample.

Mold remediation shall mean the treatment of indoor mold contamination at a specified location by demolition, removal, cleaning, sanitizing, or other treatment, and includes preventive measures taken on a remediated area such as applying biocides or anti-microbial compounds.

Mold remediation work plan shall mean a document prepared by a licensed environmental engineer possessing one or more industry certifications, that provides the scope of work and methods to treat and remediate the indoor mold contamination at a specified location, preventive measures for reducing the risk of future indoor mold contamination at a specified location, identification and eradication of the cause(s) and source(s) of the indoor mold contamination, and other such measures such that the location is brought into compliance with the Ypsilanti City Code.

Visible shall mean exposed to view; capable of being seen or otherwise detected.

Section 305.7. Remediation of Mold in Indoor Environments. Added to read:

305.7.1. Indoor mold contamination. In the event there is indoor mold contamination in a building, it shall be remediated and the underlying moisture problem shall be discovered and corrected to prevent reoccurring mold growth.

305.7.2. Indoor mold areas greater than five (5) square feet in the aggregate.

a) Occupational License. If the total visible or observable contiguous area of the indoor mold area exceeds five (5) square feet, the indoor mold contamination shall be remediated by a contractor licensed by the State of Michigan to perform the type of work specified in the mold remediation plan such as a Residential Builder, a Residential Maintenance and Alteration Contractor or a General Contractor licensed by the State of Michigan, or if required by State law or the applicable code, by a licensed plumbing, electrical, or mechanical contractor.
b) Permits required. If source eradication and/or remediation requires demolition or building alterations of the structure or parts of the structure, a demolition and/or building permit is required prior to engaging in the remediation of the indoor mold contamination. Prior to issuance of a demolition and/or building permit, a mold assessment report from an industry certified consultant shall be submitted and a written mold remediation work plan shall be provided.
c) Containment. If the remediation area affects a total surface area of twenty-five (25) square feet or more for the project, containment measures shall be specified in the mold remediation work plan. The containment specified in the remediation work plan must prevent the spread of mold to areas of the building outside the containment area. If walk-in containment is used, supply and return air vents must be blocked and air pressure within

the walk-in containment must be lower than the pressure in building areas adjacent to the containment.

d) Disinfectants, biocides, and antimicrobial coatings. Only those disinfectants, biocides, or antimicrobial coatings that are registered by the United States Environmental Protection Agency (EPA) for the specified use shall be used as part of the indoor mold contamination remediation and only used in conformity with the manufacturer's labeling instructions. A mold remediation work plan shall specify the specific product or brand and all applicable personal protective equipment required of personnel performing the work.
e) Notice signs. Signs advising that a mold remediation project is in progress shall be displayed at all accessible entrances to remediation areas. The signs shall be at least eight inches (8") by ten inches (10") in size and shall bear the words "NOTICE: Mold remediation project in progress" in black on a yellow background. The text of the signs must be legible from a distance of ten feet (10').

305.7.3. Mold remediation work plan. The mold remediation work plan shall be specific to each remediation project and shall specify:

a) The rooms or areas where the work will be performed;
b) The estimated quantities of materials to be cleaned or removed, manner of removal, and protocols for disposal; and
c) The methods to be used for each type of remediation in each area.

305.7.4. Environmental sampling. Environmental sampling may be required by the Building Official under any of the following circumstances:

a) To confirm the presence and type of visually identified indoor mold contamination; or
b) Where the source of perceived indoor mold contamination cannot be visually identified.
c) Where unpermitted work or other cosmetic work was performed to purportedly remediate or otherwise conceal indoor mold contamination

305.7.5. Environmental sampling and data collection. If samples for laboratory analysis are collected:

a) Environmental sampling shall be conducted by an individual with industry certification as defined herein;
b) Preservation methods shall be implemented for all samples where necessary;
c) Proper sample documentation including the sampling method, the sample identification code, each location and material sampled, the date collected, the name of the person who collected the samples, and the project name or number must be recorded for each sample;
d) Proper chain of custody procedures shall be used;
e) Samples must be analyzed by a laboratory accredited through the American Industrial Hygiene Association (AIHA) Environmental Microbiology Laboratory Accredited Program (EMLAP), or an accredited mold analysis laboratory as defined herein.

305.7.6. Certification of remediation; Certificates of Occupancy and/or Compliance. After completion of a remediation but before a certificate of occupancy and/or certificate of compliance may be issued, written documentation shall be submitted to the Building Department certifying that any water leaks were properly repaired, the cause and presence of any excessive moisture conditions were identified and corrected, the indoor mold contamination remediated, and preventive measures taken to prevent future mold contamination of a remediated area. The documentation shall include a certification from an industry certified consultant that the indoor mold contamination has been remediated according to the mold remediation work plan for the specific remediation project.

2. Severability. If any clause, sentence, section, paragraph, or part of this ordinance, or the application thereof to any person, firm, corporation, legal entity, or circumstances, shall be for any reason adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not effect, impair, or invalidate the remainder of this Ordinance and the application of such provision to other persons, firms, corporations, legal entities, or circumstances by such judgment shall be confined in its operation to the clause, sentence, section, paragraph, or part of this Ordinance thereof directly involved in the case or controversy in which such judgment shall have been rendered and to the person, firm, corporation, legal entity, or circumstances then and there involved. It is hereby declared to be the legislative intent of this body that the Ordinance would have been adopted had such invalid or unconstitutional provisions not have been included in this Ordinance.

3. Repeal. All other Ordinances inconsistent with the provisions of this Ordinance are, to the extent of such inconsistencies, hereby repealed.

4. Savings Clause. The balance of the Code of Ordinances, City of Ypsilanti, Michigan, except as herein or previously amended, shall remain in full force and effect. The repeal provided herein shall not abrogate or affect any offense or act committed or done, or any penalty or forfeiture incurred, or any pending fee, assessments, litigation, or prosecution of any right established, occurring prior to the effective date hereof.

5. Copies to be available. Copies of the Ordinance are available at the office of the city clerk for inspection by, and distribution to, the public during normal office hours.

6. Publication and Effective Date. The City Clerk shall cause this Ordinance, or a summary of this Ordinance, to be published according to Section 11.13 of the City Charter. This Ordinance shall become effective after publication at the expiration of 30 days after adoption.

Resolution No. 2026-154
July 21, 2026

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the public hearing for Ordinance No. 1469 entitled, "AN ORDINANCE TO AMEND CHAPTER 18, ARTICLE V "PROPERTY MAINTENANCE CODE" OF THE YPSILANTI CITY CODE, BY AMENDING SECTION 18-92" be officially closed.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

REQUEST FOR LEGISLATION
July 21, 2026

For: Mayor and City Council

From: Tracey Boudreau, City Clerk

Subject: Resolution No. 2026-155 Approving all items on the Consent Agenda.

SUMMARY & BACKGROUND:

RECOMMENDED ACTION: Approval

ATTACHMENTS:

CITY MANAGER APPROVAL: COUNCIL AGENDA DATE: July 21, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:

REQUEST FOR LEGISLATION
July 21, 2026

For: Mayor and City Council

From: Tracey Boudreau, City Clerk

Subject: Resolution No. 2026-156 Approving the minutes of the regular meeting of June 16, 2026.

SUMMARY & BACKGROUND:

RECOMMENDED ACTION: Approval

ATTACHMENTS:
1. Resolution No 2026-156 Minutes
2. City Council Meeting Minutes - June 16, 2026

CITY MANAGER APPROVAL: COUNCIL AGENDA DATE: July 21, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:

Resolution No. 2026-156
July 21, 2026

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT the minutes of the regular meeting of June 16, 2026 of the Ypsilanti City Council be approved.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

MINUTES
REGULAR COUNCIL MEETING
6:30 PM - Tuesday, June 16, 2026
Council Chambers
One South Huron, Ypsilanti, MI 48197

I. CALL TO ORDER

Mayor Brown called the meeting to order at 6:31 pm

II. ROLL CALL

PRESENT at roll call were Mayor Brown, Mayor Pro Tem Wilcoxen, Council Member Fellows, Council Member McLean, Council Member King, Council Member Simmons and Council Member Tooson.

III. A MOMENT TO CENTER AND FOCUS

IV. AGENDA APPROVAL

Council Member Tooson moved to Approve the AGENDA as presented. Mayor Pro Tem Wilcoxen seconded the motion.

City Manager Hellenga updated Council that Resolution No 2026-144, approving the new collective bargaining agreement between the City of Ypsilanti and the TPOAM, was removed and postponed until July 21, 2026.

City Manager Hellenga requested Council move up Item G, approving the sale of City-owned parcels to the Ann Arbor Area Transportation Authority, above item A. The motion passed upon a voice vote as follows:

Yes:	(5)	Michelle King, Roland Tooson, Steve Wilcoxen, Nicole Brown, Patrick McLean
No:	2	Desirae Simmons, Amber Fellows
Absent:	(0)	

Council Member Tooson moved to Approve the AGENDA as amended. Mayor Pro Tem Wilcoxen seconded the motion.

Yes:	(6)	Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxen, Nicole Brown, Patrick McLean
No:	1	Amber Fellows
Absent:	(0)	

V. CLOSED SESSION

A. Resolution No. 2026-137 Entering into a Closed Session, pursuant to MCL 15.268 (c), for strategy and negotiation sessions connected with the negotiation of the Technical, Professional, and Officeworkers Association of Michigan collective bargaining agreement.

Council Member Tooson moved to Approve Resolution No. 2026-137 Entering into a Closed Session, pursuant to MCL 15.268 (c), for strategy and negotiation sessions connected with the negotiation of the Technical, Professional, and Officeworkers Association of Michigan collective bargaining agreement. Mayor Pro-Tem Wilcoxen seconded the motion.

Yes:	(7)	Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxen, Nicole Brown, Patrick McLean, Amber Fellows
No:	0	None
Absent:	(0)	

Council left the chambers at 6:40pm.

B. Resolution No. 2026-138 Leaving the Closed Session and returning to the Open Session of this meeting.

Council returned to Chambers at 7:10 pm, Mayor Brown called Meeting to Order at 7:13 pm.

Council Member Tooson moved to Approve Resolution No. 2026-138 Leaving the Closed Session and returning to the Open Session of this meeting. Council Member McLean seconded the motion.

Yes:	(7)	Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxen, Nicole Brown, Patrick McLean, Amber Fellows
No:	0	None
Absent:	(0)	

VI. PUBLIC COMMENT - 60 MINUTES TOTAL (3 MINUTES/EACH SPEAKER)

26 members of the public spoke.

VII. PRESENTATIONS

A. City Communications 2025 Review

VIII. RESOLUTIONS/MOTIONS/DISCUSSIONS

A. Resolution No. 2026-145 Approving the sale of specified City-owned parcels to the Ann Arbor Area Transportation Authority (AAATA), for the construction of a new east side transit center in the Ypsilanti Downtown district.

Council Member McLean moved to Approve Resolution No. 2026-145. Council Member Tooson seconded the motion.

Council Member Fellows moved to Amend Resolution No. 2026-145 by adding "In supporting this resolution, Council would like to reopen discussions on reformatting the board/adding representation." Council Member King seconded the motion.

Yes:	(5)	Michelle King, Roland Tooson, Desirae Simmons, Nicole Brown, Amber Fellows
No:	2	Steve Wilcoxen, Patrick McLean
Absent:	(0)	

Council Member McLean moved to Approve Resolution No. 2026-145 Approving the sale of specified City-owned parcels to the Ann Arbor Area Transportation Authority (AAATA) in the amount of $705,000, for the construction of a new east side transit center in the Ypsilanti Downtown district, as amended. Council Member Tooson seconded the motion.

Yes:	(7)	Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxen, Nicole Brown, Patrick McLean, Amber Fellows
No:	0	None
Absent:	(0)	

Mayor Pro Tem Wilcoxen left the Chambers at 8:29p.m. and returned at 8:30p.m.

B. Resolution No. 2026-139 Approving the minutes of the regular meeting of June 2, 2026 of the Ypsilanti City Council.

Council Member Simmons left at 9:29pm.

Council Member Fellows moved to Approve Resolution No. 2026-139, Approving the minutes of the regular meeting of June 2, 2026 of the Ypsilanti City Council. Council Member King seconded the motion.

Yes:	(6)	Michelle King, Roland Tooson, Steve Wilcoxen, Nicole Brown, Patrick McLean, Amber Fellows
No:	0	None
Absent:	(1)	Desirae Simmons

C. Resolution No. 2026-140 Appointing Resident Peter Church to the Ypsilanti Police Advisory Commission, with a term ending July 1, 2029.

Council Member Simmons returned at 9:31pm.

Council Member McLean moved to Approve Resolution No. 2026-140 Appointing Resident Peter Church to the Ypsilanti Police Advisory Commission, with a term ending July 1, 2029. Council Member Tooson seconded the motion.

Yes:	(7)	Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxen, Nicole Brown, Patrick McLean, Amber Fellows

No:	0	None
Absent:	(0)	

D. Resolution No. 2026-141 Appointing 2 Residents to the Ypsilanti Community Utilities Authority Board.

Mayor Brown left the Chambers at 9:33 pm and returned at 9:36 pm.
Council Member King moved to Approve Resolution No. 2026-141. Council Member Tooson seconded the motion.
Council Member Simmons moved, supported by Council Member McLean to appoint Ryan McCarty to the full term. The motion passed upon a voice vote.
Council Member King moved, supported by Council Member Tooson to appoint Juanita House to the partial term. The motion passed upon a voice vote.

Council Member King moved to Approve Resolution No. 2026-141 Appointing Ryan McCarty, partial term, and Juanita House, full term, to the Ypsilanti Community Utilities Authority Board. Council Member Tooson seconded the motion.

Yes:	(6)	Michelle King, Roland Tooson, Desirae Simmons, Nicole Brown, Patrick McLean, Amber Fellows
No:	1	Steve Wilcoxen
Absent:	(0)	

E. Resolution No. 2026-142 Authorizing the Removal of the Encampment at Kramer Street and Bell Street.

Mayor Pro Tem Wilcoxen moved, supported by Council Member Simmons, to extend to 11:00pm. The motion passed upon a voice vote.
Council Member King moved to Approve Resolution No. 2026-142 Authorizing the Removal of the Encampment at Kramer Street and Bell Street. Council Member Tooson seconded the motion.

Council Member Fellows moved, supported by Council Member Simmons, to Table Resolution No. 2026-142 to next meeting, July 21st. The motion failed upon a roll call vote as follows:

Yes:	(2)	Desirae Simmons, Amber Fellows
No:	5	Michelle King, Roland Tooson, Steve Wilcoxen, Nicole Brown, Patrick McLean
Absent:	(0)	

Council Member Fellows moved, supported by Council Member Simmons, to amend Resolution No. 2026-142 to have city manager meet with certain parties. Upon discussion, the motion was withdrawn.

Mayor Pro Tem Wilcoxen moved to Table Resolution No. 2026-142. Council Member McLean seconded the motion.

Yes:	(5)	Steve Wilcoxen, Nicole Brown, Patrick McLean, Amber Fellows, Desirae Simmons
No:	2	Michelle King, Roland Tooson,
Absent:	(0)	

Council Member Fellows moved, supported by Council Member McLean, to extend the meeting to 11:30p.m. The motion passed upon a voice vote.

F. ~~Resolution No. 2026-143 Supporting the Washtenaw Community College (WCC) proposed replacement operating millage on the August 4, 2026 ballot.~~ Removed and Postponed Until July 21, 2026

G. ~~Resolution No. 2026-144 Approving the new collective bargaining agreement between the City of Ypsilanti and the TPOAM, for the term commencing on July 1, 2026, and terminating on June 30, 2030, as presented and authorizing the Mayor, City Manager, and City Clerk to execute the agreement on behalf of the city after approval by the City Attorney as to form.~~ Removed and Postponed to July 21, 2026 Meeting.

Removed

H. Resolution No. 2026-146 Authorizing to renew the Service Agreement with CivicPlus in the total amount of $42,867.64 for online municipal services, including Website, Codification, NextRequest, SeeClickFix, and Agenda Meeting Management.

Wilcoxen left the Chambers at 11pm, returned 11:01pm.

Mayor Pro-Tem Wilcoxen moved to Approve Resolution No. 2026-146 Authorizing to renew the Service Agreement with CivicPlus in the total amount of $42,867.64 for online municipal services, including Website, Codification, NextRequest, SeeClickFix, and Agenda Meeting Management. Council Member Tooson seconded the motion.

Yes:	(6)	Michelle King, Roland Tooson, Desirae Simmons, Nicole Brown, Patrick McLean, Amber Fellows
No:	0	None
Absent:	(0)	Steve Wilcoxen

IX. BOARD AND COMMISSION - LIAISON REPORTS

A. Police Advisory Commission

New member, their next meeting is Thursday June 25th.

B. Human Relations Commission

Their next meeting is June 22nd at 6:00pm.

C. Parks and Arts Commission

Their most recent meeting was Monday, June 15th.

D. Sustainability Commission

Nothing to report.

E. Historic District Commission

Nothing to report.

F. Planning Commission

City Planner Josh Burns is currently updating data center provisions, a discussion will be held at their next meeting.

G. Zoning Board of Appeals

Nothing to report.

X. LIAISON REPORTS

A. SEMCOG Update

They will have a General Assembly on the 26th and a Task Force meeting in December.

B. Washtenaw Area Transportation Study

Their next meeting is June 17th.

C. Urban County

Nothing to report.

D. Ypsilanti Downtown Development Authority

Nothing to report.

E. Friends of Rutherford Pool

They are in the process of preparing their financial and annual report.
Council Member Simmons said "It's fun"
Council Member Wilcoxen reiterated that "The pool is open, it's fun"

XI. COUNCIL PROPOSED BUSINESS

Tooson: Summer fest coming up, organizing softball game following Sunday
King: Thank you to everyone coming out, Juneteenth Celebration this weekend, emergency Town Hall if Kramer and Bell St cannot be solved
Fellows: Hope public goes out for Juneteenth, next council meeting is in a month, and then another month after that. Presentation on vacancy registration fees and tax for August agenda
Simmons: add Walter Whit to HDC for next agenda supported Mayor Brown, Community School Government toolkit for metrics and assessment out, new resources for renters for complaints, will offending landlords be published, Mr. Rice seeking permission for metal detecting on Frog Island or amendment to 2018 resolution, Zinc House protecting some graffiti art / designating areas. MOU for sharps, add to July agenda supported by Wilcoxen.

McLean: WCC agenda item removed as president could not attend, moved to July
Wilcoxen: Mayor and McLean hosted Wootback for environmental issues in the City of Ypsilanti saw Water Street, Riverside Park, and the Dam, connected with Nature Conservancy. Water Street meet up for committee walked property with Ed Koryzno new camp present to be discussed later

Council Member McLean left the Chambers at 11:11p.m. and returned at 11:12p.m.

XII. COMMUNICATIONS FROM THE MAYOR

Mayor Brown is looking forward to the City's Juneteenth event, and wished everyone a happy Juneteenth.

XIII. COMMUNICATIONS FROM THE CITY MANAGER

The next City Council Meeting will include discussions on the bathrooms RFP, a fee schedule, and a towing contract. The Youth Alliance Arts Center groundbreaking was last week.

XIV. COMMUNICATIONS

Deputy City Clerk Britton reminded everyone elections are coming up. Treasurer Vicki Simon is rallying youth involvement with elections.

XV. PUBLIC COMMENT - CONTINUED (3 MINUTES/EACH SPEAKER)

XVI. ADJOURNMENT

Mayor Brown adjorned the meeting at 11:13 pm.

A. Please click here to access the City Council Contact Form. This form can be used to submit any comments/concerns you might have about this agenda.

REQUEST FOR LEGISLATION
July 21, 2026

For: Mayor and City Council

From: Andrew Hellenga, City Manager

Subject: Postponed Resolution No. 2026-144 Approving the new collective bargaining agreement between the City of Ypsilanti and the TPOAM, for the term terminating on June 30, 2030, as presented and authorizing the Mayor, City Manager, and City Clerk to execute the agreement on behalf of the city, after approval by the City Attorney as to form.

SUMMARY & BACKGROUND: This item was postponed at the June 16th meeting.

RECOMMENDED ACTION:

ATTACHMENTS:
1. RFL - TPOAM 2026-2030 Collective Bargaining Agreement

CITY MANAGER APPROVAL: COUNCIL AGENDA DATE: July 21, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:

REQUEST FOR LEGISLATION
June 16, 2026

To: Honorable Mayor and Ypsilanti City Council

From: Andrew Hellenga, City Manager

Subject: TPOAM 2026-2030 COLLECTIVE BARGAINING AGREEMENT

SUMMARY & BACKGROUND:

TPOAM, representing the city's Technical, Professional, and OfficeWorkers Association, and the city have reached a tentative agreement on a new collective bargaining agreement for the term of January 1, 2026, through June 30, 2030.

PREVIOUS COUNCIL ACTION:

None

FINANCIAL IMPACT:

Please refer to the tentative agreement for specific details.

ATTACHMENTS:

CITY MANAGER APPROVAL: _____ **COUNCIL AGENDA DATE:** 6/16/2026

CITY MANAGER COMMENTS: Approve the new TPOAM 2027-2030 collective bargaining agreement as presented.

FISCAL SERVICES DIRECTOR APPROVAL: _____

Resolution No. 2026-144
~~June 16, 2026~~
July 21, 2026

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the TPOAM, collective bargaining agreement with the city expired June 30, 2026; and

WHEREAS, the city and the union have been engaged in contract negotiations for a successor contract; and

WHEREAS, the city and the union have reached a tentative agreement on a new collective bargaining agreement for the term commencing on July 1, 2026, and terminating on June 30, 2030; and

WHEREAS, the city desires to approve the new contract as presented.

NOW THEREFORE BE IT RESOLVED BY THE CITY OF YPSILANTI that the city council does hereby approve the new collective bargaining agreement between the City of Ypsilanti and the TPOAM, for the term commencing on July 1, 2026, and terminating on June 30, 2030, as presented and authorize the Mayor, City Manager, and City Clerk to execute the agreement on behalf of the city after approval by the City Attorney as to form.

OFFERED BY:_____

SUPPORTED BY:_____

YES: NO: ABSENT: VOTE:

REQUEST FOR LEGISLATION
July 21, 2026

For: Mayor and City Council

From: Andrew Hellenga, City Manager

Subject: Resolution No. 2026-157 Approving the contract with CLEMIS and authorizing the City Manager to sign on behalf of the City.

SUMMARY & BACKGROUND:

RECOMMENDED ACTION: Approval

ATTACHMENTS:
1. RFL and Resolution CLEMIS
2. CLEMIS_Authority_Your_Participation_Agreemen

CITY MANAGER APPROVAL: COUNCIL AGENDA DATE: July 21, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:

REQUEST FOR LEGISLATION
July 21, 2026

For: Mayor and City Council

From: Andrew Hellenga

Subject: CLEMIS Contract Renewal

SUMMARY & BACKGROUND:

The City of Ypsilanti has historically contracted with Oakland County for the use of CLEMIS software. The software is vital to documentation and review records across the state.

The cost has increased slightly from $29,057 to the total amount of $34,750. Please see below for the cost breakdown.

- Datatworks criminal livescan-mugshot 10+Palm: $6,900/annually
- Datatworks criminal livescan as a service, Transition Price Protection: $5/annually
- CAD Primary Connectivity: $3,840/annually
- CLEMIS 24x7 Site Monitoring: $2,400/annually

Approval of this contract would allow the Ypsilanti Police Department to continue its operations.

RECOMMENDED ACTION: Approval

ATTACHMENTS: Resolution and Contract

CITY MANAGER APPROVAL: _____ COUNCIL AGENDA DATE: _____

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____

BUDGET PRIORITY REFERENCE _____

Resolution No. 2026 - 157
July 21, 2026

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, CLEMIS is no longer attached to Oakland County; and

WHEREAS, CLEMIS is vital to police operations and could not function without its use.

NOW THEREFORE BE IT RESOLVED That the City Council of the City of Ypsilanti approve the contract with CLEMIS and authorize the City Manager to sign on behalf of the City.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

PARTICIPATION AGREEMENT

Courts and Law Enforcement Management Information System (CLEMIS) Authority

By execution of this Participation Agreement by the Participant and the CLEMIS Authority, the Participant, Oakland County, the Initial Participants, and each other Participant under the CLEMIS Interlocal Agreement enter into an agreement incorporating the Interlocal Agreement initially between Oakland County, the Charter Township of Bloomfield, and the Charter Township of White Lake creating the Courts and Law Enforcement Management Information System (CLEMIS) Authority by this reference (available at https://www.clemisauthority.org/forms/). A reference copy of the CLEMIS Interlocal Agreement must be attached. This Participation Agreement also includes the contents of this cover page and incorporates the CLEMIS Main Services Agreement (the "MSA"). Capitalized terms used but not defined in this Participation Agreement are as defined in the CLEMIS Interlocal Agreement.

PARTICIPANT	
Full Legal Name:	City of Ypsilanti
Notice Address:	
Primary Contact Name:	Andrew Hellenga
Primary Contact Email:	ahellenga@cityofypsilanti.com

In Process

ATTACHMENTS *(attach)*	
The following attachments are included with this agreement.	
Authorizing Resolution or Legal Authorization	An authorizing resolution in substantially the form as provided in Exhibit B of the CLEMIS Interlocal Agreement has been adopted by the governing body of the Participant and a copy is attached. If the Participant does not have a governing body, confirmation of legal authorization to enter into the CLEMIS Interlocal Agreement and sign the CLEMIS MSA is attached.
CLEMIS Main Services Agreement	A copy of the CLEMIS MSA is attached.
CLEMIS Interlocal Agreement	A copy of the CLEMIS Interlocal Agreement is attached.

SIGNATURES

Each party is signing this Participation Agreement on the date stated below that party's signature. The date of this Participation Agreement and the Main Services Agreement will be the date this Participation Agreement is signed by the last party to sign it (as indicated by the date associated with that party's signature).

Participant:	**Authority**:
[PUBLIC AGENCY NAME] City of Ypsilanti	COURTS AND LAW ENFORCEMENT MANAGEMENT INFORMATION SYSTEM (CLEMIS) AUTHORITY
By: _____	By: _____
Name: Andrew Hellenga	Name: _____ Executive Director
Title: City Manager	
Date: _____	Date: _____

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

MAIN SERVICES AGREEMENT

This Main Services Agreement ("**MSA**") contains the standardized terms for the provision of services by the Authority to the Public Agency. This MSA and each Order Form constitute the agreement between the Authority and the Public Agency (this "**Agreement**"). Capitalized terms are defined in context or in Section 1.

1 Definitions

(a) For purposes of this Agreement, the following definitions apply:

(1) "**Acceptable Use Policy**" means the Acceptable Use Policy made available through the Authority website, as it may be amended from time to time.

(2) "**Agreement**" is defined in the preamble.

(3) "**Authority**" means the Courts and Law Enforcement Management Information System (CLEMIS) Authority created as a public body corporate and politic under the Interlocal Agreement.

(4) "**Business Day**" means a day that is not a Saturday, Sunday, or a state public holiday under 1865 PA 124, as amended, MCL 435.101 to 435.103.

(5) "**Confidential Information**" means information disclosed by or on behalf of one party (as discloser) to the other party (as recipient) under this Agreement, in any form, which: (A) the discloser identifies to recipient as "confidential" or "proprietary"; or (B) should be reasonably understood as confidential or proprietary due to its nature and the circumstances of its disclosure. The Authority's Confidential Information includes technical or performance information about the Service, and the Public Agency's Confidential Information includes Public Agency Data. Confidential Information does not include information subject to disclosure under the Freedom of Information Act, 1976 PA 442, as amended, MCL 15.231 to 15.246 ("**FOIA**").

(6) "**Documentation**" means the Authority's usage documentation for the Service. This documentation may include terms and conditions, including pricing or payment terms, that are specific to particular functionality in the Service.

(7) "**DPA**" is defined in Section 4(c).

(8) "**Effective Date**" means the effective date of the first Order Form executed by the Public Agency.

(9) "**Interlocal Agreement**" means the Interlocal Agreement, filed with the Office of the Great Seal on October 23, 2025, and any amendments thereto, between the County of Oakland, the Charter Township of Bloomfield, the Charter Township of White Lake, and any subsequent Participants thereunder.

In Process

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

(10) "**Law**" means all laws, regulations, executive orders, rules, court orders, or other binding requirements of a government authority that apply to a party.

(11) "**Order Form**" means a Public Agency Order Form related to the provision of the Service, Support, or Professional Services.

(12) "**Personal Data**" means Public Agency Data relating to an identified or identifiable natural individual.

(13) "**Points of Contact**" means the individuals designated by the Public Agency as a primary contact and a secondary contact for the Public Agency.

(14) "**Professional Services**" means system setup, configuration, training, data migration, or other professional services that the Authority furnishes to the Public Agency related to the Service.

(15) "**Public Agency**" means the legal entity that executes an Order Form.

(16) "**Public Agency Data**" means any data, contents, or information that the Public Agency (including its Users and Technology Partners) submits to its Service accounts or generates by or through the Service. "Public Agency Data" includes, but is not limited to, public safety data.

(17) "**Public Agency Materials**" means materials and resources that the Public Agency makes available to the Authority in connection with Professional Services.

(18) "**Security Measures**" means that term as defined in the Security Measures made available through the Authority website.

(19) "**Service**" means the service provided by the Authority for the exchange and access to public safety software data, as described in more detail in this Agreement and the Documentation.

(20) "**Statement of Work**" means a statement of work for Professional Services that is executed by the parties.

(21) "**Support**" means support for the Service as described in Section 5.

(22) "**Support Policy**" means the support policy made available through the Authority website.

(23) "**Suspension Event**" is defined in Section 12.

(24) "**Taxes**" is defined in Section 11(g).

(25) "**Technology Partner**" means a third-party technology vendor to the Public Agency that has been identified in an Order Form (or otherwise in writing by the Public Agency) to be authorized, in accordance with this Agreement, to submit data to or receive data from the Service on the Public Agency's behalf.

(26) "**Term**" means the term for the Public Agency's use of the Service as identified in an Order Form.

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

(27) "**Trials and Betas**" mean access to the Service (or Service features) on a free, trial, beta, or early access basis.

(28) "**Usage Data**" means the Authority's technical logs, data, and learnings about a Public Agency's use of the Service, excluding Public Agency Data.

(29) "**User**" means an employee or contractor of the Public Agency that the Public Agency allows to use the Service.

(30) "**Virus**" means viruses, malicious code, malware, or similar harmful materials.

(b) Capitalized terms not defined in this Agreement shall have the meaning prescribed to them in the Interlocal Agreement.

2 **Service**

(a) **Data Sharing**. As specified in an Order Form, the Public Agency will upload Public Agency Data into the Service, including by means of a Technology Partner product. The Public Agency hereby authorizes the sharing of Public Agency Data with other public agencies that use the Service, subject to the terms of this Agreement and the Order Form.

In Process

(b) **Data Access**. Subject to this Agreement, the Public Agency may authorize Users within its organization to access and use the Service for governmental and public safety purposes during the Term. The Public Agency's access rights include the right to permit Users within the Public Agency's organization to access the Service in accordance with the terms of applicable Order Forms. The Public Agency shall comply with the Documentation and applicable policies in accessing and using the Service.

(c) **Technology Partners**. As specified in the applicable Order Form, Public Agency Data may be provided to or received from a Technology Partner through an integration with the Service. The Public Agency's use of a Technology Partner product is governed by the Public Agency's agreement with the Technology Partner, and the Authority is not responsible or liable for the performance of Technology Partner products, including their use of Public Agency Data.

3 **Users**

The Public Agency may permit Users to use the Service on its behalf. Users must be employees or contractors of the Public Agency. The Public Agency is responsible for provisioning and managing its User accounts, for its Users' actions through the Service and for their compliance with this Agreement. The Public Agency shall ensure that Users keep their login credentials confidential, and the Public Agency shall promptly notify the Authority upon learning of any compromise of User accounts or credentials.

4 **Data**

(a) Subject to this Agreement, the Authority will access and use Public Agency Data only to: (1) provide and maintain the Service, Support, and Professional Services under this Agreement; and (2) provide certain Public Agency Data to a third party

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

(*e.g.*, an insurance company) as has been specifically approved in writing by the Public Agency, in an Order Form or otherwise.

(b) The Authority shall implement and maintain the Security Measures. The Public Agency shall not submit to the Service any data controlled under the United States International Traffic in Arms regulations.

(c) The parties shall adhere to any Data Processing Addendum ("**DPA**") identified on an Order Form.

(d) The Authority may collect Usage Data and use it to operate, improve, and support the Service and for other lawful governmental or public safety purposes, including benchmarking and reports. However, except as otherwise required by applicable law, the Authority shall not disclose Usage Data externally unless it is: (1) deidentified so that the Usage Data does not identify the Public Agency, its Users, or any other person; and (2) aggregated with data across other participants.

(e) The Public Agency is the owner of all Public Agency Data and is required to provide Public Agency Data in a format agreed by the parties and as required by applicable Law. The Public Agency is responsible for ensuring the accuracy and currency of its Public Agency Data. Except as otherwise provided in this Agreement, the Public Agency shall have access to Public Agency Data at all times.

In Process

(f) During a Term, the Public Agency may create reports of its Public Agency Data from the Service (or the Authority will otherwise make the Public Agency Data available to the Public Agency) as described in the Documentation.

(g) The Authority will not store credit card account numbers and associated security information. Credit card data will be handled by a credit card data processor, subject to its terms, conditions, and policies.

(h) The Authority shall comply with FOIA. However, pursuant to Section 5(9) of FOIA, 1976 PA 442, as amended, MCL 15.235(9), the Authority is not considered to be in possession of, retain, or be the custodian of a public record stored on behalf of the Public Agency. If the Authority receives a written request for a public record that is stored on behalf of the Public Agency, the Authority shall, within ten (10) business days after receipt of the request, give written notice to the requesting person identifying the Public Agency and stating that the requesting person must submit the request to the Public Agency.

(i) Pursuant to the Enhanced Access to Public Records Act, 1996 PA 462, as amended, MCL 15.441 to MCL 15.445 (the "**EAPRA**"), the Authority may make Public Agency Data immediately available for public inspection, purchase, or copying by digital means. As a condition to the Authority providing enhanced access under the EAPRA, the Public Agency must first identify the Public Agency Data subject to the EAPRA and adopt an enhanced access policy that complies with the EAPRA. The Public Agency is responsible for ensuring that the fees for providing enhanced access that appear on the fee schedule maintained by the Authority pursuant to Section 11(b) of this MSA do not exceed a "reasonable fee" as that term is defined in the EAPRA, or that the Public Agency has established different reasonable fees in an Order Form.

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

5 **Support**

(a) The Authority shall provide Support for the Service as described in the Support Policy.

6 **Statements**

(a) Each party states the following:

(1) that it has the legal power and authority to enter into this Agreement;

(2) that it will use industry-standard measures to avoid introducing Viruses into the Service; and

(3) that it is not listed on any United States government list of prohibited or restricted parties.

(b) The Public Agency states it is the owner of Public Agency Data, has the right to provide Public Agency Data with the Service, and grants the Authority the right to use Public Agency Data specified in this Agreement, without violating nonparty intellectual property, privacy, or other rights.

(c) The Authority states the following:

(1) THE SERVICE IS PROVIDED ON AN "AS IS" AND "AS AVAILABLE" BASIS. THE AUTHORITY EXPRESSLY DISCLAIMS ALL WARRANTIES OF ANY KIND, WHETHER EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE, AND NON-INFRINGEMENT.

(2) The Authority makes no warranty that: (i) the Service will meet the Public Agency's requirements; (ii) the Service will be uninterrupted, timely, secure, or error-free; or (iii) the results that may be obtained by the Service will be accurate or reliable.

(3) Any material or data downloaded or otherwise obtained through the use of the Service is accessed at the Public Agency's discretion and risk. The Public Agency will be solely responsible for any damage to its computer system or loss of data that results from the downloading of any material.

7 **Usage**

(a) The Public Agency shall comply with the Acceptable Use Policy and the Documentation.

(b) Except as explicitly permitted in this Agreement, the Public Agency shall not and shall not permit others to do any of the following:

(1) sell, sublicense, distribute, or rent the Service or the data from the Service (in whole or part), excluding Public Agency Data;

(2) grant non-Users access to the Service or use the Service to provide a hosted or managed service to others;

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

(3) reverse engineer, decompile, or seek to access the source code of the Service, except to the extent these restrictions are prohibited by Law, and then only upon advance written notice to the Authority;

(4) copy, modify, create derivative works of, or remove proprietary notices from the Service;

(5) conduct security or vulnerability tests of the Service, interfere with its operation, or circumvent its access restrictions;

(6) use the Service to develop a product that competes with the Service.

8 **Auditing**

Upon the Authority's written request, the Public Agency shall provide a signed certification: (a) verifying the Service is being used in accordance with the terms of this Agreement; and (b) listing the locations in which the Service is accessed, number of Users, and any other information reasonably requested by the Authority. The Authority may, at the Authority's expense and not more than once annually, audit the Public Agency's use of the Service and compliance with this Agreement. The audit will be conducted during business hours and will not interfere with the Public Agency's activities. The Public Agency shall provide the Authority or its auditor with all reasonable information and assistance required to enable the Authority to determine whether the Public Agency is in compliance with this Agreement. If the audit reveals that the Public Agency has underpaid fees to the Authority, the Public Agency will be invoiced for the underpaid fees based upon the Authority's price list at the time the fees would have otherwise been incurred. If the Public Agency does not pay the underpaid fees within thirty (30) days after the invoice date, the Public Agency will be charged with interest at a rate of one and one-half percent (1.5%) per month or partial month until paid. If the audit reveals that the Public Agency has underpaid fees totaling five percent (5%) or more of the fees due in any year, the Public Agency shall reimburse the Authority for all reasonable expenses associated with the audit.

9 **Professional Services**

The Authority shall perform Professional Services as described in an Order Form or Statement of Work, which may identify additional terms or milestones for the Professional Services. The Public Agency shall give the Authority access within five (5) business days to Public Agency Materials reasonably needed by the Authority for Professional Services, and the Authority shall use the Public Agency Materials only for purposes of providing Professional Services. Except as otherwise expressly stated in an Order Form or Statement of Work, the Professional Services shall not include travel or lodging expenses. The Public Agency may use code or other deliverables that the Authority provides as part of Professional Services only in connection with the Public Agency's authorized use of the Service under this Agreement.

10 **Purchase of Third Party Products**

The Authority may from time to time facilitate the purchase by the Public Agency of third party products. The Authority's role will be limited to facilitating payment and the execution by the Public Agency of the applicable agreement with the third party product

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

vendor. The Authority will not be a party to this agreement with the third party product vendor, and will not have any responsibility or liability related to the performance of the third party product.

11 **Fees; Payment**

(a) **Authorized Representatives.** The Public Agency shall provide the Authority with current written authorization identifying representatives who are authorized to execute Order Forms, including any limitations on their authority. The Public Agency shall promptly notify the Authority of any changes to authorized representatives. The Authority may rely on such written authorizations until notified of changes.

(b) **Fee Schedules and Updates.** Current fee schedules shall be maintained by the Authority in a separate fee schedule document and made available through the Authority website. The Authority may update fee schedules from time to time with at least one hundred and twenty (120) days' notice, provided that the updated fee schedules shall not take effect until the next Term, consistent with this Section 11.

(c) **Payment Terms.** Unless the Order Form states otherwise, all amounts are due within sixty (60) days after the invoice date. Late payments are subject to a charge of 1.5% per month or the maximum amount allowed by Law, whichever is less. Fees and expenses are not refundable, except as expressly provided in this Agreement.

(d) **Appropriations and Budget Limitations.** All payment obligations under this Agreement and any Order Forms are subject to annual appropriation of funds by the Public Agency's governing body. If sufficient funds are not appropriated, the Public Agency may terminate the affected Order Form upon thirty (30) days' written notice to the Authority without penalty, provided that the Public Agency has made good-faith efforts to obtain necessary appropriations.

(e) **Fee Disputes.** If the Public Agency disputes an invoice, the Public Agency shall notify the Authority within the payment period, and the parties must seek to resolve the dispute over a thirty (30)-day discussion period. The Public Agency is not required to pay disputed amounts during the discussion period but will timely pay all undisputed amounts. After the discussion period, either party may pursue any available remedies.

(f) **Taxes.** Unless the Public Agency is tax-exempt, the Public Agency is responsible for any sales, use, goods and services, value-added, withholding, or similar taxes or levies that apply to its Order Forms, whether domestic or foreign ("**Taxes**"), other than any income tax payable by the Authority. Fees do not include Taxes.

12 **Suspension**

The Authority may suspend the Public Agency's access to the Service and related services due to a Suspension Event, but where practicable, the Authority shall give the Public Agency prior notice so that the Public Agency may seek to resolve the issue and avoid suspension. The Authority is not required to provide prior notice in exigent circumstances or for a suspension made to avoid material harm or violation of Law. Once a Suspension

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

Event is resolved, the Authority shall promptly restore the Public Agency's access to the Service in accordance with this Agreement. For purposes of this Section 12, "**Suspension Event**" means: (a) Except during fee disputes as described in Section 11(f), the Public Agency's account is thirty (30) days or more overdue; (b) the Public Agency is in breach of Section 7; or (c) the Authority believes the Public Agency's use of the Service risks material harm to the Service or others.

13 **Term; Termination**

(a) Each Term will last for an initial twelve (12)-month period unless the Order Form states otherwise. Each Term will renew for successive periods unless: (1) the parties agree on a different renewal Order Form; or (2) either party notifies the other of non-renewal at least thirty (30) days prior to the end of the current Term.

(b) This Agreement starts on the Effective Date and continues until the end of all Terms, unless sooner terminated in accordance with its terms. If no Term is in effect, either party may terminate this Agreement for any or no reason with notice to the other party.

(c) Either party may terminate the applicable Order Form (in whole or in part) or this Agreement (together with all Order Forms) if the other party does one or more of the following:

(1) is in material breach of an Order Form or this Agreement and the breach remains uncured thirty (30) or more days after notice; or

(2) ceases operation without a successor.

(d) Upon termination or cancellation of this Agreement, the Authority shall provide a copy of Public Agency Data to the Public Agency in an electronic format and time period determined by the Authority. Upon written confirmation from the Public Agency that it received its data, the Authority may delete Public Agency Data, and each party shall delete any Confidential Information of the other in its possession or control. If the Authority incurs any costs in copying Public Agency Data, the Public Agency shall be responsible for such costs and shall reimburse the Authority according to the terms of an invoice provided by the Authority. The Authority may waive these costs in its sole discretion.

(e) The Public Agency's right to use the Service, Support, and Professional Services ends upon any termination or expiration of the applicable Order Form or this Agreement, subject to this Section 13.

(f) Except where an exclusive remedy is provided, exercising a remedy under this Agreement, including termination, does not limit other remedies a party may have.

(g) Sections 1, 4, 7, 8, 11, 13, 14, and 17 through 33, will survive the termination of this Agreement.

14 **U.S. Government Public Agencies**

To the extent applicable, the Service is "commercial computer software" or a "commercial item" for purposes of Federal Acquisition Regulation (FAR) 12.212 and for

In Process

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

Defense Federal Acquisition Regulation Supplement (DFARS) 227.7202. Use, reproduction, release, modification, disclosure, or transfer of the Service is governed solely by the terms of this Agreement, and all other use is prohibited.

15 **Trials and Betas**

The Authority may offer optional Trials and Betas. Use of Trials and Betas is permitted only for the Public Agency's internal evaluation during the period designated by the Authority on the Order Form (or if not designated, thirty (30) days). Either party may terminate the Public Agency's use of Trials and Betas at any time for any reason. Trials and Betas may be inoperable, incomplete, or include features never released. Notwithstanding anything else in this Agreement, the Authority offers no warranty, indemnity, SLA, or Support for Trials and Betas and its liability for Trials and Betas will not exceed $1,000.

16 **Subcontractors**

(a) The Authority may use subcontractors and permit them to exercise its rights and fulfill its obligations under this Agreement, but the Authority remains responsible for their compliance with this Agreement and for the Authority's overall performance under this Agreement.

(b) Section 16(a) does not limit any additional terms for subprocessors under a Data Protection Addendum.

(c) Technology Partners are not subcontractors under this Agreement.

17 **Intellectual Property**

(a) Neither party grants the other any rights or licenses not expressly set out in this Agreement.

(b) Except for the Authority's express rights in this Agreement, as between the parties, the Public Agency retains all intellectual property and other rights in Public Agency Data and Public Agency Materials provided to the Authority.

(c) Except for the Public Agency's express rights in this Agreement, as between the parties, the Authority and its licensors retain all intellectual property and other rights in the Service, Professional Services deliverables, and related Authority technology.

(d) If the Public Agency provides the Authority feedback regarding improvement or operation of the Service, the Authority may use the feedback without restriction or obligation.

18 **Confidentiality**

(a) A party receiving Confidential Information shall:

(1) use Confidential Information only to fulfill its obligations and exercise its rights under this Agreement;

(2) not disclose Confidential Information to nonparties without the other party's prior approval, except as permitted in this Agreement;

In Process

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

(3) protect Confidential Information using at least the same precautions the party receiving Confidential Information uses for its own similar information, with no less than a reasonable standard of care.

(b) A party receiving Confidential Information may disclose the Confidential Information to its employees, agents, contractors, and other representatives with a legitimate need to know (including, for the Authority, any subcontractors), if the party receiving the Confidential Information remains responsible for its compliance with this Section 18 and is bound to confidentiality obligations no less protective than those included in this Section 18.

(c) Confidentiality obligations under this Section 18 do not apply to information that the party receiving the information can document: (1) is or becomes public knowledge through no fault of the recipient; (2) it rightfully knew or possessed, without confidentiality restrictions, before receipt from the disclosing party; (3) it rightfully received from a nonparty without confidentiality restrictions; or (4) it independently developed without using or referencing Confidential Information.

(d) The parties acknowledge that a breach of this Section 18 may cause substantial harm for which monetary damages are an insufficient remedy. Upon a breach of this Section 18, the party disclosing the Confidential Information may seek appropriate equitable relief, including an injunction, in addition to other remedies.

(e) A party receiving Confidential Information may disclose Confidential Information to the extent required by Law, including FOIA. If permitted by Law, the party receiving Confidential Information shall provide the party disclosing Confidential Information with reasonable advance notice of the required disclosure and reasonably cooperate, at the disclosing party's expense, to obtain confidential treatment for the Confidential Information.

19 **Liability Limitations**

(a) Except when prohibited by law, the Authority's entire liability arising out of or related to this Agreement will be subject to a cap of the amounts paid or payable by the Public Agency to the Authority under this Agreement in the twelve (12) months immediately preceding the first incident giving rise to liability.

(b) Neither party will have any liability arising out of or related to this Agreement for indirect, special, incidental, reliance, or consequential damages or damages for loss of use, lost profits, or interruption of business, even if informed of the possibility of any in advance.

20 **Mutual Compliance with Laws**

(a) Each party shall comply with all Laws that apply to its performance under this Agreement, including, but not limited to, the C.J.I.S. Policy Council Act, 1974 PA 163, as amended, MCL 28.211 to 28.216.

(b) Through this Agreement, the parties commit that they will operate all software solutions in conformance with the CJIS Security Policy ("**CJISSECPOL**") Version 6.0 and any successor brought into effect by the Federal Bureau of Investigation

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

(the "**FBI**") during the term of this Agreement, but excluding draft versions of CJISSECPOL released for comment or review and similar proposed policy versions that may be released by the FBI but not finally adopted.

(c) In accordance with CJISSECPOL, certain control requirements apply to personnel with unescorted access to unencrypted criminal justice information, including the parties' personnel operating these solutions. These controls include:

(1) PS-3 (Personal Screening), mandating that the criminal justice agency using the Service conduct a fingerprint-based record check on the parties' personnel;

(2) AT-3 (Awareness and Training), mandating that the parties' personnel complete annual CJIS Security Awareness Training; and

(3) SA-9 (External System Services), mandating that the parties' personnel sign the CJIS Security Addendum.

21 **Catastrophic Event**

(a) If a Catastrophic Event prevents a party from complying with any one or more obligations under this Agreement, that inability to comply is not a breach if: (1) that party uses Reasonable Efforts to perform those obligations; (2) that party's inability to perform those obligations is not due to its failure to: (A) use Reasonable Efforts to protect itself against events or circumstances of the same type as that Catastrophic Event; or (B) develop and maintain a reasonable contingency plan to respond to events or circumstances of the same type as that Catastrophic Event; and (3) that party complies with its obligations under Section 21(b).

(b) If a Catastrophic Event occurs, the noncomplying party shall promptly notify the other party of the occurrence of that Catastrophic Event, its effect on performance, and how long the noncomplying party expects it to last. Thereafter, the noncomplying party shall update that information as reasonably necessary. During a Catastrophic Event, the noncomplying party shall use Reasonable Efforts to limit damages to the other party and to resume its performance under this Agreement.

(c) For purposes of this Section 21, the following definitions apply:

(1) "**Catastrophic Event**" means, with respect to a party, any event or circumstance, whether or not foreseeable, that was not caused by that party (other than a strike or other labor unrest that affects only that party, an increase in prices or other change in general economic conditions, a change in law, or an event or circumstance that results in that party's not having sufficient funds to comply with an obligation to pay money) and any consequences of that event or circumstance.

(2) "**Reasonable Efforts**" means, with respect to a given obligation, the efforts, consistent with the practice of other non-state governmental entities in Michigan and their vendors with respect to a Catastrophic

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

Event, that a reasonable person in the party's position would use to comply with that obligation as promptly as possible.

22 **Governmental Function; Immunity**

The parties performance of their obligations under this Agreement is a governmental function of providing criminal justice and public safety services to serve the public and to provide aid for persons and property. The parties intend that nothing in this Agreement be interpreted as a waiver by any party of any governmental immunity available to a party under Laws.

23 **Nonparties**

Except as expressly provided in this Agreement, this Agreement does not create for any party and is not intended to create by implication or otherwise, any direct or indirect obligation, duty, promise, benefit, right to be indemnified (such as contractually, legally, equitably, or by implication), right to be subrogated to any party's rights in this Agreement, or any other right.

24 **Non-Assignment**

No party may assign any of its rights or delegate any of its obligations under this Agreement without the prior written consent of the other party.

In Process

25 **Authority Name Changes**

The Authority may change its name from time to time as provided in Section 5.6 of the Interlocal Agreement. Any such name change shall not require amendment of this Agreement, and all references to the Authority by its former name shall be deemed to refer to the Authority as renamed.

26 **Modification; Waiver**

(a) Subject to Sections 26(d) and 26(e), no amendment of this Agreement will be effective unless it is in writing, approved by the governing body of the Authority, and signed by an authorized officer of the Public Agency.

(b) The parties may amend the quantities or other items on an Order Form by mutual written agreement.

(c) No waiver under this Agreement will be effective unless it is in writing and signed by the party granting the waiver. A waiver granted on one occasion will not operate as a waiver on other occasions.

(d) With notice to the Public Agency, the Authority may modify the Support Policy or Security Measures to reflect new features or changing practices, but the modifications must not be retroactive or materially decrease the Authority's overall obligations during a Term.

(e) An Order Form may not modify any other part of this Agreement unless the Order Form specifically identifies the provisions that it modifies.

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

27 **Notice**

(a) A notice or other communication under this Agreement will be effective if it is in writing and received by the party to which it is addressed. It will be deemed to have been received as follows:

(1) if a paper copy is delivered by a delivery organization that allows users to track deliveries, upon receipt as stated in the tracking system;

(2) if a paper copy is delivered by another means, when the intended recipient or a representative of the intended recipient signs for it;

(3) if it is delivered by email, when the intended recipient acknowledges by notice in accordance with this Section 27 (but without need for further acknowledgement) having received that message, except that a read receipt or an automatic reply will not constitute acknowledgement of a message for purposes of this Section 27; or

(4) if the intended recipient rejects or otherwise refuses to accept it, or if it cannot be delivered because of a change in address for which no notice was given, then upon that rejection, refusal, or inability to deliver.

In Process

(b) For a notice under this Agreement to be valid, it must be addressed using the information in the Order Form for that party or any other information stated by that party in a notice in accordance with this Section 27.

(c) If a notice addressed to a party is received after 5:00 p.m. on a Business Day at the location specified in the address for that party, or on a day that is not a Business Day at the location specified in the address for that party, then the notice will be deemed to have been received at 9:00 a.m. on the next Business Day.

28 **Points of Contact**

In addition to notice contact information, the Public Agency shall designate on the Order Form contact information for one individual to act as a primary contact person and a second individual to act as a secondary contact person for the Public Agency for communications relating to the Service and its operation and use. The Public Agency shall notify the Authority of any change in the Public Agency's primary contact person or secondary contact person by notifying the Authority pursuant to Section 27.

29 **Severability**

The parties acknowledge that if a dispute between the parties arises out of this Agreement or the subject matter of this Agreement, they would want the court to interpret this Agreement as follows:

(a) with respect to any provision that it holds to be unenforceable, by modifying that provision to the minimum extent necessary to make it enforceable or, if that modification is not permitted by law, by disregarding that provision;

(b) if an unenforceable provision is modified or disregarded in accordance with this Section 29, by holding that the rest of the Agreement will remain in effect as written;

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

(c) by holding that any unenforceable provision will remain as written in any circumstances other than those in which the provision is held to be unenforceable; and

(d) if modifying or disregarding the unenforceable provision would result in failure of an essential purpose of this Agreement, by holding the entire Agreement unenforceable.

30 **Electronic Signatures**

(a) If this Agreement is an Electronically Signed Document, all of the following apply:

(1) the Authority states that the intention of an individual signing on behalf of the Authority on the Electronically Signed Document is to attribute the individual's signature to the Electronically Signed Document, and that the Electronic Signature on the Electronically Signed Document is the signer's signature to the Electronically Signed Document;

(2) The Public Agency states that the intention of an individual signing on behalf of the Public Agency on the Electronically Signed Document is to attribute the individual's signature to the Electronically Signed Document, and that the Electronic Signature on the Electronically Signed Document is the signer's signature to the Electronically Signed Document;

(3) the parties acknowledge that the Electronic Signatures on all Electronically Signed Documents are legally binding; and

(4) each party hereby waives all rights to repudiate the authenticity or validity of an Electronic Signature on an Electronically Signed Document to the extent the repudiation is based in whole or in part on the fact that the signature is not in an original handwritten form using physical ink and paper.

(b) The Electronic Signatures in Global and National Commerce Act of 2000 (E-SIGN), as amended, 15 USC 7001 to 7031, or the Uniform Electronic Transactions Act, 2000 PA 305, as amended, MCL 450.831 to 450.849, or both, as applicable, govern an Electronic Signature on this Agreement. The Uniform Computer Information Transactions Act (UCITA) does not govern an Electronic Signature on this Agreement.

(c) For purposes of this Section 30, the following definitions apply:

(1) "**Electronic Signature**" means any form of signature provided on behalf of a party other than an original handwritten signature, including any type of image created in any manner (whether electronically or otherwise), which image could reasonably be interpreted as an indication of the signer's intent to sign the document.

(2) "**Electronically Signed Document**" means any document received by a party in connection with this Agreement, or the correction or amendment of any such document, to which an Electronic Signature is affixed, attached, or otherwise logically associated.

In Process

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

31 **Governing Law**

Michigan law governs this Agreement.

32 **Jurisdiction and Venue**

Except as otherwise required by law or court rule, as the exclusive means of bringing an adversarial proceeding to resolve any dispute arising out of this Agreement or the subject matter of this Agreement, a party may bring the proceeding in the courts of the State of Michigan.

33 **Entire Agreement**

This Agreement is the entire understanding between the parties with respect to the subject matter of this Agreement and supersedes all other agreements, whether oral or written, between the parties.

4916-4051-6262.1

In Process

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

INTERLOCAL AGREEMENT

This interlocal agreement is between OAKLAND COUNTY, a Michigan body corporate organized under 1973 PA 139, as amended, MCL 45.551 to 45.573 (the "**County**"), the CHARTER TOWNSHIP OF BLOOMFIELD, a Michigan body corporate organized under The Charter Township Act, 1947 PA 359, as amended, MCL 42.1 to 42.34 ("**Bloomfield Township**"), the CHARTER TOWNSHIP OF WHITE LAKE, a Michigan body corporate organized under The Charter Township Act, 1947 PA 359, as amended, MCL 42.1 to 42.34 ("**White Lake Township**"), and each other "**Public Agency**" (as defined in section 1.1(a)(35)) that becomes a "**Participant**" (as defined in section 1.1(a)(29)) pursuant to this agreement.

In 1968, the County created an information system for courts and law enforcement (the "**CLEMIS System**") (as defined in section 1.1(a)(13)) to address the inability of criminal justice and public safety agencies to electronically share data in a timely manner.

In Process

Since its creation, the CLEMIS System, which is operated and maintained by the County's Department of Information Technology, has expanded to become a multi-faceted, regional public safety information management system used by the County and many other Public Agencies. The CLEMIS System is composed of several software applications.

The purpose of the CLEMIS System is to provide innovative technology and related services to criminal justice and public safety agencies to enable the sharing of data and the improved delivery of criminal justice and public safety services. Public Agencies using the CLEMIS System have realized lower costs and efficiencies in providing criminal justice and public safety services, thereby providing first responders additional time to serve and protect residents.

The County has the power, privilege, and authority under Michigan law to provide criminal justice and public safety services.

Bloomfield Township, White Lake Township, and each Participant also each have the power, privilege, and authority to provide criminal justice and public safety services.

Section 28 of article 7 of the Michigan Constitution of 1963 and the Urban Cooperation Act of 1967, 1967 (Ex Sess) PA 7, as amended, MCL 124.501 to 124.512, authorize a Public Agency to exercise jointly with any other Public Agency any power, privilege, or authority that the Public Agencies share in common and that each might exercise separately.

The parties want to jointly exercise powers related to criminal justice and public safety services and create a new intergovernmental entity to operate and manage the CLEMIS System.

The parties therefore agree as follows:

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

ARTICLE 1
DEFINITIONS

1.1 Defined Terms

(a) For purposes of this agreement, the following definitions apply:

(1) "**Act 7**" means the Urban Cooperation Act of 1967, 1967 (Ex Sess) PA 7, as amended, MCL 124.501 to 124.512.

(2) "**Assumed Liabilities**" means that phrase as defined in section 6.2(a)(8).

(3) "**Authority**" means the Courts and Law Enforcement Management Information System (CLEMIS) Authority created as a public body corporate and politic under section 3.1.

(4) "**Authority Board**" means that phrase as defined in section 4.1.

(5) "**Authorizing Resolution**" means that phrase as defined in section 9.1(b).

(6) "**Bloomfield Township**" means the Charter Township of Bloomfield, a Michigan body corporate organized under The Charter Township Act, 1947 PA 359, as amended, MCL 42.1 to 42.34.

(7) "**Budget Act**" means the Uniform Budgeting and Accounting Act, 1968 PA 2, as amended, MCL 141.421 to 141.440a.

(8) "**Business Day**" means a day other than a Saturday, Sunday, or legal holiday observed by the State of Michigan.

(9) "**Cash and Cash Equivalents**" means that phrase as defined in section 6.2(c)(1).

(10) "**C.J.I.S. Act**" means the C.J.I.S. Policy Act, 1974 PA 163, as amended, MCL 28.211 to 28.215.

(11) "**CLEMIS Authority**" means the Courts and Law Enforcement Management Information System (CLEMIS) Authority created as a public body corporate and politic under section 3.1.

(12) "**CLEMIS Main Services Agreement**" or "**CLEMIS MSA**" means the services agreement provided for in section 3.5.

(13) "**CLEMIS System**" means the criminal justice information system for courts and law enforcement created by the County, operated and maintained as "CLEMIS" by the County's Department of Information Technology before February 1, 2026, and transferred to and operated and maintained by the Authority pursuant to this agreement after January 31, 2026.

(14) "**Contracts**" means that term as defined in section 6.2(c)(2).

(15) "**Copyrights**" means that term as defined in section 6.2(c)(5)(C).

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

(16) "**County**" means Oakland County, a Michigan body corporate organized under 1973 PA 139, as amended, MCL 45.551 to 45.573.

(17) "**County I.T. Services Agreement**" means that phrase as defined in section 6.7(a).

(18) "**Criminal Justice Agency**" means a court or other Public Agency, or any subunit of the court or Public Agency, that engages in the administration of criminal justice pursuant to a law or executive order and that allocates a substantial part of its annual budget for the administration of criminal justice. Criminal Justice Agency includes a state or federal inspector general office.

(19) "**Effective Date"** means the effective date of this agreement as provided under section 10.1.

(20) "**Executive Committee**" means the executive committee of the Authority Board created under section 4.5.

(21) "**Executive Director**" means the executive director of the Authority provided for under section 4.12.

(22) "**Initial Participants**" includes the County, Bloomfield Township, and White Lake Township.

(23) "**Intellectual Property**" means that phrase as defined in section 6.2(c)(3).

(24) "**Intellectual Property Agreements**" means that phrase as defined in section 6.2(c)(4).

(25) "**Intellectual Property Assets**" means that phrase as defined in section 6.2(c)(5).

(26) "**Nonparty Claim**" means that phrase as defined in section 11.2(f)(1).

(27) "**OMA**" means the Open Meetings Act, 1976 PA 267, as amended, MCL 15.261 to 15.275, as defined in section 4.3.

(28) "**Operations**" means that term as defined in section 6.2(a)(7).

(29) "**Participant**" means a party to this agreement other than the Initial Participants.

(30) "**Participation Agreement**" means an agreement with a Participant in the form provided at exhibit A.

(31) "**Participation Form**" means that phrase as defined in section 9.1(a).

(32) "**Patents**" means that term as defined in section 6.2(c)(5)(A).

(33) "**Person**" means an individual, corporation, limited liability company, partnership, association, trust, or other entity or organization, including a governmental entity.

In Process

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

(34) "**Proceeding**" means any judicial, administrative, or arbitration action, suit, claim, investigation, or proceeding.

(35) "**Public Agency**" means a political subdivision of the State of Michigan or of another state of the United States or of Canada, including a state government; a county, city, village, township, charter township, school district, single or multipurpose special district, or single or multipurpose public authority; a provincial government, metropolitan government, borough, or other political subdivision of Canada; an agency of the United States government; or a similar entity of any other state of the United States and of Canada. As used in this section 1.1(a)(35), agency of the United States government includes an Indian tribe recognized by the federal government before 2000 that exercises governmental authority over land within the State of Michigan.

(36) "**Representative**" means that term as defined in section 11.2(f)(2).

(37) "**Tangible Personal Property**" means that phrase as defined in section 6.2(a)(6).

In Process

(38) "**Trademarks**" means that term as defined in section 6.2(c)(5)(B).

(39) "**Trade Secrets**" means that phrase as defined in section 6.2(c)(5)(G).

(40) "**Transfer Agreement**" means that phrase as defined in section 6.2(a).

(41) "**Transfer Date**" means that phrase as defined in section 6.2(a).

(42) "**Transferred Assets**" means that phrase as defined in section 6.2(a)(7).

(43) "**White Lake Township**" means the Charter Township of White Lake, a Michigan body corporate organized under The Charter Township Act, 1947 PA 359, as amended, MCL 42.1 to 42.34.

ARTICLE 2
PURPOSE

2.1 **Purpose of Agreement**

The purpose of this agreement is to create and empower a public body corporate and politic to implement the powers, privileges, and authorities of each of the parties with respect to the subject matter of this agreement, including the operation of a public safety management information system for court and law enforcement purposes.

2.2 **Method for Exercise of Power**

The Authority will exercise power under this agreement as provided in this agreement.

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

2.3 **Management and Direction**

The Executive Committee has the responsibility, authority, and right to manage and direct on behalf of the public the functions or services performed or exercised under this agreement to the extent provided in this agreement.

ARTICLE 3
CREATION OF AUTHORITY

3.1 **Creation of CLEMIS Authority**

The Courts and Law Enforcement Management Information System (CLEMIS) Authority is hereby created as a separate legal entity for the purpose of exercising the powers, privileges, and authorities under this agreement and applicable law, including executing the provisions of this agreement. The Authority is a public body corporate and politic. The Authority may use the name "CLEMIS Authority".

3.2 **Principal Office**

The principal office of the Authority will be at a location determined by the Executive Committee.

In Process

3.3 **Title to Authority Assets**

Unless otherwise expressly provided in this agreement, all property of the Authority is owned by the Authority as a separate legal entity and public body corporate and politic, and no party has any ownership interest in property of the Authority.

3.4 **Tax-Exempt Status**

(a) The Authority must not be operated for profit.

(b) No part of any earnings of the Authority may inure to the benefit of a Person other than the Initial Participants or the Participants.

(c) The parties intend that the activities of the Authority are tax exempt as governmental functions carried out by an instrumentality or political subdivision of government under section 115 of the Internal Revenue Code of 1986, as amended, 26 USC 115, or any corresponding provisions of any future federal tax code.

(d) The parties also intend that the activities of the Authority are governmental functions carried out by a political subdivision of the State of Michigan, exempt to the extent provided under Michigan law from taxation, including all of the following:

(1) income taxes under the City Income Tax Act, 1964 PA 284, as amended, MCL 141.501 to 141.787;

(2) sales taxes under the General Sales Tax Act, 1933 PA 167, as amended, MCL 205.51 to 205.78;

(3) use taxes under the Use Tax Act, 1937 PA 94, as amended, MCL 205.91 to 205.111;

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

(4) income taxes under the Income Tax Act of 1967, 1967 PA 281, as amended, MCL 206.1 to 206.847; and

(5) property taxes under The General Property Tax Act, 1893 PA 206, as amended, MCL 211.1 to 211.155.

3.5 **CLEMIS Main Services Agreement**

After January 31, 2026, each party also must be a party to a CLEMIS Main Services Agreement ("**CLEMIS MSA**") between the party and the Authority relating to the use of the CLEMIS System by that party. The Authority may enter into a CLEMIS MSA with a Public Agency that is not an Initial Participant or a Participant.

3.6 **Statements of Fact**

(a) Each party states that it has taken all action and secured all approvals required to permit the party to enter into this agreement.

(b) Each party states that the individual signing this agreement on behalf of the party has the legal authority to sign this agreement and to bind the party to the terms of this agreement.

In Process

(c) The verb used to introduce a statement of fact in this agreement is not intended to affect the remedies available for inaccuracy of that statement of fact.

ARTICLE 4
GOVERNANCE

4.1 **Authority Board**

(a) A board is created for the Authority (the "**Authority Board**") as required by section 7(1) of Act 7, MCL 124.507(1). The Authority Board includes all of the following members:

(1) one member appointed by the governing body of the County;

(2) one member appointed by the governing body of Bloomfield Township;

(3) one member appointed by the governing body of White Lake Township;

(4) one member appointed by the governing body of each Participant;

(5) one member appointed by the county executive of the County (the "**County Executive**") who is an employee or officer of the County;

(6) one member appointed by the County Executive who is an employee or officer of the Office of the Oakland County Sheriff; and

(7) 15 other members appointed by the County Executive.

(b) All of the following apply to a member of the Authority Board appointed under section 4.1(a):

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

(1) each member must be appointed for a term of four years unless the member is being appointed to fill a vacancy caused for a reason other than the expiration of a term;

(2) a member may be removed from the Authority Board at the will of the appointing authority for the member;

(3) a vacancy caused for a reason other than the expiration of a term must be filled by the appointing authority for the vacating member for the remainder of the vacating member's unexpired term; and

(4) a member may continue to serve after the expiration of the member's term until a successor is appointed and qualified.

(c) Before entering upon the duties as a member of the Authority Board, each member of the Authority Board must take and subscribe to the oath of office required by section 1 of article 11 of the Michigan Constitution of 1963. A copy of each oath of office must be filed with the clerk of the County.

(d) An appointing authority under section 4.1(a) shall notify the Executive Committee of any appointments made under section 4.1(a).

In Process

4.2 **Authority Board Powers**

The Authority Board shall review the annual audit of the Authority, may evaluate the performance of the Authority, and shall, if required by law, review acts of the Executive Committee. The Authority Board may advise the Executive Committee on all matters relating to the Authority, including the Authority's budget and amendments to this agreement.

4.3 **Authority Board Meetings**

The County Executive shall convene the initial meeting of the Authority Board. The Authority Board shall hold at least one annual meeting at the place, date, and time determined by the Authority Board. Meetings of the Authority Board must comply with the Open Meetings Act, 1976 PA 267, as amended, MCL 15.261 to 15.275 (the "**OMA**"). Public notice of the time, date, and place of Authority Board meetings must be provided in the manner required by the OMA.

4.4 **Authority Board Quorum and Voting**

A majority of the members of the Authority Board then in office will constitute a quorum for the transaction of Authority Board business. The Authority Board shall act by a majority vote of the members appointed and serving at the time of the vote. Members of the Authority Board shall not engage in proxy voting.

4.5 **Executive Committee**

(a) An executive committee of the Authority Board (the "**Executive Committee**") is hereby created.

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

(b) The Executive Committee consists of the following nine members of the Authority Board:

(1) the member of the Authority Board appointed by the County Executive under section 4.1(a)(5); and

(2) eight members appointed by the County Executive, including all of the following:

(A) two members of the Authority Board representing cities, townships, or villages;

(B) one member of the Authority Board representing counties; and

(C) five members of the Authority Board representing other Public Agencies.

(c) The initial terms of office of the members of the Executive Committee appointed under section 4.5(b)(2) will be as follows:

(1) two members appointed for a term of four years;

(2) two members appointed for a term of three years;

(3) two members appointed for a term of two years; and

(4) two members appointed for a term of one year.

(d) After the initial terms under section 4.5(b)(2), subsequent appointments of members of the Executive Committee appointed under section 4.5(b)(2) will be for terms of four years. The County Executive shall fill a vacancy on the Executive Committee caused other than by expiration of a term in the same manner as the original appointment under section 4.5(b)(2) for the balance of the unexpired term.

(e) A member of the Executive Committee may continue to serve after the expiration of the member's term until a successor is appointed and qualified.

(f) To serve as a member of the Executive Committee, a person must be a member of the Authority Board.

(g) Before entering upon the duties as a member of the Executive Committee, each member of the Executive Committee must take and subscribe to the oath of office required by section 1 of article 11 of the Michigan Constitution of 1963. A copy of each oath of office must be filed with the clerk of the County.

4.6 **Executive Committee Powers**

Except as otherwise provided in section 4.2, the Executive Committee shall exercise the powers of the Authority. The Executive Committee shall appoint the Executive Director of the Authority. The Executive Committee has the power to manage and direct on behalf of the public the functions or services performed under this agreement. The Executive

In Process

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

Committee is responsible for compliance by the Authority with rules and procedures applicable to the Authority under the C.J.I.S. Act.

4.7 **Executive Committee Meetings**

The member of the Executive Committee described in section 4.5(b)(1) shall convene the initial meeting of the Executive Committee and shall serve as chairperson of the Executive Committee. The Executive Committee shall meet regularly at the place, date, and time as the Executive Committee determines, but not less than quarterly. Meetings of the Executive Committee must comply with the OMA. Public notice of the time, date, and place of Executive Committee meetings must be given in the manner required by the OMA.

4.8 **Executive Committee Quorum and Voting**

A majority of the members of the Executive Committee then in office constitutes a quorum for the transaction of business. The Executive Committee shall act by a majority vote of its members. Members of the Executive Committee shall not engage in proxy voting.

4.9 **Bylaws**

The Executive Committee may adopt bylaws consistent with this agreement and applicable law governing the activities of the Executive Committee.

In Process

4.10 **Committees**

(a) The Executive Committee shall establish a Finance Committee as an advisory body consisting of members of the Authority Board to advise the Executive Committee not less than once per year on fees and other charges sufficient to pay the expenses of the CLEMIS System and the Authority.

(b) The Executive Committee may establish other committees consisting of members of the Authority Board to advise the Executive Committee on matters relating to the Authority and this agreement.

4.11 **Advisory Groups**

The Executive Committee may establish advisory groups consisting of individuals representing parties to this agreement and persons or entities to which the Authority provides services to advise the Executive Committee on matters relating to the Authority, including a user advisory group.

4.12 **Executive Director**

The Executive Committee shall appoint the chief executive officer of the Authority (the "**Executive Director**"). The Executive Director shall administer all programs, funds, personnel, contracts, and all other administrative functions of the Authority, subject to oversight of the Executive Committee. The Executive Director shall receive compensation as determined by the Executive Committee. All terms and conditions of the Executive Director's employment, including length of service, must be specified in a written contract between the Executive Director and the Authority. The Executive Director will serve at the pleasure of the Executive Committee, and the Executive Committee may remove or

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

discharge the Executive Director by a vote of at least a majority of the members of the Executive Committee.

4.13 **Fiduciary Duty**

The members of the Authority Board, the Executive Committee, and the Executive Director are under a fiduciary duty to conduct the activities and affairs of the Authority in the best interests of the Authority, including the safekeeping and use of all Authority money and other Authority assets for the benefit of the Authority. The members of the Authority Board, the Executive Committee, and the Executive Director shall discharge this duty in good faith, with the care an ordinarily prudent individual in a like position would exercise under similar circumstances.

4.14 **Compensation**

The members of the Authority Board and the Executive Committee will receive no compensation for the performance of their duties. A member of the Authority Board or the Executive Committee may engage in private or public employment, or in a profession or business. Members of the Authority Board and the Executive Committee may be reimbursed by the Authority for expenses incurred (such as travel and meals) relating to the performance of official duties of the Authority.

In Process

4.15 **Ethics and Conflicts of Interest**

The Executive Committee shall adopt ethics policies governing the conduct of Authority Board members, the Executive Committee, and the officers and employees of the Authority. The policies must be no less stringent than those provided for public officers and employees under 1973 PA 196, as amended, MCL 15.341 to 15.348. Members of the Authority Board, the Executive Committee, and the officers and employees of the Authority will be deemed to be public servants under 1968 PA 317, as amended, MCL 15.321 to 15.330, and are subject to any other applicable laws with respect to conflicts of interest. The Executive Committee shall establish policies and procedures requiring disclosure of relationships that may give rise to conflicts of interest.

4.16 **Fees and Charges**

The Executive Committee shall establish fees and other charges sufficient with other resources to pay the expenses of the CLEMIS System and the Authority. When establishing fees and other charges, the Executive Committee shall consider any recommendation from the Finance Committee required by section 4.10(a).

ARTICLE 5
POWERS OF AUTHORITY

5.1 **General Powers**

(a) In carrying out its purposes and otherwise executing this agreement, the Authority may perform, or perform with any Person, as applicable, any power, privilege, or authority that the parties share in common and that each might exercise separately

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

to the fullest extent permitted by Act 7 and other applicable law. The enumeration of a power in this agreement is not a limitation upon the powers of the Authority.

(b) Among other things, the Authority may do all of the following:

(1) make or enter into contracts;

(2) employ agencies or employees;

(3) acquire, construct, manage, maintain, or operate buildings, works, or improvements;

(4) acquire, own, hold, operate, maintain, lease, or sell real or personal property and dispose of, divide, or distribute any property;

(5) incur debts, liabilities, or obligations that, except as expressly authorized by the parties, do not constitute the debts, liabilities, or obligations of any of the parties;

(6) cooperate with a Public Agency or an agency or instrumentality of the Public Agency;

In Process

(7) make loans from the proceeds of gifts, grants, assistance funds, or bequests in order to further its purposes;

(8) form other entities necessary to further the purposes of this agreement; and

(9) sue and be sued in the name of the Authority.

(c) The Authority may not bind a party to this agreement, unless otherwise agreed to by the party.

(d) The Authority may not levy a tax.

5.2 **Additional Powers**

(a) The Authority also may do all of the following:

(1) employ, engage, compensate, transfer, or discharge necessary personnel, subject to the provisions of applicable law;

(2) fix and collect charges, rates, rents, fees, loan repayments, loan interest rates, or other charges on loans;

(3) promulgate necessary rules and provide for their enforcement by or with the assistance of the parties to accomplish the purposes of this agreement;

(4) accept gifts, grants, assistance funds, or bequests and use the same for the purposes of this agreement;

(5) apply for and accept grants, loans, or contributions from any source and secure grants, loans, or other contributions;

(6) make claims for federal or state aid payable to a party on account of the execution of this agreement, with the consent of the party;

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

(7) determine the manner of responding for any liabilities that might be incurred through performance of the Agreement and insure against any such liability;

(8) adjudicate disputes or disagreements, the effects of failure of the parties to pay their shares of the costs and expenses agreed to by the parties, and the rights of the other parties in such cases;

(9) engage auditors to perform independent audits of the financial statements of the Authority;

(10) invest surplus funds or proceeds of grants, gifts, or bequests and adopt an investment policy in connection therewith;

(11) employ legal, financial, and technical experts, other officers, agents, or employees, and accept voluntary provision of such services and functions from donor individuals and entities;

(12) study, develop, and prepare reports or plans the Authority considers necessary to further the purposes of this agreement and to monitor and evaluate performance under this agreement; and

In Process

(13) indemnify, as permitted by law, and procure insurance indemnifying any members of the Authority Board, Executive Committee, or officers or employees of the Authority from personal loss or accountability from liability asserted by any Person for any acts or omissions of the Authority.

(b) The Authority may enter into agreements, contracts, or arrangements with a Public Agency or other Person necessary or appropriate to assist the Authority in carrying out its duties and functions.

(c) The Authority may accept gifts, grants, bequests, and other donations for use in performing the Authority's functions. Money or property accepted must be used as directed by the donor in accordance with applicable law, rules, and procedures. The Authority may receive local, state, and federal funds to accomplish its purposes.

(d) The Authority may form and own other legal entities to further the purposes of this agreement. The Authority may cooperate with a Public Agency, an instrumentality of that Public Agency, or other legal or administrative entities created under Act 7.

5.3 **Bonds or Notes; Limitation**

(a) The Authority shall not issue any type of bond in its own name, except as provided in this section 5.3, or in any way indebt a party except as expressly authorized by that party.

(b) The Authority may borrow money and issue bonds or notes in its name for local public improvements or for economic development purposes, but the Authority must not borrow money or issue bonds or notes for an amount that, together with the total outstanding bonded indebtedness of the Authority, exceeds 2 mills of the taxable value of the taxable property within the geographic areas of the parties as

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

determined under section 27a of The General Property Tax Act, as amended, 1893 PA 206, MCL 211.27a, unless otherwise authorized by Act 7.

(c) Bonds or notes issued by the Authority are the debt of the Authority and not of the parties.

(d) Bonds or notes issued by the Authority are for an essential public and governmental purpose. Pursuant to section 7(7) of Act 7, MCL 124.507(7), bonds or notes, together with the interest on the bonds or notes and income from the bonds or notes, are exempt from all taxes.

(e) Bonds or notes issued by the Authority are subject to the Revised Municipal Finance Act, 2001 PA 34, as amended, MCL 141.2101 to 141.2821.

5.4 **Criminal Justice Agency**

(a) The Authority may exercise the powers, privileges, and authorities of a Criminal Justice Agency. The Authority is hereby designated to perform criminal justice functions and authorized to perform the administration of criminal justice.

(b) The Authority shall comply with applicable state and federal laws relating to criminal justice information, including the C.J.I.S. Policy Act, 1974 PA 163, as amended, MCL 28.211 to 28.215)(the "**C.J.I.S. Act"**), and applicable provisions of the state administrative rules promulgated pursuant to the C.J.I.S. Act.

(c) To the extent permitted by applicable law, the Authority may obtain an originating agency identifier (ORI) assignment from the Criminal Justice Information Services Division of the Federal Bureau of Investigation.

5.5 **Limitation on Political Activity**

The Authority shall not spend any public funds on political activities. This section 5.5 is not intended to prohibit the Authority from engaging in activities permitted under the Michigan Campaign Finance Act, 1976 PA 388, as amended, MCL 169.201 to 169.282.

5.6 **Name of Authority and System**

The Executive Committee may change the name of the Authority and the name used for the CLEMIS System. The Executive Committee shall notify each party to this agreement of a name change under this section 5.6. A name change under this section 5.6 is effective upon a date provided by the Executive Committee after notice required by this section is provided.

ARTICLE 6
CONTRIBUTIONS BY COUNTY

6.1 **Startup Advance**

Not less than 10 Business Days after the Effective Date, the County shall transfer to the Authority $250,000.00 for the initial startup costs of the Authority.

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

6.2 **Transfer of CLEMIS System Assets to Authority**

(a) Subject to section 6.2(b), effective February 1, 2026 (the "**Transfer Date**"), the County shall transfer to the Authority all of the following both owned by the County and relating to the CLEMIS System, as provided in a transfer agreement between the County and the Authority entered into before the Transfer Date (the "**Transfer Agreement**"):

(1) Cash and Cash Equivalents, including money relating to the CLEMIS System in County internal fund numbers FND53500 (CLEMIS) and FND53100 (Fire Records Management);

(2) accounts or notes receivable owned by the County, and any security, claim, remedy, or other right related to each such account or note receivable;

(3) inventory, finished goods, raw materials, work in progress, packaging, supplies, parts, and other inventories (including consumables);

(4) Contracts;

(5) Intellectual Property Assets;

(6) furniture, fixtures, equipment, machinery, tools, vehicles, office equipment, supplies, computers, telephones, and other tangible personal property (the "**Tangible Personal Property**");

(7) any permits or licenses issued by a governmental authority held by the County and required for the conduct of the operations of the CLEMIS System (the "**Operations**") or for the ownership and use of the assets transferred under the Transfer Agreement ("**Transferred Assets**");

(8) any rights to any actions of any nature available to or being pursued by the County to the extent related to the Operations, the Transferred Assets, or liabilities assumed by the Authority under the Transfer Agreement (the "**Assumed Liabilities**"), whether arising by way of counterclaim or otherwise;

(9) any prepaid expenses, credits, advance payments, claims, security, refunds, rights of recovery, rights of set-off, rights of recoupment, deposits, charges, and fees;

(10) any of the County's rights under warranties, indemnities, and all similar rights against other Persons to the extent related to any assets transferred under the Transfer Agreement;

(11) any insurance benefits, including rights and proceeds, arising from or relating to the Operations, the Transferred Assets, or the Assumed Liabilities;

(12) copies of any records, including books of account, ledgers, and general, financial, and accounting records, CLEMIS System user lists, user purchase

In Process

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

histories, user agreements, supplier lists, quality control records and procedures, user complaints and inquiry files, research and development files, records and data, strategic plans, internal financial statements, marketing and promotional surveys, material and research, and files relating to the Intellectual Property Assets and the Intellectual Property Agreements; and

(13) the goodwill and the going concern value of the Operations.

(b) The Transfer Agreement may designate assets retained by the County and not transferred to the Authority.

(c) For purposes of this section 6.2, the following definitions apply:

(1) "**Cash and Cash Equivalents**" means any cash and cash equivalents (including commercial paper, certificates of deposit, and other bank deposits, treasury bills, short-term investments, and all other marketable securities), investment accounts, and other similar cash items, less uncleared checks, wires, automated clearinghouse (ACH) settlements, and drafts.

In Process

(2) "**Contracts**" means any contracts, licenses, instruments, notes, commitments, undertakings, joint ventures, donation agreements, and any other agreements, commitments, and legally binding arrangements, whether written or oral, including any legally binding amendments to the preceding.

(3) "**Intellectual Property**" means Intellectual Property both owned by the County and used or held for use in the conduct of the operations of the CLEMIS System as currently conducted or proposed to be conducted, and all (A) royalties, fees, income, payments, and other proceeds now or later due or payable to the County relating to the Intellectual Property, and (B) claims and causes of action relating to the Intellectual Property, whether accruing before, on, or after the Transfer Date, including any rights to and claims for damages, restitution, and injunctive and other legal or equitable relief for past, present, or future infringement, misappropriation, or other violation of applicable law.

(4) "**Intellectual Property Agreements**" means any license, sublicense, consent to use agreement, settlement, coexistence agreement, covenant not to sue, waiver, release, permission, or other agreement, written or oral, relating to Intellectual Property that is used or held for use in the conduct of the Operations as currently conducted or proposed to be conducted to which the County is a party, beneficiary, or otherwise bound.

(5) "**Intellectual Property Assets**" means any rights in, arising out of, or associated with any of the following in any jurisdiction:

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

(A) issued patents and patent applications (whether provisional or non-provisional), including divisional, continuations, continuations-in-part, substitutions, reissues, reexaminations, extensions, or restorations of any of the preceding and other government issued indicia of invention ownership (including certificates of invention, petty patents, and patent utility models) ("**Patents**");

(B) trademarks, service marks, brands, certification marks, logos, trade dress, trade names, and other similar indicia of source or origin, and the goodwill connected with the use of and symbolized by, and all registrations, applications for registration, and renewals of, any of the foregoing ("**Trademarks**");

(C) copyrights and works of authorship, whether or not copyrightable, and all registrations, applications for registration, and renewals of any of the preceding ("**Copyrights**");

(D) internet domain names (including "clemis.org") and social media accounts or user names (including handles), whether or not Trademarks, any associated web addresses, URLs, websites and web pages, social media sites, and pages, and any content and data on or relating to the websites and web pages, social media sites, and pages, whether or not Copyrights;

(E) mask works, and any registrations, applications for registration, and renewals of the registrations or applications for registration;

(F) industrial designs, and all Patents, registrations, applications for registration, and renewals;

(G) trade secrets, know-how, inventions (whether or not patentable), discoveries, improvements, Technology, business and technical information, databases, data compilations and collections, tools, methods, processes, techniques, and other confidential and proprietary information and any related rights ("**Trade Secrets**");

(H) computer programs, operating systems, applications, firmware, and other code, including all source code, object code, application programming interfaces, data files, databases, protocols, specifications, and other related documentation;

(I) rights of publicity; and

(J) any other intellectual or industrial property and proprietary rights.

6.3 **Other Assets**

On the Transfer Date, in addition to other assets transferred by the County to the Authority, the County shall transfer $9,750,000.00 to the Authority.

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

6.4 **Liabilities and Contingencies**

On the Transfer Date, the County shall transfer to the Authority and the Authority shall assume the liabilities and contingencies of the County relating to the CLEMIS System as detailed in the Transfer Agreement.

6.5 **County Property and Facilities**

Beginning on the Transfer Date, and continuing through September 30, 2027, the County shall provide the Authority with the use of County facilities and property needed for the operation of the CLEMIS System by the Authority as provided in the Transfer Agreement, including a separately executed lease agreement. The Authority may enter into agreements with the County for the use of County property and facilities effective after September 30, 2027.

6.6 **County Telecommunications and Network Equipment and Services**

Beginning on the Transfer Date and continuing through September 30, 2027, the County shall provide the Authority with the use of the County telecommunications and network equipment and services as provided in the Transfer Agreement. The Authority may enter into agreements with the County for the use of County telecommunications and network equipment effective after September 30, 2027.

In Process

6.7 **County I.T. Services Agreements**

(a) By October 3, 2025, the County shall notify each Public Agency that is a party to an agreement for information technology services with the County providing the Public Agency with access to the CLEMIS System (each a "**County I.T. Services Agreement**") of the cancellation of the County I.T. Services Agreement by the County effective February 1, 2026.

(b) When providing notice to a Public Agency under section 6.7(a), the County shall provide the Public Agency with information provided by the Authority regarding the transfers provided under this agreement and instructions on how the Public Agency may enter into an agreement with the CLEMIS Authority for continued access to the CLEMIS System after January 31, 2026.

(c) If the County enters into a County I.T. Services Agreement after the Effective Date, the County I.T. Services Agreement must provide for the termination of the County I.T. Services Agreement effective February 1, 2026.

(d) The County and the Authority may enter into agreements and execute other documents necessary to effectuate this section 6.7.

6.8 **Other Revenue**

After January 31, 2026, the County shall transfer to the Authority money paid to the County and attributable to the CLEMIS System. A transfer under this section 6.8 must be paid to the Authority within 15 Business Days after the end of the month in which money is paid to the County.

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

6.9 **Nonparty Consents**

To the extent that the County's rights under any agreement or permit that is a Transferred Asset under the Transfer Agreement, or any other Transferred Asset under the Transfer Agreement, may not be assigned to the Authority without the consent of another Person, and the consent has not been obtained as of the Transfer Date, it is the intent of the parties that this Agreement not be construed to assign the Transferred Asset to the Authority if the attempted assignment would constitute a breach of the agreement or permit or be unlawful, and the County shall use reasonable efforts to obtain any required consent as promptly as possible. If any consent is not obtained or if any attempted assignment would be ineffective or would impair the Authority's rights under the Transferred Asset in question, so that the Authority would not effectively acquire the benefit of the rights relating to the Transferred Asset, the County, to the extent permitted by applicable law and the Transferred Asset, shall act after the Transfer Date as the Authority's agent to obtain for the Authority the benefits under the Transferred Asset and shall cooperate to the extent permitted by applicable law and the Transferred Asset in any other reasonable arrangement designed to provide the benefits to the Authority.

In Process

ARTICLE 7
EMPLOYEES

7.1 **Employer of Personnel**

(a) The Authority must function as the employer of any employees of the Authority and has the responsibility, authority, and right to manage and direct the employees of the Authority.

(b) No employment relationship exists between the Authority and an employee of an Initial Participant or a Participant.

7.2 **Transfer of County Employees**

(a) On the Transfer Date, the County shall transfer to the Authority each employee of the County indicated in the Transfer Agreement that remains an employee of the County on January 31, 2026. Upon transfer to the Authority, the employees transferred under this section 7.2(a) will each be an employee of the Authority and not employees of the County.

(b) On the Transfer Date, the County shall detail (as provided in this section 7.2(b)) to the Authority each employee of the County indicated in the Transfer Agreement that remains an employee of the County on January 31, 2026. Employees of the County detailed to the Authority under this section 7.2(b) are not employees of the Authority and remain employees of the County. Employees described in this section 7.2(b) will continue within the County's merit system (as applicable to any County merit system employee), and the County's compensation and benefit system, including wages, retirement benefits, seniority, medical leave, vacation, healthcare, and other benefits, with those costs paid by the Authority while the employee is detailed to the Authority. Employees detailed under this section 7.2(b) are subject to direction and

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

supervision in the performance of tasks by the Authority, but the County will function as the employer of the employees detailed under this section 7.2(b) and will otherwise have the responsibility, authority, and right to manage and direct the employees. The Authority and the County may enter into agreements relating to the detail of employees under this section 7.2(b).

ARTICLE 8
RECORDS AND FINANCES

8.1 Authority Records

(a) The Authority shall keep and maintain at the principal office of the Authority all documents and records of the Authority.

(b) The records of the Authority must include a copy of this agreement, each Participation Agreement, any amendments to this agreement, and any amended and restated agreement.

(c) The Authority shall make the records of the Authority available to the parties.

(d) The records and documents of the Authority must be maintained until termination of this agreement. Upon termination of this agreement, the records and documents of the Authority must be transmitted to the County.

8.2 Freedom of Information Act

The Authority shall comply with the Freedom of Information Act, 1976 PA 442, as amended, MCL 15.231 to 15.246.

8.3 Uniform Budgeting and Accounting Act

(a) The Authority shall be subject to and comply with the Uniform Budgeting and Accounting Act, 1968 PA 2, as amended, MCL 141.421 to 141.440a.

(b) Unless otherwise designated by the Executive Committee, the Executive Director shall serve as the chief administrative officer of the Authority for purposes of the Budget Act.

(c) The Executive Committee shall prepare all budgets and budget amendments and the Executive Committee shall approve all budgets and budget amendments for the Authority for each fiscal year of the Authority.

8.4 Financial Statements and Reports

(a) The Authority shall prepare, or cause to be prepared, at the Authority's expense, audited financial statements (balance sheet, statement of revenue and expenses, statement of cash flows, and changes in fund balance) on an annual basis.

(b) The audited financial statements must be prepared in accordance with generally accepted accounting principles and accompanied by a written opinion of an independent certified public accounting firm.

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

(c) A copy of the annual financial statement and report must be filed with the Michigan Department of Treasury and the Authority shall make a copy available to the Authority Board, the Executive Committee, and each of the parties.

8.5 **Deposits and Investments**

The Authority shall deposit and invest money of the Authority not otherwise employed in carrying out the purposes of the Authority in accordance with an investment policy adopted by the Executive Committee that is consistent with applicable law.

8.6 **Disbursements**

Disbursements of money of the Authority must be in accordance with the budget for the Authority adopted by the Executive Committee, consistent with any guidelines or disbursement policies established by the Executive Committee, and in accordance with applicable law.

8.7 **Audits**

(a) The Executive Committee may establish a dedicated audit committee for the purpose of overseeing the accounting and financial reporting processes of the Authority and audits of its financial statements and making recommendations to the Authority Board on approval of the annual audit.

(b) If an audit committee is established, the Executive Committee shall establish specific duties and obligations for the audit committee and standards and qualifications for membership of that committee.

(c) The Executive Committee may require at least one member of an audit committee to be specifically knowledgeable about financial reports.

ARTICLE 9
ADMISSION OF PARTICIPANTS

9.1 **Admission Procedure**

(a) After the Effective Date, a Public Agency may become a Participant by submitting to the Authority a participation agreement signed by the Public Agency in the form included at exhibit A (a "**Participation Form**") in a manner consistent with this section 9.1 and any procedures adopted by the Executive Committee.

(b) A Participation Form must be accompanied by a resolution of the governing body of the Public Agency in substantially the form provided at exhibit B (the "**Authorizing Resolution**").

(c) A Participation Form also must be accompanied by a CLEMIS MSA signed by the Public Agency.

(d) The Executive Director may approve or deny a request from a Public Agency to become a Participant. If the Executive Director approves the request from the Public Agency, the Executive Director shall sign the Participation Form and the CLEMIS

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

MSA submitted by the Public Agency and transmit a signed copy of the Participation Form and the CLEMIS MSA to the Public Agency.

(e) A Public Agency approved under section 9.1(d) shall do both of the following:

(1) File a copy of (A) the Participation Form signed by the Public Agency and the Authority, (B) a copy of the Authorizing Resolution for the Public Agency, and (C) this agreement with the county clerk of each county in which the Public Agency is located; and

(2) Notify the Authority of the Public Agency's compliance with section 9.1(e)(1).

(f) After notification under section 9.1(e)(2), the Authority shall file a copy of (A) the Participation Form signed by the Public Agency and the Authority, (B) a copy of the Authorizing Resolution for the Public Agency, and (C) this agreement with the clerk of the County.

(g) If the Executive Director does not approve a request from a Public Agency under this section 9.1, the Public Agency is not a Participant.

In Process

9.2 **Admission Date**

The effective date of admission of a Participant is the day on which sections 9.1(e) and 9.1(f) are complied with for the Participant.

9.3 **Admission not an Amendment**

The admission of an additional Participant is not otherwise an amendment to this agreement.

ARTICLE 10
TERM, DURATION, WITHDRAWAL, AND TERMINATION

10.1 **Effective Date**

(a) This agreement is effective beginning on the day (the "**Effective Date**") that all of the following are satisfied:

(1) this agreement is approved by the township board of Bloomfield Township;

(2) this agreement is approved by the township board of White Lake Township;

(3) this agreement is approved by the board of commissioners of the County;

(4) this agreement is signed by the supervisor of Bloomfield Township;

(5) this agreement is signed by the supervisor of White Lake Township;

(6) this agreement is signed by the County Executive;

(7) a copy of this agreement is filed with the clerk of the County; and

(8) a copy of this agreement is filed with the Secretary of State.

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

10.2 **Term**

(a) This agreement is effective beginning on the Effective Date and continues for an initial term of 15 years (the "**Initial Term**").

(b) After the Initial Term, the agreement is extended in five-year increments unless not extended by joint action of the parties.

(c) The term of this agreement also ends upon one or more of the following:

(1) withdrawal by all parties under sections 10.3 and 10.4;

(2) withdrawal by the County under section 10.3;

(3) withdrawal by all Initial Participants and Participants under section 10.4; or

(4) the Transfer Agreement is not approved and effective before February 1, 2026.

10.3 **Withdrawal by County**

The County may withdraw as a party to this agreement upon 18 months' notice of its withdrawal to the Authority. The Authority by the vote of at least three-fourths of the serving members of the Executive Committee may waive the notice period under this section 10.3.

10.4 **Withdrawal by Others**

Initial Participants and Participants other than the County may withdraw from this agreement upon six months' notice to the Authority. The withdrawal of an Initial Participant or Participant other than the County will not terminate or otherwise affect this agreement as to the remaining parties if the County and at least one additional Initial Participant or Participant remains a party to this agreement.

10.5 **Termination or Expiration of CLEMIS MSA**

After January 31, 2026, if an Initial Participant or a Participant terminates the CLEMIS MSA between the Initial Participant or Participant and the Authority or the CLEMIS MSA between the Initial Participant or Participant and the Authority expires, the Initial Participant or the Participant's status as a party to this agreement expires upon the termination or expiration of the CLEMIS MSA.

10.6 **Disposition upon Termination**

(a) As soon as possible after termination of this agreement, the Authority shall wind up its affairs as follows:

(1) all of the Authority's debts, liabilities, and obligations to its creditors and all expenses incurred in connection with the termination of the Authority and distribution of its assets must be paid first; and

(2) title to all property and assets owned by the Authority must be distributed as directed by the Executive Committee, which may include transfer of the property and assets to the County.

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

ARTICLE 11
ADDITIONAL PROVISIONS

11.1 Legal Compliance

Each party shall comply with the laws and regulations applicable to its activities under this agreement.

11.2 Relationship and Responsibilities of Parties

(a) No party is responsible for the acts of the Authority or of the Representatives of any other party, whether acting separately or in conjunction with the implementation of this agreement. The parties are only bound and obligated under this agreement as expressly agreed by each party under this agreement and no party may otherwise obligate any other party because of this agreement.

(b) Each party is responsible for any Nonparty Claims brought against that party and for the acts or omissions of its Representatives arising out of this agreement.

(c) Except as otherwise provided in this agreement, for any dispute arising out of this agreement, each party shall seek its own legal representation and bear the costs of that representation.

(d) The parties hereby acknowledge that no party is legally authorized to indemnify any other party or the Authority. The parties hereby acknowledge that the Authority is not legally authorized to indemnify any party.

(e) A party will not be liable to another party or any other Person for any consequential, incidental, indirect, special, or punitive damages arising out of this agreement regardless of whether the party was informed of the possibility of those damages.

(f) For purposes of this section 11.2, the following definitions apply:

(1) "**Nonparty Claim**" means any Proceeding brought by someone other than a party against one or more parties that arises out of this agreement.

(2) "**Representative**" means, with respect to a party, any of that party's officers, employees, agents, consultants, advisors, or other representatives.

11.3 Nonparties

Except as expressly provided in this agreement, this agreement does not create for any Person and is not intended to create by implication or otherwise, any direct or indirect obligation, duty, promise, benefit, right to be indemnified (such as contractually, legally, equitably, or by implication), right to be subrogated to any party's rights in this agreement, or any other right.

11.4 Governmental Function

The parties acknowledge that the performance of this agreement is the governmental function of providing criminal justice and public safety services to serve and to provide aid for persons and property.

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

11.5 **No Waiver of Governmental Immunity**

The parties believe that nothing in this agreement is a waiver by any party of any governmental immunity provided under Act 7 or other law.

11.6 **Non-Assignment**

No party may assign any of its rights or delegate any of its obligations under this agreement without the prior written consent of the other parties.

11.7 **Modification; Waiver**

(a) No amendment of this agreement will be effective unless it is in writing, approved by the governing body of each party, and signed by an authorized officer of the party.

(b) Each party hereby consents to the filing by the Authority of an amendment under section 11.7(a) approved by each party to the amendment on behalf of each party to the amendment.

(c) No waiver under this agreement will be effective unless it is in writing and signed by the party granting the waiver. A waiver granted on one occasion will not operate as a waiver on other occasions.

In Process

11.8 **Notice**

(a) A notice or other communication under this agreement will be effective if it is in writing and received by the party to which it is addressed. It will be deemed to have been received as follows:

(1) if a paper copy is delivered by a delivery organization that allows users to track deliveries, upon receipt as stated in the tracking system;

(2) if a paper copy is delivered by another means, when the intended recipient or a representative of the intended recipient signs for it; or

(3) if it is delivered by email, when the intended recipient acknowledges by notice in accordance with this section 11.8 (but without need for further acknowledgement) having received that message, except that a read receipt or an automatic reply will not constitute acknowledgement of a message for purposes of this section 11.8; and

(4) if the intended recipient rejects or otherwise refuses to accept it, or if it cannot be delivered because of a change in address for which no notice was given, then upon that rejection, refusal, or inability to deliver.

(b) For a notice under this agreement to be valid, it must be addressed using the information below for that party or any other information stated by that party in a notice in accordance with this section 11.8:

To County: Oakland County
2100 Pontiac Lake Rd
Waterford, MI 48328-2762

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

To Bloomfield Township	Charter Township of Bloomfield 4200 Telegraph Rd Bloomfield Township, MI 48302-2038
To White Lake Township	White Lake Police Department 7525 Highland Rd White Lake, MI 48383-2938
To a Participant:	To the address provided by the Participant in the Participation Agreement for that Participant.

(c) If a notice addressed to a party is received after 5:00 p.m. on a Business Day at the location specified in the address for that party, or on a day that is not a Business Day at the location specified in the address for that party, then the notice will be deemed to have been received at 9:00 a.m. on the next Business Day.

11.9 **Severability**

The parties acknowledge that if a dispute between the parties arises out of this agreement or the subject matter of this agreement, they would want the court to interpret this agreement as follows:

(1) with respect to any provision that it holds to be unenforceable, by modifying that provision to the minimum extent necessary to make it enforceable or, if that modification is not permitted by law, by disregarding that provision;

(2) if an unenforceable provision is modified or disregarded in accordance with this section 11.9, by holding that the rest of the contract will remain in effect as written;

(3) by holding that any unenforceable provision will remain as written in any circumstances other than those in which the provision is held to be unenforceable; and

(4) if modifying or disregarding the unenforceable provision would result in failure of an essential purpose of this agreement, by holding the entire contract unenforceable.

11.10 **Electronic Signatures**

(a) If a Participation Agreement is an Electronically Signed Document, all of the following apply:

(1) the Authority states that the intention of the individual signing on behalf of the Authority on the Electronically Signed Document is to attribute the individual's signature to the Electronically Signed Document, and that the Electronic Signature on the Electronically Signed Document is the signer's signature to the Electronically Signed Document;

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

(2) each Participant states that the intention of the individual signing on behalf of the Participant on the Electronically Signed Document is to attribute the individual's signature to the Electronically Signed Document, and that the Electronic Signature on the Electronically Signed Document is the signer's signature to the Electronically Signed Document;

(3) the parties acknowledge that the Electronic Signatures on all Electronically Signed Documents are legally binding; and

(4) each party hereby waives all rights to repudiate the authenticity or validity of an Electronic Signature on an Electronically Signed Document to the extent the repudiation is based in whole or in part on the fact that the signature is not in an original handwritten form using physical ink and paper.

(b) The Electronic Signatures in Global and National Commerce Act of 2000 (E-SIGN), as amended, 15 USC 7001 to 7031, or the Uniform Electronic Transactions Act, 2000 PA 305, as amended, MCL 450.831 to 450.849, or both, as applicable, govern an Electronic Signature on this agreement or a Participation Agreement for a Participant. The Uniform Computer Information Transactions Act (UCITA) does not govern an Electronic Signature on this agreement or a Participation Agreement for a Participant.

(c) For purposes of this section 11.10, the following definitions apply:

(1) "**Electronic Signature**" means any form of signature provided on behalf of a party other than an original handwritten signature, including any type of image created in any manner (whether electronically or otherwise), which image could reasonably be interpreted as an indication of the signer's intent to sign the document.

(2) "**Electronically Signed Document**" means any document received by a party in connection with this agreement or a Participation Agreement for a Participant, or the correction or amendment of any such document, to which an Electronic Signature is affixed, attached, or otherwise logically associated.

11.11 **Counterparts**

If the parties sign this agreement in several counterparts, each will be deemed an original, but all counterparts together will constitute one instrument.

11.12 **Governing Law**

Michigan law governs any adversarial Proceeding arising out of this agreement.

11.13 **Jurisdiction and Venue**

Except as otherwise required by law or court rule, as the exclusive means of bringing an adversarial Proceeding to resolve any dispute arising out of this agreement or the subject matter of this agreement, a party may bring the Proceeding in the Southern Division of the

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

United States District Court for the Eastern District of Michigan, the 6th Circuit Court of the State of Michigan, or the 50th District Court of the State of Michigan.

11.14 **Scope of Agreement; Entire Agreement**

This agreement (including for each Participant the Participation Agreement for that Participant) is the entire understanding between the parties with respect to the subject matter of this agreement and supersedes all other agreements, whether oral or written, between the parties.

11.15 **Date of Agreement**

The date of this agreement will be the date this agreement is signed by the last of the Initial Participants to sign it (as indicated by the date associated with each Initial Participant's signature). If an Initial Participant signs this agreement but fails to date its signature, the date the County receives that Initial Participant's signature will be deemed to be the date that Initial Participant signed this agreement.

Each Initial Participant is signing this agreement on the date stated opposite the Initial Participant's signature.

In Process

[*signature pages follow*]

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

OAKLAND COUNTY

Date: 10/8/25, 2025

By: _____
David T. Woodward
Chairperson of the County Board of Commissioners

Date: 10/7/25, 2025

By: _____
David Coulter
County Executive

In Process

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

CHARTER TOWNSHIP OF BLOOMFIELD

Date: SEPTEMBER 9, , 2025

By: _____
Mike McCready
Township Supervisor

In Process

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

CHARTER TOWNSHIP OF WHITE LAKE

Date: 8-21-25, 2025

By: _____
Rik Kowall
Township Supervisor

122486.000003 4897-1642-7050.9

In Process

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

EXHIBIT A
FORM FOR PARTICIPATION IN COURTS AND LAW ENFORCEMENT MANAGEMENT INFORMATION SYSTEM (CLEMIS) INTERLOCAL AGREEMENT

CLEMIS

PARTICIPATION AGREEMENT
Courts and Law Enforcement Information System (CLEMIS) Authority

By execution of this Participation Agreement by the Participant and the CLEMIS Authority, the Participant, Oakland County, the Initial Participants, and each other Participant under the CLEMIS Interlocal Agreement enter into an agreement incorporating the interlocal agreement initially between Oakland County, the Charter Township of Bloomfield, and the Charter Township of White Lake creating the Courts and Law Enforcement Management Information System (CLEMIS) Authority by this reference (available at https://www.clemis.org/forms/). A reference copy of the CLEMIS Interlocal Agreement must be attached. This agreement also includes the contents of this cover page. Capitalized terms used but not defined in this agreement are as defined in the CLEMIS Interlocal Agreement.

PARTICIPANT	
Full Legal Name: **Notice Address:** (choose Delivery Address or both Delivery Address and Email)	☐ Delivery Address: ☐ Email:

In Process

ATTACHMENTS *(attach)*	
The following attachments are included with this agreement.	
Authorizing Resolution	☐ An authorizing resolution in substantially the form as provided in exhibit B of the CLEMIS Interlocal Agreement has been adopted by the governing body of the Participant and a copy is attached.
CLEMIS Main Services Agreement	☐ An executed copy of the Cover Page for the CLEMIS MSA between the Participant and the CLEMIS Authority is attached.

SIGNATURES

Each party is signing this participation agreement on the date stated below that party's signature. The date of this agreement will be the date this agreement is signed by the last party to sign it (as indicated by the date associated with that party's signature).

Participant:	**Authority**:
[PUBLIC AGENCY NAME]	COURTS AND LAW ENFORCEMENT MANAGEMENT INFORMATION SYSTEM (CLEMIS) AUTHORITY
By: _____	
Name: _____	By: _____
Title: _____	Name: _____ Executive Director
Date: _____	Date: _____

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

EXHIBIT B
FORM FOR RESOLUTION FOR GOVERNING BODY OF PARTICIPANT

[NAME OF PARTICIPANT]
[Name of Governing Body of Participant]

RESOLUTION
Participation in CLEMIS Authority Interlocal Agreement

[Name of Participant] (the "Public Agency"), is a "public agency" as that term is defined under section 2(e) of the Urban Cooperation Act of 1967, 1967 (Ex Sess) PA 7, as amended, MCL 124.502(e).

Under section 28 of article 7 of the Michigan Constitution of 1963 and the Urban Cooperation Act of 1967, 1967 (Ex Sess) PA 7, as amended, MCL 124.501 to 124.512 ("Act 7"), a public agency may exercise jointly with any other public agency any power, privilege, or authority that the public agencies share in common and that each might exercise separately.

The Public Agency possesses the powers, privileges, and authorities to perform various activities relating to courts and law enforcement management information systems.

The Public Agency wants to exercise powers, privileges, and authorities jointly with Oakland County, the Charter Township of Bloomfield, the Charter Township of White Lake, and other participating public agencies under an interlocal agreement creating the Courts and Law Enforcement Management Information System (CLEMIS) Authority (the "CLEMIS Interlocal Agreement") and become a participating public agency under and party to the CLEMIS Interlocal Agreement.

The Public Agency also wants to use the services of the CLEMIS System operated by the Courts and Law Enforcement Management Information System (CLEMIS) Authority (the "Authority") by entering into a services agreement with the Authority.

The [name of governing body] of the Public Agency therefore resolves as follows:

- that the interlocal agreement between Oakland County, the Charter Township of Bloomfield, the Charter Township of White Lake, and other participating public agencies creating the CLEMIS Interlocal Agreement is hereby approved;
- that the Public Agency is hereby authorized to enter into a participation agreement with the Authority to enter into and become a party to the CLEMIS Interlocal Agreement;
- that the Public Agency is hereby authorized to enter into the CLEMIS Main Services Agreement (the "CLEMIS MSA") between the Public Agency and the Authority;
- that the [designated officer of the Public Agency] of the Public Agency is hereby authorized and directed to transmit a copy of this resolution to the Authority and execute the participation agreement for the CLEMIS Interlocal Agreement and the CLEMIS MSA on behalf of the Public Agency; and
- that the [designated officer of the Public Agency] of the Public Agency is hereby authorized and directed to file a copy of the participation agreement for the CLEMIS Interlocal Agreement, including the CLEMIS Interlocal Agreement, on behalf of the Public Agency with the clerk of each county in which the Public Agency is located.

Certification

I, [Public Agency governing body clerk/secretary name], [secretary/clerk] of the [governing body of Public Agency] (the "Board") of the [Public Agency Name] (the "Public Agency"), hereby certify all of the following:

(1) that this resolution of the Board was adopted at a meeting of the Board held on [date];
(2) that the resolution remains in effect;
(3) that the meeting was held in compliance with the Open Meetings Act, 1976 PA 267, as amended, MCL 15.261 to 15.275; and
(4) that the minutes of the meeting were kept and have been or will be made available as required by the Open Meetings Act, 1976 PA 267, as amended, MCL 15.261 to 15.275.

Date: _____

By: _____

Name: _____
[Secretary/Clerk]

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

OAKLAND COUNTY MICHIGAN
BOARD OF COMMISSIONERS

September 18, 2025
RESOLUTION #2025-5723 _ 25-32
Sponsored By: Gwen Markham
Executive's Office - Formation of the Courts & Law Enforcement Management Information System (CLEMIS) Authority
Chair and Members of the Board:

WHEREAS the Courts & Law Enforcement Management Information System (CLEMIS) is a multifaceted, regional public safety information system, which provides mission critical technology and vital information to governmental entities at an affordable cost and is operated, maintained, and subsidized by the Oakland County Department of Information Technology; and

WHEREAS CLEMIS was created in approximately 1968 to address the inability of criminal justice/public safety agencies to electronically share data in a timely/real time manner; and

In Process

WHEREAS CLEMIS is used by approximately 250 governmental entities across ten counties in Michigan; and

WHEREAS the State of Michigan encourages governmental entities to share services with each other for efficiency and cost savings; and

WHEREAS CLEMIS must be modernized to become an independent, self-sustaining operation that continues to provide affordable and accessible solutions to governmental entities; and

WHEREAS to accomplish these objectives a separate legal entity must be formed pursuant to State law; and

WHEREAS pursuant to the Urban Cooperation Act, Public Act 7 of 1967, MCL 124.501, et seq., and the Interlocal Agreement, attached as Schedule A, Bloomfield Township, Oakland County, and White Lake Township will form a separate legal entity; and

WHEREAS the County Executive recommends that the Oakland County Board of Commissioners approve and execute the attached Interlocal Agreement.

NOW THEREFORE BE IT RESOLVED that the Oakland County Board of Commissioners approves the attached Interlocal Agreement and directs its Chairperson and requests the County Executive to each execute the attached Interlocal Agreement on behalf of Oakland County and file the executed Interlocal Agreement with the Oakland County Clerk and the Oakland County Clerk shall file the Agreement with the Office of the Great Seal of the Michigan Secretary of State.

BE IT FURTHER RESOLVED that the Oakland County employees identified in the attached Schedule B, shall be assigned/detailed to the new separate legal entity and retain full benefits and rights as an Oakland County employee, as long as they remain an Oakland County employee; the full cost of such assignment/detail of personnel to be reimbursed to Oakland County.

BE IT FURTHER RESOLVED that the Oakland County employees identified in attached Schedule C

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

will be transferred to the divisions set forth therein.

BE IT FURTHER RESOLVED that those Oakland County positions assigned/detailed to the new separate legal entity, identified in Schedule B, shall be deleted if the position becomes vacant.

BE IT FURTHER RESOLVED that Oakland County shall account for the new separate legal entity and any financial transfers to the new separate legal entity in a manner consistent with the accounting and financial reporting standards for state and local governments established by the Government Accounting Standards Board.

BE IT FURTHER RESOLVED that ten million dollars ($10,000,000.00) be transferred from the Strategic Investment Plan Fund Balance (383554) to the new separate legal entity, and the transfer shall be executed pursuant to the attached Interlocal Agreement as approved by this resolution.

Chair, the following Commissioners are sponsoring the foregoing Resolution: **Gwen Markham**.

Date: September 18, 2025

David Woodward, Commissioner

Date: September 19, 2025

David Coulter, Oakland County Executive

Date: September 30, 2025

Lisa Brown, County Clerk / Register of Deeds

COMMITTEE TRACKING
2025-09-10 Finance - Recommend to Board
2025-09-18 Full Board - Adopt

Motioned by Commissioner Gwen Markham seconded by Commissioner Robert Hoffman to adopt the attached Resolution: Formation of the Courts & Law Enforcement Management Information System (CLEMIS) Authority.

Yes: Ann Erickson Gault, Michael Gingell, Marcia Gershenson, Robert Hoffman, Brendan Johnson, Christine Long, Penny Luebs, Gwen Markham, William Miller III, Angela Powell, Robert Smiley, Yolanda Smith Charles, Michael Spisz, Linnie Taylor, Philip Weipert, David Woodward (16)
No: Charles Cavell, Kristen Nelson (2)
Abstain: None (0)
Absent: Karen Joliat (1)
Passed

ATTACHMENTS
1. CLEMIS Authority Position Schedule B and C

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

2. Resolution 25-014 CLEMIS Interlocal Agreement
3. CLEMIS Participation Agreement
4. 4897-1642-7050.10 - CLEMIS Authority Interlocal Agreement

STATE OF MICHIGAN)
COUNTY OF OAKLAND)
I, Lisa Brown, Clerk of the County of Oakland, do hereby certify that the foregoing resolution is a true and accurate copy of a resolution adopted by the Oakland County Board of Commissioners on September 18, 2025, with the original record thereof now remaining in my office.

In Testimony Whereof, I have hereunto set my hand and affixed the seal of the Circuit Court at Pontiac, Michigan on Thursday, September 18, 2025.

Lisa Brown

In Process

Lisa Brown, Oakland County Clerk / Register of Deeds

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

PRESENT:

Supervisor Mike McCready	Trustee Mark Antakli
Clerk Martin Brook	Trustee Neal Barnett
Treasurer Michael Schostak	Trustee Christopher Kolinski
	Trustee Valerie Murray

ABSENT:

ITEM 3. Consider Approval of the CLEMIS Authority Formation Interlocal Agreement

Police Chief James Gallagher presented on the proposed formation of the CLEMIS Authority. Chief Gallagher was accompanied by Bo Chang, Interim Director of CLEMIS.

CLEMIS (Courts and Law Enforcement Management Information System) was originally established in 1968 by Oakland County in collaboration with several local police departments. Bloomfield Township is one of the founding members. CLEMIS serves as a data-sharing platform among law enforcement agencies to support crime-solving efforts and public safety services. The system, however, has not been modernized since its creation.

The agreement was reviewed by our Township attorney. Chief Gallagher requested that Bloomfield Township continue its leadership role in CLEMIS and approve the Interlocal Agreement to move forward in creating the CLEMIS Authority.

In Process

MOTION by Barnett and SUPPORT by Murray to APPROVE the CLEMIS Authority Formation Interlocal Agreement with an Amendment to Mail all Notices Pursuant to the Agreement to the Township Police Department and Township Supervisor (Exhibit 1).

A voice vote was called.

MOTION DECLARED ADOPTED 7-0.

I, MARTIN C. BROOK, TOWNSHIP CLERK of the Charter Township of Bloomfield, County of Oakland, Michigan, do hereby certify the foregoing is a true and correct copy of a resolution adopted by the Board at its regular meeting held on the 8th day of September 2025.

MARTIN C. BROOK
BLOOMFIELD TOWNSHIP CLERK

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

CHARTER TOWNSHIP OF WHITE LAKE
OAKLAND COUNTY, MICHIGAN

RESOLUTION #25-014

APPROVE OAKLAND COUNTY CLEMIS INTERLOCAL AGREEMENT

At the regular meeting of the Township Board of the Charter Township of White Lake, County of Oakland, Michigan, held in Township Annex Hall, 7527 Highland Road, in accordance with the Open Meetings Act, Public Act 267 of 1976 as amended, on the 19th day of August, 2025, at 6:30 p.m., with those present and absent being:

Present: Rik Kowall, Anthony L. Noble, Mike Roman, Scott Ruggles, Andrea C. Voorheis, and Liz Smith.

Absent: Steve Anderson.

In Process

The following preamble and resolution were offered by Clerk Noble and seconded by Supervisor Kowall.

WHEREAS, the Township Board has considered the Oakland County CLEMIS Interlocal (the "Agreement"), attached as Exhibit A.

WHEREAS, the Township has the authority to enter into Interlocal agreements under the Urban Cooperation act of 1967, 1967 (Ex Sess) PA 7, as amended, MCL 124.501 to 124.512. The Township may exercise jointly with any other public agency any power, privilege, or authority that the public agencies share in common and that each might exercise separately. The Township possesses the powers, privileges, and authorities to perform various activities relating to courts and law enforcement management information systems ("CLEMIS").

WHEREAS, the Township wants to exercise powers, privileges, and authorities jointly with Oakland County and the Charter Township of Bloomfield under the Agreement creating the CLEMIS Authority as an Initial Participant. The Agreement parties will be expanded at a later date to include other Participants who agree to the terms of the Agreement;

WHEREAS, the Authority will be a separate legal entity that will have the authority to enter into contracts, hire employees, accept grants, borrow money and exercise other authority outlined in the Agreement. The Authority is not authorized to levy a tax.

WHEREAS, the Agreement transfers the functions of the CLEMIS System from Oakland County to the CLEMIS Authority, with the Township designated as an Authority Board member.

WHEREAS, the day to day responsibilities of the CLEMIS System will be overseen by an Executive Board and an Executive Director. The Executive Committee will be comprised of 9 members from the Authority Board who are appointed by the County Executive. The Executive

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

Committee is required to establish fees and other charges sufficient to pay for the expenses of the CLEMIS System and Authority among other responsibilities outlined in the Agreement;

WHEREAS, as part of the transfer of the assets and liabilities of CLEMIS from the County, the Authority shall receive $250,000 from the County for the initial startup costs of the Authority and the County will transfer $9,750,000.00 to the Authority on February 1, 2026, as well as the CLEMIS System. The County will also transfer certain employees, which will be outlined in a Transfer Agreement;

WHEREAS, the County shall provide the Authority with the use of County facilities, property, and the County telecommunications and network, needed to operate the CLEMIS system through September 30, 2027. The Authority may enter into agreements with the County for use of County property and facilities and network after September 20, 2027;

WHEREAS, the Agreement will not be effective until it is approved by both White Lake and Bloomfield Townships, the County Board of Commissioners, is signed by the Township Supervisors and the County Executive and is filed with the County and the Secretary of State.

WHEREAS, the Agreement is for an initial term of 15 years, which may be extended in 5 year increments. The Township may withdraw from the Authority upon providing 6 months advance notice. The County may withdraw from the Agreement upon providing 18 months advance notice. If the County withdraws from the Agreement, the Agreement terminates.

WHEREAS, the Township Board has determined that it will benefit the Township to enter into the Agreement.

NOW, THEREFORE, the Township Board of the Charter Township of White Lake, Oakland County resolves as follows:

1. The Township Board resolves to approve the Agreement, attached as Exhibit A to this Resolution, in substantially the same form as presented.

2. The Township Board authorizes the Township Supervisor to execute the Agreement on behalf of the Township.

A vote on the foregoing resolution was taken and was as follows:

AYES:	6
NAYS:	0
ABSENT:	1

RESOLUTION DECLARED ADOPTED BY VOICE VOTE.

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

CLERKS CERTIFICATION

STATE OF MICHIGAN)
)§§
COUNTY OF OAKLAND)

I, Anthony L. Noble, duly qualified Clerk of the Charter Township of White Lake, County of Oakland, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted at a meeting of the Township Board held on the 19h day of August 2025, the original of which resolution is on file in my office

IN WITNESS WHEREOF, I have hereunto affixed my official signature on this 22nd day of September, 2025.

In Process

Anthony L. Noble, Clerk MiPMC
Charter Township of White Lake

ACKNOWLEDGMENT

STATE OF MICHIGAN)
)§§
COUNTY OF OAKLAND)

The foregoing Certified Record was acknowledged before me by Anthony L. Noble, the duly authorized Clerk of White Lake Township, Michigan, on September 22, 2025.

DOUGLAS D. SANTIAGO
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES May 18, 2028
ACTING IN COUNTY OF

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

Exhibit A

(Agreement Attached)

In Process

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

CLEMIS Authority

Quote: Ypsilanti Police

Ypsilanti Police
505 W Michigan Ave
Ypsilanti, MI 48197

Timothy Anderson
tanderson@cityofypsilanti.com
+17344839510

Reference: 20260521-073214232

Department/Organization: Ypsilanti Police

Public Agency: City of Ypsilanti

Effective Date: October 1, 2026

Quote created: May 21, 2026
Quote expires: July 31, 2026
Quote created by: Lisa Werner
CLEMIS Authority Support
wernerl@clemisauthority.org
+19478136903

In Process

This CLEMIS Order Form ("Order Form") is entered into by the Courts and Law Enforcement Management Information System (CLEMIS) Authority created as a public body corporate and politic (the "Authority"), and the public agency listed above ("Public Agency").

Comments from the CLEMIS Authority:

Please review your Products & Services listed below along with the Terms of this quote and confirm that they are complete and accurate.

This quote is provided for your review while your community's agreement is being approved.

- The Order form with signature lines will be sent to you once that agreement is in place.
- Your membership term begins October 1, 2026, and payment will be due at that time for the period October 2026 through September 2027.
- If anything in this quote needs to be added, removed, or corrected, please contact us before September 1, 2026 so we can get your Order corrected before it is sent for signature.
- You can reach us at membership@clemisauthority.org or (947) 813-6903.

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

Products & Services

Item & Description	Quantity	Unit Price	Total
CLEMIS Membership w/CAD 16+ FTEs [FY27] **Payment starts: October 1, 2026**	19	$330.00 / year	$6,270.00 / year
MDC Wireless with Card [FY27] **Payment starts: October 1, 2026**	8	$1,149.00 / year	$9,192.00 / year
LEADS Online Subscription (10-24 FTEs) [FY27] **Payment starts: October 1, 2026**	1	$2,600.00 / year	$2,600.00 / year
Dataworks Criminal Livescan-Mugshot 10+Palm (Existing) [FY27] **Payment starts: October 1, 2026**	1	$6,900.00 / year	$6,900.00 / year
Dataworks Livescan as a Service, Transition Price Protection Adjustment (Years 2-5) **Payment starts: October 1, 2026**	1	$5.00 / year	$5.00 / year
CAD Primary Connectivity - ASE Fiber Line [FY27] **Payment starts: October 1, 2026**	1	$3,840.00 / year	$3,840.00 / year
CLEMIS 24x7 Site Monitoring [FY27] **Payment starts: October 1, 2026**	1	$2,400.00 / year	$2,400.00 / year
		Due now	**$0.00**

In Process

Future Payments Summary

Item	Payment
CLEMIS Membership w/CAD 16+ FTEs [FY27]	$6,270.00 / year starting on October 1, 2026
MDC Wireless with Card [FY27]	$9,192.00 / year starting on October 1, 2026
LEADS Online Subscription (10-24 FTEs) [FY27]	$2,600.00 / year starting on October 1, 2026

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

Item	Payment
Dataworks Criminal Livescan-Mugshot 10+Palm (Existing) [FY27]	$6,900.00 / year starting on October 1, 2026
Dataworks Livescan as a Service, Transition Price Protection Adjustment (Years 2-5)	$5.00 / year starting on October 1, 2026
CAD Primary Connectivity - ASE Fiber Line [FY27]	$3,840.00 / year starting on October 1, 2026
CLEMIS 24x7 Site Monitoring [FY27]	$2,400.00 / year starting on October 1, 2026

Terms and Conditions

The terms and conditions governing this Order Form, including payment terms, are set forth in the Main Services Agreement (the "MSA"). A copy of the MSA is available at www.clemisauthority.org/membership. Capitalized terms not defined in this Order Form have the meaning given them in the MSA.

In Process

1. Subscription

1.1 Public Agency Departments. Public Agency is subscribing for the Service to be provided to the departments of Public Agency listed above.

1.2 Subscription Term. The subscription term for the products below commences on the Order Form Effective Date above and will remain in effect through September 30 of the same fiscal year (October 1 through September 30). The subscription term will automatically renew for consecutive one-year terms, unless terminated by either party providing written notice at least 30 days prior to expiration of the then-current term.

2. Products, Services, and Fees

2.1 Product Subscription. Public Agency is subscribing to the products listed in this Order Form, which products will constitute the "Service" (as defined in the MSA) to be provided to Public Agency. Public Agency may purchase additional products to be included as part of the Service through the execution of additional Order Forms.

2.2 Professional Services. Public Agency is purchasing the services listed in this Order Form, which services will constitute "Professional Services" (as defined in the MSA) to be provided to Public Agency.

3. Signature Authority. The individual signing on behalf of Public Agency represents that they are duly authorized to sign this Order Form on behalf of Public Agency and contractually bind Public Agency to its terms.

Docusign Envelope ID: 22F65969-7A31-87C1-8147-E90E67503EAC

Questions? Contact me

Lisa Werner
CLEMIS Authority Support
wernerl@clemisauthority.org
+19478136903

CLEMIS Authority
51111 Woodward Avenue, Suite 723
Pontiac, MI 48342
United States

In Process

Certificate Of Completion

Envelope Id: 22F65969-7A31-87C1-8147-E90E67503EAC
Status: Sent
Subject: CLEMIS Authority: Your Participation Agreement is Enclosed
Source Envelope:
Document Pages: 60
Signatures: 0
Certificate Pages: 4
Initials: 0
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-05:00) Eastern Time (US & Canada)

Envelope Originator:
Majd Soueid
1200 North Telegraph Road
Pontiac, MI 48341
soueidm@clemisauthority.org
IP Address: 54.174.62.155

Record Tracking

Status: Original
5/26/2026 2:07:17 PM
Holder: Majd Soueid
soueidm@clemisauthority.org
Location: DocuSign

Signer Events	Signature	Timestamp
Andrew Hellenga ahellenga@cityofypsilanti.com City manager Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Accepted: 5/27/2026 12:02:00 PM ID: 82b3ef38-7fd9-4045-855c-1ecbf9954c15		Sent: 5/27/2026 11:22:56 AM Viewed: 5/27/2026 12:02:00 PM
Bo Cheng chengb@clemisauthority.org Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign		

In Process

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp
Timothy Anderson tanderson@cityofypsilanti.com Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign	COPIED	Sent: 5/27/2026 11:22:57 AM Viewed: 5/27/2026 11:36:19 AM

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	5/27/2026 11:22:57 AM
Envelope Updated	Security Checked	5/29/2026 12:10:02 PM

Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

In Process

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, CLEMIS Authority (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a $0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact CLEMIS Authority:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:
To contact us by email send messages to: membership@clemisauthority.org

To advise CLEMIS Authority of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at membership@clemisauthority.org and in the body of such request you must state:

your previous email address, your new email address. We do not require any other information from you to change your email address

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from CLEMIS Authority

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to membership@clemisauthority.org and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with CLEMIS Authority

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an email to membership@clemisauthority.org and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process.

In Process

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: https://support.docusign.com/guides/signer-guide-signing-system-requirements.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

By selecting the check-box next to ‘I agree to use electronic records and signatures’, you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify CLEMIS Authority as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by CLEMIS Authority during the course of your relationship with CLEMIS Authority.

REQUEST FOR LEGISLATION
July 21, 2026

For: Mayor and City Council

From: Andrew Hellenga, City Manager

Subject: Resolution No. 2026-158 Awarding the towing contract to Budget Towing and authorizing the Mayor and City Clerk to sign the contract, subject to the approval of the City Attorney.

SUMMARY & BACKGROUND:

RECOMMENDED ACTION: Approval

ATTACHMENTS:
1. RFL and Resolution Towing
2. Budget
3. Nationwide

CITY MANAGER APPROVAL: COUNCIL AGENDA DATE: July 21, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:

REQUEST FOR LEGISLATION
July 21, 2026

For: Mayor and City Council

From: Andrew Hellenga, City Manager

Subject: Towing Contract

SUMMARY & BACKGROUND:

The City of Ypsilanti requested bids for towing services with an expiring contract with Budget Towing. Two bids were received; one from Budget Towing and one from Nationwide Towing. Analysis of bids are brlow

1. Proximity to Ypsilanti City Hall
   - Nationwide:
     - Primary Location: 221 Lincoln (Lease signed; no equipment observed since May 25, 2026)
     - Secondary Location: 2835 Coolidge Ave (not accessible, not near public transport)
     - Travel Time: 13 Minutes by Car
   - Budget Towing:
     - Distance: 1.4 miles
     - Travel Time: 5 minutes
     - Accessibility: 24-hour operation confirmed

Analysis: Budget Towing has a clear advantage in proximity and accessibility, which is crucial for timely service.

2. Pricing
   - Nationwide:
     - Base Road Service: $55
     - Class A Tow: $74
     - Class B Tow: $95
     - Class C Tow: $125/hour (2-hour minimum), and other fees (storage, cleanup, etc.) not fully detailed.
     - An additional $125 for Flatbed Truck: Truck primarily used for accidents.
   - Budget Towing:
     - Base Road Service: $85 + fuel costs
     - Class A Tow: $180, Class B: $230 (1-hour minimum), with comprehensive pricing for various services.
     - Additional fees for storage, cleanup, and mileage, with a clear breakdown.

Analysis: Nationwide offers lower base rates, but Budget Towing's pricing is more transparent and competitive based on local standards.

3. Equipment
   - Nationwide:
     - Vehicles Offered: 18

    - Condition: Not detailed, but compliant with specifications.
- Budget Towing:
    - Vehicles Offered: 25 trucks and 9-ancillary equipment.
    - Condition: Mixed model years, oldest being 2010, exceeding minimum specifications.

Analysis: Budget Towing appears to have a larger and potentially more reliable fleet, which may be beneficial for diverse towing needs.

4. Personnel

- Nationwide:
    - Staff Count: 19 total (12 drivers, 4 dispatchers, remaining administrative).
    - Experience Level: 2 to 30 years, all full-time.
- Budget Towing:
    - Staff Count: 28 full-time (10 office personnel, 12 drivers, 4 management, 2 mechanics).
    - Backgrounds: Clear driving records and varied experience levels.

Analysis: Budget Towing has a larger team with a more diversified skill set, which could lead to better service delivery.

Summary

- Strengths of Nationwide:
    - Lower base pricing for some services. However, pricing information is lacking, and additional fees for a flatbed would increase costs for accident towing.
- Weaknesses of Nationwide:
    - Inaccessible location and lack of detailed equipment condition information.
- Strengths of Budget Towing:
    - Closer proximity to City Hall, extensive and well-maintained fleet, transparent pricing.
- Weaknesses of Budget Towing:
    - Higher base rates compared to Nationwide.

RECOMMENDED ACTION: Based on the analysis, Budget Towing appears to be the more favorable choice due to better accessibility, a larger and more diverse fleet, and a comprehensive approach to pricing and service delivery.

ATTACHMENTS: Resolution and Bids

CITY MANAGER APPROVAL: _____ COUNCIL AGENDA DATE: _____

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____

BUDGET PRIORITY REFERENCE _____

Resolution No. 2026 - 158
July 21, 2026

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the City of Ypsilanti's Current Towing contract expires on July 30, 2026; and

WHEREAS, the City of Ypsilanti released a bid for towing services and received two bids; and

WHEREAS, upon analysis, while amounts were presented as lower for Nationwide, the overall bid submitted by Budget Towing provided more complete information, and the location was more easily accessible.

NOW THEREFORE BE IT RESOLVED THAT The City Council of the City of Ypsilanti award the towing contract to Budget Towing and authorize the Mayor and City Clerk to sign the contract subject to the approval of the City Attorney.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

Proposal For Towing Services for City of Ypsilanti Police Department

Due Date & Time: June 1, 2026; 3:00 PM

Submitted By:
Wall Street Towing Inc. D.B.A. Stadium Towing & Recovery / Budget Towing & Storage
Address: 876 Railroad Street, Ypsilanti, MI 48197
POC: Nabil Salamey, Owner
Email: billy.salamey@budgetstadium.com
Phone: (734) 485-2055

Submitted To:
City of Ypsilanti / Ypsilanti Police Department
Address: One South Huron Street, Ypsilanti, MI 48197
POC: Chief Tim Anderson
Email: tanderson@cityofypsilanti.com

Request For Proposal (RFP): Towing Services for the City of Ypsilanti Police Department

Request for Proposal (RFP)

Towing Services for City of Ypsilanti Police Department

Date Issued: May 6, 2026 **Proposal Due Date:** June 1, 2026 by 3:00 PM

Pre-bid Meeting: May 20, 2026 at 2:00 PM. Located at One South Huron, Ypsilanti, MI 48197

Submission Instructions

Bidders must submit one (1) original and two (2) copies of their proposals to:

Ypsilanti City Clerk Attn: Towing Bid One South Huron Street Ypsilanti, MI 48197

A bid opening will occur immediately following the submission deadline in the Ypsilanti City Council Chambers. All proposals must include the full RFP document, requested attachments, and any amendments issued. Late bids will not be considered unless waived by the City Council.

For questions regarding purchasing and procedures, please contact Chief Tim Anderson at tanderson@cityofypsilanti.com

Thank you for your interest!

I. Proposal Definitions

- **City of Ypsilanti:** Refers to the City of Ypsilanti and/or the Ypsilanti Police Department.
- **Bidder:** An individual or business submitting a bid.
- **Contractor:** An entity contracted to perform work or provide materials.

Purpose of Proposal

The City of Ypsilanti seeks proposals for towing services to support requests generated by the Ypsilanti Police Department.

Proposal Terms

- The City reserves the right to reject any and all bids, waive informalities, and negotiate terms of any bid deemed in the best interest of the City.
- Proposals must be signed by an authorized representative and remain binding for at least 60 days.

- Any revisions to the RFP will be communicated through addenda. Adjusted submission deadlines may apply.
- Proposals should be clear, concise, and free of erasures. Mistakes must be crossed out and initialed.
- Contractors must not be in default to the City and must pay administrative fees to the Police Department prior to bid submission.

By submitting a bid, the Bidder agrees to the terms of the City's standard contract addendum (attached as Exhibit 1) if awarded the contract.

II. Contractor Information

Proposals must include the following information to avoid disqualification:

1. **Business Information:**
    - Total years in business and towing under the bid name. (Attach as Addenda A)
2. **Employee Information:**
    - Names, employment duration, training relevant to towing, and office addresses for employees. Include driver's license information and records. (Attach as Addenda B)
3. **Service Availability:**
    - Detail ability to provide 24/7 service. (Attach as Addenda C)
4. **Primary Service Point:**
    - Location, hours of operation, storage information, and truck details. (Attach as Addenda D)
5. **References:**
    - Five references for similar services provided. Include company name, contact, and phone number. (Attach as Addenda E)

III. Towing Specifications

- Contractors must be legally established and registered in Washtenaw County. (Attach supporting documents as Addenda F)

- Contractors must own or have an exclusive lease for a compliant storage area. (Attach supporting documents as Addenda G)
- If owning multiple companies, specify which trucks will be certified. Include truck details and compliance documentation. (Attach as Addenda H)
- Companies must operate within three miles of Ypsilanti.

IV. Bid Points

Bid scoring will account for various factors, including:

- **Rate Points:** Adjustments based on pricing relative to the normal range for service.
- **Location Points:** Points awarded for business proximity and accessibility.
- **Equipment Points:** Additional trucks and compliance with equipment specifications.
- **License Points:** Compliance with licensing and vehicle condition.
- **Cleanliness Points:** Professional appearance of personnel and vehicles.
- **Personnel Points:** Provision of medical insurance to employees.

V. Contract Provisions

If awarded, the Contractor must adhere to the following:

1. **Definitions:** Clarifications on terms such as "Police Agency," "Towing Company," and "Road Service."
2. **Storage and Equipment:** Secure storage requirements and inspection rights.
3. **Service Response:** Timeliness and dispatch obligations.
4. **Compliance:** Adherence to safety laws and documentation.
5. **Records:** Maintenance of accurate records for inspections and monthly reporting.

VI. Compensation

Contractor compensation details will include:

- Basic service charge parameters and additional service fees.
- Specifics regarding vehicle storage and additional charges.
- Conditions under which certain charges may be waived.

VII. Indemnification and Insurance

The Contractor must indemnify the City and maintain specified insurance coverage, including:

- Worker's Compensation
- General Liability
- Garage Keepers' Liability
- Automobile Liability

Certificates of insurance must be provided prior to contract execution.

VIII. General Terms

- **Award:** The Ypsilanti Police Department reserves the right to reject any bids and will consider various factors for the final decision.
- **Term of Contract:** The initial term is three years, with possible extensions.
- **Inspection of Facilities:** The City reserves the right to inspect bidders' premises prior to award.

IX. Signature Page

Bidder Information:

- Signature:
- Printed Name:
- Title:
- Telephone:
- Federal Tax ID:
- Company Name:

- Company Address:
- City, State, Zip:

Company Structure: ( ) Partnership ( ) Non-Profit Corp ( ) Profit Corp ( ) Other

---

Appendix

Vehicle Type Definitions and further specifications are attached as needed

RFP TOWING SERVICES FOR CITY OF YPSILANTI POLICE DEPARTMENT

APPENDIX "A"

WRECKER VEHICLE TYPE DEFINITION

CLASS "A"

1) Manufacturer's chassis capacity of at least 10,000 lb. GVW
2) Boom capacity at least 4 tons (retracted)
3) Winch capacity at least 4 tons
4) Tow sling, wheel lift, or both
5) Duel wheels
6) At least 100 ft 3/8 cable or larger

CLASS "B"

1) Manufacturer's chassis capacity of at least 15,000 lb. GVW
2) Boom capacity at least 6 tons (retracted)
3) Winch capacity at least 6 tons
4) Tow sling or wheel lift, or both
5) 2 snatch blocks, 6 ton rating
6) At least 150 ft steel core cable, 3/8 in diameter or larger
7) Duel Wheels

CLASS "C"

1) Manufacturer's chassis not less than 25,000 lb. GVW
2) Boom capacity not less than 12 1/2 ton (retracted)
3) Wench (es) not less than 12 H ton each
4) At least 175 ft cable 9/16 or larger
5) Tow sling or wheel lift, or both
6) 2 snatch blocks, 6 ton rating, and 2 scotch blocks or hydraulic spade
7) Duel wheels or tandem duels
8) Air brakes

CLASS "D"

1) Manufacturer's chassis not less than 50,000 lb. GVW
2) Boom capacity not less than 25 ton (retracted)
3) Wenches not less than 12 14 ton each
4) At least 200 ft cable 5/8" or larger
5) Heavy duty tow sling or wheel lift, or both
6) 2 snatch blocks, 8 ton rating, and 2 scotch blocks or hydraulic spade
7) Tandem duels
8) Airbrakes

ROLLBACK. CLASS "A"

1) Manufacturer's chassis not less than 10,000 lb. GVW
2) Winch capacity at least 4 tons
3) At least 50 ft 3/8 cable or larger

RFP TOWING SERVICES FOR CITY OF YPSILANTI POLICE DEPARTMENT

ROLL BACK CLASS "B"

1) Manufacturer's chassis not less than 15,000 lb. GVW

2) Winch capacity at least 4 tons
3) At least 50 ft 3/8 cable or larger

APPENDIX "B"

Class 1 - Light Duty (6,000 lbs. or less GVW - 4 tires)

Class 2 - Light Duty (6,001-10,000 lbs. GVW- 4 tires)

Class 3 - Medium Duty (10,001-14,000 1bs, GVW - 6 tires or more) Class 4 - Medium Duty (14,001-16,000 lbs. GVW - 6 tires or more) Class 5 - Medium Duty (16,001-19,500 lbs. GVW- 6 tires or more) Class 6 - Medium Duty (19,501 -26,000 lbs. GVW - 6 tires or more) Class 7 - Heavy Duty (26,001-33,000 lbs. GVW- 6 tires or more) Class 8 - Heavy Duty (33,001-and over lbs. GVW -10 tires or more)

Addendum To RFP Towing Services 2026

Addendum to RFP Towing Services 2026

Amount of Trucks Needed

The City of Ypsilanti requires bidders to provide the following minimum number of trucks based on service demand:

- **Light Duty Trucks:** 4 (for towing vehicles up to 10,000 lbs GVW)
- **Medium Duty Trucks:** 3 (for towing vehicles from 10,001 to 19,500 lbs GVW)
- **Heavy Duty Trucks:** 2 (for towing vehicles over 19,500 lbs GVW)

Bidders must confirm availability and provide details about the types and specifications of the trucks offered.

Point Structure for Reviewing Bids

Bids will be evaluated based on the following criteria, with assigned points:

Criteria	Points Available
Rate Points	30
- Competitive pricing relative to industry standards.	
Location Points	20
- Proximity to Ypsilanti and accessibility for service.	
Equipment Points	20
- Adequate number of trucks and compliance with equipment specifications.	
License Points	10
- Compliance with licensing requirements and vehicle condition.	
Cleanliness Points	10
- Professional appearance of personnel and vehicles.	
Personnel Points	10
- Provision of medical insurance for employees.	
Total Points	100

Proposals exceeding the minimum truck requirements will receive additional consideration in the Equipment Points category. Be advised bid award will be determined based on Chapter 10 of the City Charter.

Estimate of annual tows: 650

Provide pricing structure for towing city owned vehicles: Cost Breakdown per vehicle type and distance traveled.

1. Proposal Signature Page

Name of Firm, Entity or Organization: Wall Street Towing Inc. D.B.A. Stadium Towing & Recovery / Budget Towing & Storage

Company Structure: S - Corp ☑

Federal Tax ID: 38-3669523

Name of Contact Person: Nabil Salamey

Title: Owner

E-Mail Address: billy.salamey@budgetstadium.com

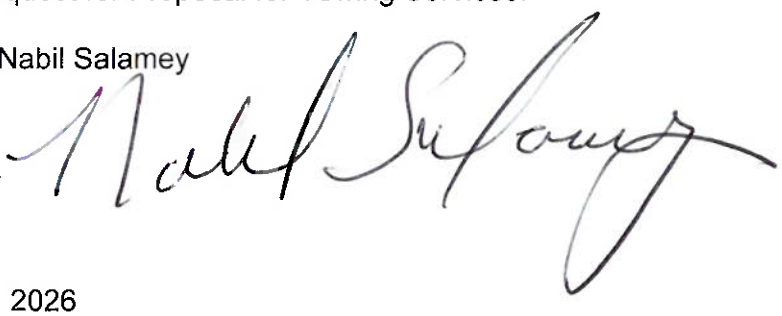
Mailing Address: 876 Railroad Street,
City, State, Zip: Ypsilanti, MI 48197

Telephone: (734) 485-2055

Authorized Representative:

I certify that I am authorized to bind the firm listed above and that the information contained in this proposal is true, complete, and submitted in response to City of Ypsilanti's Request for Proposal for Towing Services.

Print Name: Nabil Salamey

Signature: 

Title: Owner

Date: June 1, 2026

Table Of Contents

Request For Proposal (RFP): Towing Services For The City Of Ypsilanti Police Department 2

Addendum To RFP Towing Services 2026 11

1. Proposal Signature Page 12

2. Cover Letter 15

3. Contractor Information 18

3.1 Addenda A - Business Information 18
3.1.1 Company Background And Years In Business 18
3.1.2 Towing Operations And Service Capability 18

3.2 Addenda B - Employee Information 21
3.2.1 Employee Roster 21
3.2.2 Background Check, Motor Vehicle Records & Driver Licenses 25
3.2.3 Employee Driving Record Disclosure — Cecil Owen 84
3.2.4 Employee Health Benefits 89

3.3 Addenda C - Service Availability 91
3.3.1 Service Availability Overview 91
3.3.2 Staffing And Operational Coverage 91
3.3.3 Dispatch And Call Coordination 91
3.3.4 Law Enforcement And Priority Response Support 93
3.3.5 Field Operations And Continuous Coverage 93
3.3.6 Operational Systems And Service Continuity 94
3.3.7 Towbook - Dispatch & Management System 94
3.3.8 Service Area And Operational Location 101

3.4 Addenda D - Facility, Operations, Storage, And Truck Details 102
3.4.1 Location And Primary Facility 102
3.4.2 Hours Of Operation 102
3.4.3 Storage Facilities And Capacity 102
3.4.4 Dispatch And Call Management 103
3.4.5 Towing Fleet And Equipment 103
3.4.6 Vehicle Technology And Safety Features 103

3.5 Addenda E - References 105
3.5.1 Contactable References 105
3.5.2 Supporting Documents - Letters Attached 105

4. Towing Specifications 111

4.1 Addenda F - Proof Of Legal Establishment & Washtenaw County Registration 111
4.1.1 Legal Establishment 111
4.1.2 Registration And Location Within Washtenaw County 111
4.1.3 Corporate Records And Filing Evidence 111
4.1.4 Local Compliance And Facility Authorization 111

4.2 Addenda G - Storage Area Ownership Or Exclusive Lease Documentation 116
4.2.1 Storage Facility Ownership And Control 116
4.2.2 Compliance With Local Requirements 116
4.2.3 Storage Capability And Operational Use 116

4.3 Addenda H - Equipment Specifications & Compliance 118
4.3.1 Company Structure And Fleet Certification 118
4.3.2 Fleet Authorization & Lease Agreement 118
4.3.3 Equipment Documentation And Compliance 119
4.3.4 Certified Fleet List 119
4.3.5 Certified Fleet Images And Identification 120
4.3.6 On-Boarding New Equipment Soon 168
4.3.7 Ancillary Equipment 172

4.4 Location Compliance 177

5. Compensation Schedule 179

6. Indemnification & Insurance 183

7. Appendix 186

8. Exhibits- Operational & Contract Compliance Statement (Supplemental Information) 192

8.1 Exhibit 1 — Washtenaw County Living Wage Ordinance 192

8.2 Exhibit 2 — Drug Testing Policy 193

8.3 Exhibit 3 — Michigan & Federal Labor Law Compliance 194

8.4 Exhibit 4 — Motor Vehicle Record (Mvr) Grading Criteria 196

8.5 Exhibit 5 — Michigan Vehicle Code Compliance 197

8.6 Exhibit 6 — Towing & Recovery Employee Safety Handbook 211

8.7 Exhibit 7 - Compliance Program For Employees 226

8.8 Exhibit 8 - Compliance With Existing Government Contracts And Amendments 238

2. Cover Letter

Date: June 1, 2026

Chief Tim Anderson
City of Ypsilanti Police Department
One South Huron Street
Ypsilanti, MI 48197

Subject: Proposal Submission – Towing Services for City of Ypsilanti Police Department

Dear Chief Anderson and Members of the Evaluation Committee,

Wall Street Towing Inc., doing business as Stadium Towing & Recovery and Budget Towing & Storage (hereinafter referred to as "Wall Street Towing"), is pleased to submit this proposal in response to the City of Ypsilanti's Request for Proposal for Towing Services issued on May 6, 2026. Wall Street Towing is a family-owned towing and recovery company incorporated in the State of Michigan in 1997, headquartered at 876 Railroad Street in the City of Ypsilanti, and has continuously served the Ypsilanti community, its residents, and its public safety agencies for nearly four decades.

Scope of Services

Wall Street Towing understands that the City of Ypsilanti Police Department requires a towing contractor capable of responding to law enforcement-initiated towing requests on a continuous, around-the-clock basis. The scope of services encompasses the towing and impoundment of vehicles involved in accidents, criminal investigations, traffic enforcement, and private property removal, as well as the secure storage of impounded vehicles, professional release of vehicles to authorized owners, and timely response to Ypsilanti Police Department dispatch requests at any hour without exception.

The City further requires a contractor that operates within three miles of Ypsilanti, maintains a compliant and well-equipped fleet across all vehicle classes, employs trained and licensed personnel, and upholds the highest standards of professionalism in every interaction with the public on behalf of the Ypsilanti Police Department. Wall Street Towing has been performing this exact scope of work for the City of Ypsilanti on a rotating basis for decades and is fully prepared to continue doing so under a formal contract agreement.

Qualifications & Capabilities

Wall Street Towing operates a fleet of over 31 trucks and ancillary equipment, with no fewer than 4 vehicles available for every class of vehicle on the road, including a 65-ton rotator capable of heavy recovery operations without requiring the closure of multiple lanes of traffic. The company's facility is staffed 24 hours a day, 7 days a week, 365 days a year, with indoor and outdoor storage capacity for over 300 vehicles including tractor-trailer combinations.

All dispatch operations are managed through manual process and Towbook, a cloud-based towing management platform, ensuring that every service call is fully documented, tracked, and available for City review at any time. Wall Street Towing's pricing is consistent with the current Washtenaw County Sheriff's contract, providing

the City with a market-validated and competitively structured rate schedule.

Personnel & Certifications

Wall Street Towing employs some of the most credentialed towing professionals in the region. Owner Nabil Salamey brings 38 years of hands-on towing experience and holds TIMS Training and ESA certifications. Operations Manager Fady Salamey has 28 years of experience with TIMS Training and MI Chauffeur Enhanced credentials.

The field team includes Wreckmaster certified operators, EV-certified technicians, Hazmat-trained drivers, CDL holders with Double and Triple Tanker endorsements, and personnel trained in Advanced Rigging and Rotator Recovery. All employees are subject to mandatory drug testing, hold valid Michigan driver's licenses, and have undergone formal background screening and motor vehicle record checks prior to submission of this proposal.

Community Presence & Track Record

Wall Street Towing has maintained an active and deeply rooted presence in the City of Ypsilanti for nearly four decades. The company has supported the Ypsilanti Heritage Festival Parade, assisted the Ypsilanti Fire Department with training operations, participated in community outreach events throughout the year, and served the Ypsilanti Police Department on a rotating basis for many years.

This depth of service and community investment earned Wall Street Towing an unsolicited letter of recommendation from former Mayor Cheryl Farmer MD, who served the City from 1995 to 2006 and personally attested to the company's responsiveness, reliability, and commitment to the Ypsilanti community. A copy of Mayor Farmer's letter is included in the References section of this proposal as Addenda E.

Proposal Confirmations

Wall Street Towing confirms the following:

- This proposal has been prepared and submitted in accordance with all instructions set forth in the RFP and includes all required documentation and attachments
- This proposal has been executed by an authorized representative of the company
- This proposal shall remain valid for a period of sixty (60) days from the submission deadline
- Wall Street Towing agrees to comply with all requirements, terms, and conditions established by the City, including execution of the standard contract addendum upon award

Wall Street Towing respectfully requests the favorable consideration of this proposal by the City of Ypsilanti Police Department and looks forward to the opportunity to continue serving the City under a formal contract agreement.

Respectfully submitted,

Nabil Salamey, Owner

Wall Street Towing Inc. D.B.A. Stadium Towing & Recovery / Budget Towing & Storage
Address: 876 Railroad Street, Ypsilanti, MI 48197
Phone: (734) 485-2055

3. Contractor Information

3.1 Addenda A - Business Information

3.1.1 Company Background And Years in Business

Wall Street Towing has over 35 years of experience in towing operations, based on its founding in 1989, and has been formally established as a corporation since 1997.

Wall Street Towing has been providing towing, recovery, and roadside assistance services in Washtenaw County and the surrounding region for multiple decades, with operational roots dating back to 1989, when the company's founder initiated towing operations in Ann Arbor, Michigan. Over time, the business expanded from a single-truck operation into a multi-division towing and recovery company serving both public-sector and private-sector clients.

The company was formally incorporated as Wall Street, Inc. on June 23, 1997, and has since continued operations under the Wall Street Towing name and its affiliated trade names, including Budget Towing, Stadium Towing, Glen Ann Towing, and Milan Towing. Through organic growth and business acquisition, including the integration of Budget Towing in 1999, the company has established a sustained presence in the local towing industry and has maintained continuous operations within Washtenaw County.

Wall Street Towing has built its operations around long-term service relationships and consistent performance. Documentation provided with this proposal, including corporate filings and operational records, reflects an active business in good standing with continued service delivery across multiple years. The company has served and continues to serve agencies such as the Washtenaw County Sheriff's Office, Eastern Michigan University, and the Ypsilanti Police Department.

3.1.2 Towing Operations And Service Capability

Wall Street Towing operates as a full-service towing and recovery provider with established operational capacity across multiple service categories. Over the years, the company has developed the infrastructure, personnel, and fleet resources necessary to support a wide range of towing and roadside assistance services, including both routine and public safety-related operations.

The company's service experience includes police-initiated towing and impound services, county and public safety service calls, insurance and network-dispatched

towing, and private roadside assistance services. These services are supported by operational records, reference letters, and service documentation included with this proposal, demonstrating consistent towing activity and coordinated service delivery.

From its origins as a single-truck operation, Wall Street Towing has expanded into a fleet-based operation consisting of 30 or more vehicles and assets, supported by a workforce that includes drivers, dispatch personnel, mechanics, and management staff. The organization's operating model is built on internal coordination and the assignment of the closest available vehicle to service requests, supporting efficiency in service delivery.

The company provides towing services across multiple vehicle classifications, including light-duty, medium-duty, and heavy-duty towing, along with roadside assistance services such as vehicle access support, tire service, fuel assistance, and recovery operations. These services are delivered through an established operational structure that supports ongoing service activity within the company's designated service area.

Our History With The City Of Ypsilanti

Wall Street Towing has been an active and deeply rooted presence in the City of Ypsilanti for nearly four decades. The company has participated in every major community event, provided logistical support for the annual Ypsilanti Heritage Festival Parade, assisted the Ypsilanti Fire Department with training operations, and responded to the towing needs of the Ypsilanti Police Department on a rotating basis over the years.

This longstanding commitment to the Ypsilanti community has not gone unnoticed. Wall Street Towing's history of service, professionalism, and community involvement earned the company an unsolicited letter of recommendation from Cheryl Farmer MD, Mayor of Ypsilanti from 1995 to 2006, who personally attested to Billy Salamey's responsiveness, reliability, and generosity in serving the City. A copy of Mayor Farmer's letter is included below for your reference.

A Letter Of Recommendation:

To Whom it May Concern,

Mr. Billy Salamey's help was critical to me and to the Ypsilanti Rotary Club in the summer of 2023 when the city of Ypsilanti was celebrating it's 200th anniversary. Our Club had arranged to borrow a 1900 wood and canvas Postal Sleigh from Michael Schragg, Founder and Curator of the Post Office Museum in Marshall, Michigan. This fragile, diminutive vehicle had been used by a single postman in a bearskin coat to deliver mail in the rural areas of southeast Michigan in winter. We wanted to display it in our 4th of July Parade that year. Mr. Schragg, a Marshall Rotarian, trusted us with it and we arranged to tow it behind the car of a volunteer with a hitch.

Our problems arose when we arrived to find Mr. Schragg had a custom trailer for the sleigh that was not allowed for display. In addition, Mr. Schragg informed us that he would be out of town after the parade so we would not be able to return it for several weeks!

This was when our member Les Heddle reminded me about Mr. Salamey's history of community involvement and suggested we ask him for help. I knew he had served the City with towing services on a rotating basis while I was Mayor, to our satisfaction. Les shared that Billy had always been very helpful to him in the past when they needed flatbed trucks for the annual August Ypsilanti Heritage Festival Parade.

I called Billy and he really saved the day! Not only did he loan us a flatbed truck to display the sleigh and old postal artifacts, he also supplied some of the muscle to move it from its trailer to the flatbed and back! He let us decorate the truck in his tow yard and allowed us to store the sleigh in its trailer in his secure lot both before and after the parade – until we could return it to its home in Marshall.

In my experience, Mr. Billy Salamay has been an involved and generous citizen, in addition to providing professional towing services when needed. He also always has his ear to the ground and kept me informed of things I needed to know and didn't, both while I was Mayor and after. He is currently working on a plan to solve City needs for a new DPW yard. I hope you will give his application all due consideration! He will not disappoint.

Sincerely,
Cheryl Farmer MD
Mayor of Ypsilanti 1995-2006
734-481-1804 (cell)
mayorsis@provide.net

3.2 Addenda B - Employee Information

3.2.1 Employee Roster

Wall Street Towing hereby submits the following employee information in accordance with Section II, Item 2 of the Request for Proposal for Towing Services issued by the City of Ypsilanti Police Department. The information provided includes the full name, employment duration, towing-related training and certifications, office address, and driver's license information for all personnel employed by the company.

Wall Street Towing maintains a highly experienced and qualified workforce, with team members collectively bringing decades of towing and recovery expertise, advanced certifications, and demonstrated commitment to safety and professionalism.

All employees are subject to mandatory drug testing, hold valid Michigan driver's licenses, and operate in full compliance with applicable Michigan Vehicle Code requirements. Supporting documentation, including driving records, training certifications, and compliance exhibits, are attached herein for the City's review.

PRINCIPAL OWNERS								
Full Name	Date of Birth	License Number	License Type	SSN	Role	Years Employed	Years in Towing	Office Address
Nabil Salamey	12/18/1964	S 450 622 002 959	MI Chauffeur, TIMS Training, ESA Certified	386-84-3121	Owner	38 Years	38 Years	876 Railroad Street, Ypsilanti MI 48197
Fady Salamey	3/2/1969	S 450 244 004 162	MI Chauffeur Enhanced, TIMS Training	386-92-2024	Operations Manager	28 Years	28 Years	876 Railroad Street, Ypsilanti MI 48197

MANAGEMENT TEAM								
Full Name	Date of Birth	License Number	License Type	SSN	Role	Years Employed	Years in Towing	Office Address
Ali Aoude	12/21/1922	A 300 048 609 967	MI Chauffeur	377-15-0166	Day Driver, CO Manager	10 Years	10 Years	876 Railroad Street, Ypsilanti MI 48197
Samer Chahadi	5/4/1976	C 300 758 609 341	MI CDL, Wreckmaster, EV Handling Car Fires, CPR Training, Mental Issue Situation Handling, Stress Handling	371-29-3363	Night Driver, Manager	25 Years	25 Years	876 Railroad Street, Ypsilanti MI 48197
Brianna Dunt	9/23/1988	D 530 098 564 736	MI Operator	380-06-6907	AAA Parts Office Manager	18 Years	18 Years	2280 E Michigan, Ypsilanti MI 48198
James Stokes	11/5/1981	S 322 367 115 851	MI CDL, Wreck Master, ESA Certified, Hazmat, Forklift Certified, TIMS Management Manager, EV Safety, Advanced Rigging, Rotator Recovery, Tanker, Doubles Triples	369-90-8649	Driver	15 Years	20 Years	876 Railroad Street, Ypsilanti M

DRIVERS							
Full Name	Date of Birth	License Number	License Type	SSN	Years Employed	Years in Towing	Office Address
Jim Eller	1/31/1991	E 460 367 465 082	MI Chauffeur	383-11-9174	15 Years	15 Years	876 Railroad Street, Ypsilanti MI 48197
Donald Gilbert	10/27/1985	G 416 149 652 827	MI Chauffeur	368-04-0688	5 Years	10 Years	876 Railroad Street, Ypsilanti MI 48197
Erik Hieber	9/19/1987	H 160 234 461 726	MI Chauffeur, TIMS	375-06-3904	9 Years	13 Years	876 Railroad Street, Ypsilanti MI 48197
Michael Kelbert	9/13/1966	K 416 603 799 711	MI CDL, Hazmat, Wreckmaster, Double and Triple Tanker	368-88-3337	7 Years	7 Years	876 Railroad Street, Ypsilanti MI 48197
John Kunasz	5/8/1961	K 520 429 115 351	MI Chauffeur	378-66-9702	5 Years	12 Years	876 Railroad Street, Ypsilanti MI 48197
Michael Mitchell	7/27/1982	M 324 603 189 589	MI Enhanced CDL, Hazmat, Wreckmaster	372-04-5200	2 Years	20 Years	2280 E Michigan, Ypsilanti MI 48198
Cecil Owen	10/7/1971	O 520 112 770 772	MI Chauffeur	386-98-1887	7 Years	32 Years	2280 E Michigan, Ypsilanti MI 48198
Thomas Mills	11/8/2003	M 900 000 243 169	MI Chauffeur	381-29-1372	5 Months	5 Months	876 Railroad Street, Ypsilanti MI 48197
Adam Salamey	10/13/1994	S 450 031 622 762	MI Chauffeur	383-17-9661	10 Years	10 Years	2280 E Michigan, Ypsilanti MI 48198
Mike Samons	6/23/1973	S 552 603 149 480	MI Enhanced CDL, Hazmat, Wreckmaster	404-02-9669	20 Years	20 Years	876 Railroad Street, Ypsilanti MI 48197
Jory Stelter	10/11/1991	S 900 001 856 509	MI Chauffeur Enhanced	591-17-9893	3 Months	3 Months	876 Railroad Street, Ypsilanti MI 48197
Mark Zdun	8/7/1979	Z 350 585 067 618	MI Chauffeur	379-04-9556	9 Years	9 Years	2280 E Michigan, Ypsilanti MI

MECHANICS

Full Name	Date of Birth	License Number	License Type	SSN	Years Employed	Years in Towing	Office Address
Derrick Ortwine	5/24/1982	O 635 139 626 391	MI Chauffeur	383-04-0975	10 Years	10 Years	876 Railroad Street, Ypsilanti MI 48197
Landen McKinney	4/18/2004	M 250 488 343 300	MI Operator	364-31-6952	3 Months	3 Months	876 Railroad Street, Ypsilanti MI 48197

OFFICE PERSONNEL

Full Name	Date of Birth	License Number	License Type	SSN	Years Employed	Years in Towing	Office Address
Samantha Avelloi	7/24/1995	A 900 001 727 331	MI Operator	593-53-5945	5 Months	5 Months	876 Railroad Street, Ypsilanti MI 48197
Brynn Deitsch	4/20/2004	D 320 098 461 305	MI Operator Enhanced	363-31-0035	3 Months	3 Months	876 Railroad Street, Ypsilanti MI 48197
Logan Eberhardt	5/26/2004	E 900 001 895 630	MI Chauffeur's Enhanced	771-30-1198	2 Months	2 Months	876 Railroad Street, Ypsilanti MI 48197
Cynthia Gee	2/4/1965	G 000 132 564 093	MI Enhanced	372-86-6619	21 Years	21 Years	876 Railroad Street, Ypsilanti MI 48197
Christine Howard	5/5/2005	H 630 115 139 344	MI Operator	378-31-6705	2 Months	2 Months	876 Railroad Street, Ypsilanti MI 48197
Andrew Kruszews	1/24/2000	K 622 067 603 065	MI ID	371-25-6880	20 Months	2 Months	876 Railroad Street, Ypsilanti MI 48197
Samanth Pomeric	6/25/1992	S 354 758 744 497	MI Operator	366-15-9685	3 Years	14 Years	876 Railroad Street, Ypsilanti MI 48197
Melinda Salamey	8/31/1969	S 450 599 067 678	MI Operator	375-60-7111	2 Years	27 Years	876 Railroad Street, Ypsilanti MI 48197
Kim Williams	9/18/1958	W 452 469 248 724	MI Operator, First Aid, CPR	379-649-648	15 Years	15 Years	876 Railroad Street, Ypsilanti MI 48197

3.2.2 Background Check, Motor Vehicle Records & Driver Licenses

Wall Street Towing has conducted formal background screening and motor vehicle record checks for all employees listed in this proposal. Background checks were ordered and paid for through a recognized screening provider, with invoices maintained as part of the company's employment records. These checks confirm that all personnel have been vetted in accordance with the company's hiring standards and the compliance requirements of this contract.

Motor Vehicle Records (MVRs) for all drivers and relevant personnel have been obtained from both the State of Michigan Department of State and third-party screening providers, including MVRcheck.com, in compliance with the Fair Credit Reporting Act (FCRA). All MVRs have been reviewed against Wall Street Towing's internal Motor Vehicle Record Grading Criteria and confirm that all active drivers meet the company's eligibility standards. Driver's licenses for all employees have been verified as valid and current at the time of submission, with copies attached herein. Copies of background check invoice, driver's licenses, and MVR reports are attached below for the City's review.

Washtenaw County Sheriff's Office

Business Office
2201 Hogback Rd
Ann Arbor, MI 48105
Invoice # 17218

DATE: 12/22/2025

Payee:

Budget Wall Street Towing
876 Railroad St
Ypsilanti, MI 48197

Description	# of Backgrounds	TOTAL
Background Checks for RFP 8779 (A. Bland)	1	$ 55.00
Background Checks for RFP 8779 (S. Chehadi)	1	$ 55.00
Background Checks for RFP 8779 (A. Corder)	1	$ 55.00
Background Checks for RFP 8779 (B. Dunt)	1	$ 55.00
Background Checks for RFP 8779 (O. Edwards)	1	$ 55.00
Background Checks for RFP 8779 (H. Eljamaki)	1	$ 55.00
Background Checks for RFP 8779 (J. Eller)	1	$ 55.00
Background Checks for RFP 8779 (C. Gee)	1	$ 55.00
Background Checks for RFP 8779 (D. Gilbert)	1	$ 55.00
Background Checks for RFP 8779 (E. Hieber)	1	$ 55.00
Background Checks for RFP 8779 (S. Hook)	1	$ 55.00
Background Checks for RFP 8779 (C. Howard)	1	$ 55.00
Background Checks for RFP 8779 (M. Kelbert)	1	$ 55.00
Background Checks for RFP 8779 (J. Kunasz)	1	$ 55.00
Background Checks for RFP 8779 (M. McGee)	1	$ 55.00
Background Checks for RFP 8779 (L. McKinney)	1	$ 55.00
Background Checks for RFP 8779 (M. Mitchell)	1	$ 55.00
Background Checks for RFP 8779 (A. Murray)	1	$ 55.00
Background Checks for RFP 8779 (C. Owens)	1	$ 55.00
Background Checks for RFP 8779 (D. Phillips)	1	$ 55.00
Background Checks for RFP 8779 (S. Pomerico)	1	$ 55.00
Background Checks for RFP 8779 (S. Rebman)	1	$ 55.00
Background Checks for RFP 8779 (A. Salamey)	1	$ 55.00
Background Checks for RFP 8779 (F. Salamey)	1	$ 55.00
Background Checks for RFP 8779 (M. Salamey)	1	$ 55.00
Background Checks for RFP 8779 (N. Salamey)	1	$ 55.00

Background Checks for RFP 8779 (A. Smoltz)	1	$	55.00
Background Checks for RFP 8779 (S. Stanley)	1	$	55.00
Background Checks for RFP 8779 (J. Stokes)	1	$	55.00
Background Checks for RFP 8779 (D. Watts)	1	$	55.00
Background Checks for RFP 8779 (K. Williams)	1	$	55.00
Background Checks for RFP 8779 (M. Zdun)	1	$	55.00
Pursuant to RFP 8779 (5.9.2) Contractor shall be required to pay a minimum fee of $55.00 for each security check completed for each Contractor employee, dispatchers, office support staff, driver and owner.			

FINAL TOTAL $ 1,760.00

Payment can be made to the Washtenaw County Sheriff's Office 2201 Hogback Rd Ann Arbor, MI 48105
If you have any questions, please contact Teresa Fox with the Sheriff's Business Office at (734) 973-4394

Nabil Salamey

ALYSHIA M. DYER, SHERIFF

Washtenaw County Sheriff's Office

Security Check Authorization Form

Attention: Washtenaw County Sheriff's Office Quartermaster — Fax: 734-973-4979

Tow Company Name _____ Phone _____
Tow Company Contact _____ Email _____
Employee Name: Nabil (Bill) Salamey
Last Name First Middle

Maiden Name Other Legal Names _____

Date of Birth 12/18/64 Gender M Social Security # 356-84-3121
Home Address: 8502 Autumn Court
Driver's License S450-622-002-959 State Position/Title owner

Description 5'10" 225 Brown Brown
Height Weight Eye Color Hair Color

Authority to Conduct a Security Check

As a contractor with the Washtenaw County Sheriff's Office, I hereby authorize the Washtenaw County Sheriff's Office to conduct a security check for tow contract purposes. I understand that such security checks will remain confidential as required by Michigan and Federal Statutes
I further understand that all documents and reports, including the background investigator's notes, are considered confidential. I voluntarily waive any right or opportunity to read, review or request any confidential information provided in the background report prepared by the Washtenaw County Sheriff's Office appointed Background Investigator

Employee Signature Authorization — Date 9/5/25

TO BE COMPLETED BY SHERIFF'S OFFICE STAFF ONLY

Completed By _____
Name Date

Approved Yes No

Report information

Clear

First name Nabil	Middle name -
Last name Salamey	Date of birth Dec 18, XXXX
Phone number	Zipcode
Email csm@creditservicesmi.com	Social Security Number -
Driver license S450622002959 (MI)	Previous driver licenses -
Work Locations US - MI - Ann Arbor	
Compliance Geos MI	Location -
Report ID 3a8b1851ba9017a98dc33036	
Created at May 26, 2026 4:45 PM UTC	Completed at May 26, 2026 4:46 PM UTC

Motor Vehicle Report

Clear

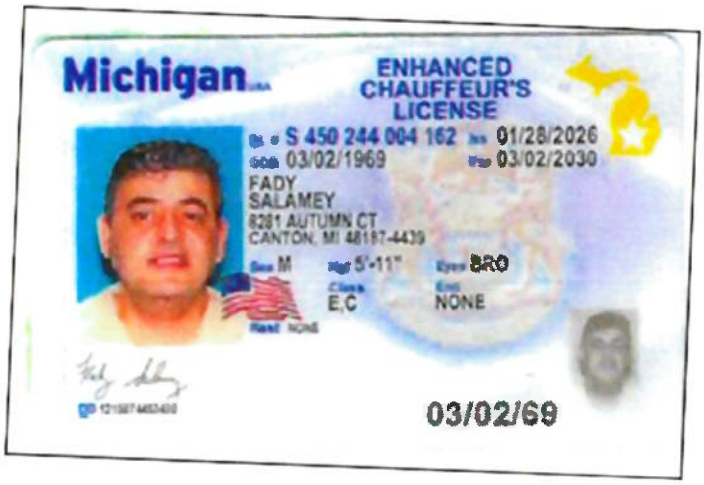
S450622002959 (MI)

License Status	VALID
License Type	PASSENGER
License Class	CHAUFFEUR
License Expiration Date	Dec 18, 2029
License Issued Date	Dec 16, 2025
License First Issued Date	Jan 9, 1981
License Earliest Available Date	Jan 9, 1981
License DOB Returned	Dec 18, 1964
Note	*This information is only about the above license number given to Checkr and not other number(s), if any.*

checkr

One Montgomery Street, Suite 2400, San Francisco, CA 94104
candidate.checkr.com

Fady Salamey



ALYSHIA M. DYER, SHERIFF

Washtenaw County Sheriff's Office

Security Check Authorization Form

Attention: Washtenaw County Sheriff's Office Quartermaster — Fax: 734-973-4970

Tow Company Name: 24/7 Street — Phone: 734 485 2053
Tow Company Contact Employee Name: FADY SALAMEY — Email: FADY@BUDGETSTACHUM.COM
Last Name: Salamey — First: Fady — Middle:

Maiden Name/Other Legal Names:

Date of Birth: 3/2/69 — Gender: M — Social Security #: 386-92-2024
Home Address: 8281 Autumn Ct Canton Mich 48187
Driver's License: S450 244 004 162 MI — Position/Title: Manager
State

Description: 5'9" — 170 — Brown — Black
Height — Weight — Eye Color — Hair Color

Authority to Conduct a Security Check

As a contractor with the Washtenaw County Sheriff's Office, I hereby authorize the Washtenaw County Sheriff's Office to conduct a security check for tow contract purposes. I understand that such security checks will remain confidential as required by Michigan and Federal Statutes.
I further understand that all documents and reports, including the background investigator's notes, are considered confidential. I voluntarily waive any right or opportunity to read, review or request any confidential information provided in the background report prepared by the Washtenaw County Sheriff's Office appointed Background Investigator.

Employee Signature Authorization — Date: 9/3/2025

TO BE COMPLETED BY SHERIFF'S OFFICE STAFF ONLY

Completed By: _____ Name _____ Date

Approved: Yes ___ No ___

Report information

Clear

First name Fady	Middle name -
Last name Salamey	Date of birth Mar 02, XXXX
Phone number	Zipcode
Email csm@creditservicesmi.com	Social Security Number -
Driver license S450244004162 (MI)	Previous driver licenses -
Work Locations US - MI - Ann Arbor	
Compliance Geos MI	Location -
Report ID d7c4e44ed9d01f4de7102372	
Created at May 26, 2026 4:48 PM UTC	Completed at May 26, 2026 4:50 PM UTC
Revised at May 26, 2026 4:50 PM UTC	

Motor Vehicle Report

Clear

S450244004162 (MI)

License Status	VALID
License Type	PASSENGER
License Class	CHAUFFEUR
License Expiration Date	Mar 2, 2030
License Issued Date	Jan 28, 2026
License First Issued Date	Jul 30, 1985
License Earliest Available Date	Jul 30, 1985
License DOB Returned	Mar 2, 1969
Note	*This information is only about the above license number given to Checkr and not other number(s), if any*

Faissal Salamey

ALYSHIA M. DYER, SHERIFF

Washtenaw County Sheriff's Office Tow Form Security Check

Attention: Washtenaw County Sheriff's Office Quartermaster Fax: 734-973-4970

Tow Company Name: WallStreet Phone: 734-485-2055
Tow Company Contact: Jody Salamey Email: Jody@Budgetstadium.com
Employee Name: Salamey Faissal
Last Name First Middle

Maiden Name/Other Legal Names:

Date of Birth: 03/02/59 Gender: M Social Security #:
Home Address: 8423 Autumn ct Canton MI, 48187
Driver's License: S450244009162 / MI Position/Title:
State

Description: 5'10 210 Brown Black
Height Weight Eye Color Hair Color

Authority to Conduct a Security Check

As a contractor with the Washtenaw County Sheriff's Office, I hereby authorize the Washtenaw County Sheriff's Office to conduct a security check for tow contract purposes. I understand that such security checks will remain confidential as required by Michigan and Federal Statutes.
I further understand that all documents and reports, including the background investigator's notes, are considered confidential. I voluntarily waive any right or opportunity to read, review or request any confidential information provided in the background report prepared by the Washtenaw County Sheriff's Office appointed Background Investigator.

Employee Signature Authorization 9/15/25
Date

TO BE COMPLETED BY SHERIFF'S OFFICE STAFF ONLY

Completed By:
Name Date
Approved: Yes: ___ No: ___

STATE OF MICHIGAN
DEPARTMENT OF STATE
LANSING

Limited Driving Record - Certified | S 450 244 009 162

05-28-2026

Demographics

Full Name			Date of Birth	Sex
FAISSAL SALAMEY			03-02-1959	Male
Eye Color	**Height**	**Weight**		
Brown	5' 10"	210		

Addresses

Residence

8428 AUTUMN CT CANTON MI 48187-4439

Previous/AKA DLNs

D05445075

Credential

Original License Issued	Original CDL Issued	GDL Level		
06-05-1976				
Credential	**License**	**CDL**	**Issue Type**	**Real ID**
Enhanced	Chauffeur		Renewal	True
Issued	**Expire**	**Cancelled**	**Cancel Reason**	
11-10-2025	03-02-2029			
Endorsements		**Restrictions**		
		Corrective Lens		

Electronically certified in compliance with MCL 257.204A as of 05-28-2026

1 of 3

Ali Mohamad Aoude

Michigan
CHAUFFEUR'S LICENSE
DL # A 360 048 609 987
01/08/2026
DOB 12/21/1992
12/21/2029
ALI MOHAMAD
AOUDE
7332 CHICHESTER RD
CANTON, MI 48187-1439
M
5'-11"
HAZ
C
NONE
12/21/92

ALYSHIA M. DYER, SHERIFF

Washtenaw County Sheriff's Office

Security Check Authorization Form

Attention: Washtenaw County Sheriff's Office Quartermaster Fax: 734-973-4920

Tow Company Name: Wallstreet Towing Phone # 734 485 2055
Tow Company Contact: Eddy Salamey Email: Eddy@budgetstadium.com
Employee Name: Aoude (Last Name) Ali (First) M (Middle)

Maiden Name/Other Legal Names: _____

Date of Birth: 12/21/92 Gender: M Social Security #: [redacted] 377-13-0166
Home Address: 7332 Chichester Rd Canton MI 48187
Driver's License: MI State Position/Title: Driver

Description: 5'11 Height 225 Weight Hazel Eye Color Black Hair Color

Authority to Conduct a Security Check

As a contractor with the Washtenaw County Sheriff's Office, I hereby authorize the Washtenaw County Sheriff's Office to conduct a security check for tow contract purposes. I understand that such security checks will remain confidential as required by Michigan and Federal Statutes.
I further understand that all documents and reports, including the background investigator's notes, are considered confidential. I voluntarily waive any right or opportunity to read, review or request any confidential information provided in the background report prepared by the Washtenaw County Sheriff's Office appointed Background Investigator.

Employee Signature Authorization 9-2-25 Date

TO BE COMPLETED BY SHERIFF'S OFFICE STAFF ONLY

Completed By _____ Name _____ Date

Approved Yes ___ No ___

STATE OF MICHIGAN
DEPARTMENT OF STATE
LANSING

Limited Driving Record - Certified | A 300 048 609 967

05-26 2026

Demographics

Full Name			Date of Birth	Sex
ALI MOHAMAD AOUDE			12-21-1992	Male
Eye Color	**Height**	**Weight**		
HAZEL	5' 11"	225		

Addresses

Residence

7332 CHICHESTER RD CANTON MI 48187-1439

Credential

Original License Issued	Original CDL Issued	GDL Level		
11-08-2007	06-10-2022			
Credential	**License**	**CDL**	**Issue Type**	**Real ID**
Standard	Chauffeur		Renewal	True
Issued	**Expire**	**Canceled**	**Cancel Reason**	
01-08-2026	12-21-2079			
Endorsements		**Restrictions**		
		Corrective Lens		

STATUS

Standings

Non-Commercial License	:	Valid
Non-Commercial License Permit	:	Not Applicable
State ID	:	None
Commercial License	:	Cancelled

Limited Driving Record - Certified

Record ID	Source	Type	Points
361577134		625G Permit	0

Description

Arrest Date: 25-Aug-2024
Complaint Number: 22706824
ORI: MSP METRO SOUTH POST

Record ID	Source	Type	Points
361577135	361577134	625G Permit Assessed	

Description

625G Permit Needed
625G Permit from 25-Aug-2024 through 17-Apr-2025

Record ID	Source	Type	Points
389107690		Conviction - Plea	4

Description

Offense: Operated While Impaired by Liq
Violation Date: 25-Aug-2024
Conviction Date: 27-Mar-2025
Vehicle Type: Passenger Vehicle
Court: Detroit 36th District Court

Record ID	Source	Type	Points
389107735	361577135	625G Closure Certificate	

Description

Arrest Date: 25-Aug-2024
Closure Reason: Court Decision
Conviction Record Id: 389107690

Record ID	Source	Type	Points
389107861	389107690	Mandatory Action	

Description

Restricted License
Restricted from 17-Apr-2025 through 11:59 PM of 15-Jul-2025 and until requirements have been met
Requirement(s) Complied: 08-Jan-2026
May drive to and from residence, place of and during employment, treatment and support group meetings, regularly scheduled treatment for serious medical conditions, probation, community service, and school, must carry proof of destinations and hours
Shall not drive a vehicle requiring a commercial driver's license

Record ID	Source	Type	Points
389107904	389107690	CDL Major	

Description

Sanction Code: A25 - Driving while impaired
Disqualified from 17-Apr-2025 through 11:59 PM of 16-Apr-2026

Record ID	Source	Type	Points
427440727	389107861	Reinstatement Fee	

Description

Type: Standard Reinstatement Fee
Payment Date: 08-Jan-2026

End of Record

Samer Mohamad Chehadi

Report information

Clear

First name
Samer

Middle name
Mohamad

Last name
Chehadi

Date of birth
May 04, XXXX

Phone number

Zipcode

Email
csm@creditservicesmi.com

Social Security Number

Driver license
C300758609341 (MI)

Previous driver licenses

Work Locations
US - MI - Ann Arbor

Compliance Geos
MI

Location

Report ID
70d8ad4db53a3a8ef7deb613

Created at
May 26, 2026 4:50 PM UTC

Completed at
May 26, 2026 4:50 PM UTC

Motor Vehicle Report

Clear

C300758609341 (MI)

Status	VALID
Class Type	CDL
License Class	A
Current Expiration Date	May 4, 2020
License Issued Date	Apr 4, 2025
Permit First Issued Date	May 3, 2001
Learner Permit Available Date	May 3, 2001
Driver's Ed Required	May 4, 1976
Note	This information is only about the above license number given for check and not other numerical data.

Medical Certificates

MEDICAL CERTIFICATE — Oct 3, 2025

Status	CERTIFIED
Self Certification	NON_EXCEPTED_INTERSTATE
Issued Date	Oct 3, 2025
Expiration Date	Oct 3, 2026

checkr

One Montgomery Street, Suite 2000, San Francisco, CA 94104
candidate.checkr.com

Brianna Lynne Dunt

ALYSHIA M. BYER, SHERIFF

Washtenaw County Sheriff's Office

Security Check Authorization Form

Attention: Washtenaw County Sheriff's Office Quartermaster Fax: 734-273-4970

Tow Company Name: Wallstreet Towing Phone 734 485-2055
Tow Company Contact: Fady Salamey Email Fadye@udgersind.com
Employee Name: Dunt (Last Name) Brianna (First) Lynne (Middle)

Maiden Name/Other Legal Names

Date of Birth: 9/23/88 Gender: Female Social Security #: 380-00-6907
Home Address: 1647 Foley Ave Ypsilanti MI 48198
Driver's License: D530098564736 / MI Position/Title: Dispatch
Description: 5'4" (Height) 143 lbs (Weight) Brown (Eye Color) Brown (Hair Color)

Authority to Conduct a Security Check

As a contractor with the Washtenaw County Sheriff's Office, I hereby authorize the Washtenaw County Sheriff's Office to conduct a security check for tow contract purposes. I understand that such security checks will remain confidential as required by Michigan and Federal Statutes.
I further understand that all documents and reports, including the background investigator's notes, are considered confidential. I voluntarily waive any right or opportunity to read, review or request any confidential information provided in the background report prepared by the Washtenaw County Sheriff's Office appointed Background Investigator.

Brianna J. Dunt (Employee Signature Authorization) 9/3/2025 (Date)

TO BE COMPLETED BY SHERIFF'S OFFICE STAFF ONLY

Completed By: (Name) (Date)
Approved: Yes ___ No ___

Jory Christian Stelter

STATE OF MICHIGAN
DEPARTMENT OF STATE
LANSING

Limited Driving Record - Certified | S 900 001 856 509

05 27 2026

Demographics

JORY CHRISTIAN STELTER — 10 11 1991 — Male

GREEN — 5' 10" — 190

Addresses

447 MONTANA BELLEVILLE MI 48111 9051

Previous/AKA DLNs

S343423913710

Credential

10-20-2025

Enhanced — Chauffeur — Original — True

10-20-2025 — 10-11-2029

STATUS

Standings

Non-Commercial License	:	Valid
Non-Commercial License Permit	:	Not Applicable
State ID	:	None
Commercial License	:	Not Licensed

Derrick Neil Ortwine

STATE OF MICHIGAN
DEPARTMENT OF STATE
LANSING

Limited Driving Record - Certified | O 635 139 626 391

05-27-2026

Demographics

Full Name			Date of Birth	Sex
DERRICK NEIL ORTWINE			05-24-1982	Male
Eye Color	**Height**	**Weight**		
Brown	5' 9"	225		

Addresses

Residence

828 RAILROAD ST APT 1 YPSILANTI MI 48197-3514

Credential

Original License Issued	Original CDL Issued	GDL Level		
02-11-1998				
Credential	**License**	**CDL**	**Issue Type**	**Real ID**
Standard	Chauffeur		Renewal	False
Issued	**Expire**	**Cancelled**	**Cancel Reason**	
05-22-2023	05-24-2027			
Endorsements		**Restrictions**		
		Corrective Lens		

STATUS

Standings

Non-Commercial License	:	Valid
Non-Commercial License Permit	:	Not Applicable
State ID	:	None
Commercial License	:	Not Licensed

Limited Driving Record - Certified

Record ID	Source	Type	Points
41064983		Conviction - Plea	0

Description

Offense: Operated While Impaired by Lqr
Violation Date: 31-Oct-2008
Conviction Date: 09-Jan-2009
Vehicle Type: Passenger Vehicle
Court: Howell 53rd District Court

Record ID	Source	Type	Points
41064984	41064983	CDL Major	

Description

Sanction Code: A25 - Driving while impaired
Legacy CDL Suspension from 30-Jan-2009 through 11 59 PM of 29-Jan-2010

End of Record

Michael Donavon Samons

STATE OF MICHIGAN
DEPARTMENT OF STATE
LANSING

Employer Driving Record - Certified | S 552 603 149 480

05-27-2026

Demographics

Full Name			Date of Birth	Sex
MICHAEL DONAVON SAMONS			06-23-1973	Male
Eye Color	**Height**	**Weight**		
Blue	6' 6"	345		

Addresses

Residence
7114 COPPER CREEK DR YPSILANTI MI 48197-9583

Credential

Original License Issued	Original CDL Issued	GDL Level		
07-10-1989				
Credential	**License**	**CDL**	**Issue Type**	**Real ID**
Enhanced	Chauffeur	A	Renewal	True
Issued	**Expire**	**Cancelled**	**Cancel Reason**	
04-07-2023	06-23-2027			
Endorsements		**Restrictions**		
		Corrective Lens		

TSA Background Check

Status	Expire
Approved	04-30-2020

STATE OF MICHIGAN
DEPARTMENT OF STATE
LANSING

Self Certification

Certification Type

Non-Excepted Interstate

Medical Certification

Medical Status	Issued	Expire	
Certified	06-11-2025	06-26-2026	
Examiner Name		Examiner Type	Examiner Phone
VAIENCIA F HIRMIZ		Medical Doctor	(734) 718-3654
Licensing Jurisdiction	License Number	Registry Number	
Michigan	4704323060	8622765051	

Medical Restrictions

Corrective Lens

STATUS

Standings

Non-Commercial License	:	Valid
Non-Commercial License Permit	:	Not Applicable
State ID	:	None
Commercial License	:	Valid

Record ID	Source	Type	Points
149286689		TSA Background Check (BRC)	

Description

Status: Approved
Commence Date: 30-Apr-2015
Expiration Date: 30-Apr-2020

End of Record

James Charles Dean Stokes

Michigan
ENHANCED
COMMERCIAL
DRIVER'S LICENSE
05/16/2025
11/05/2029
JAMES CHARLES-DEAN
STOKES
33112 CHIEF LN
WESTLAND, MI 48185-2382
6'-0"
E,CA
CY,XT

STATE OF MICHIGAN
DEPARTMENT OF STATE
LANSING

Employer Driving Record - Certified | S 322 367 116 851

05-27-2026

Demographics

JAMES CHARLES-DEAN STOKES		11-05-1981	Male
Blue	6' 0"	300	

Addresses

33112 CHIEF LN WESTLAND MI 48185-2382

Credential

12-01-1997

Enhanced	Chauffeur	A	Renewal	True
05-16-2025	11-05-2029			

CY - Motorcycle, X - Hazmat & Tanker, T - Double Trailers

TSA Background Check

Approved	05-03-2030

Electronically certified in compliance with MCL 257.204A as of 05-27-2026

1 of 4

Employer Driving Record - Certified

Record ID	Source	Type	Points
393916482		TSA Background Check (BRC)	

Description

Status: Approved
Commence Date: 03-May-2025
Expiration Date: 03-May-2030

End of Record

James Kenneth Eller

ALYSHIA M. DYER, SHERIFF

Washtenaw County Sheriff's Office

Security Check Authorization Form

Attention: Washtenaw County Sheriff's Office Quartermaster Fax: 734-973-4970

Tow Company Name: W 2nd STREET Phone: 734 485 2255
Tow Company Contact: FADY SAKAKINI Email: FADY@BUCKETSTADIUM.COM
Employee Name: Eller (Last Name) James (First) Kenneth (Middle)

Maiden Name/Other Legal Names

Date of Birth: 02/31/1991 Gender: M Social Security #: 383 11 9174
Home Address: 6238 Chestnut Dr Ypsilanti MI 48197
Driver's License: E460367465082 / MI (State) Position/Title: Driver

Description: 6'0" (Height) 175 lbs (Weight) Green (Eye Color) Brown (Hair Color)

Authority to Conduct a Security Check

As a contractor with the Washtenaw County Sheriff's Office, I hereby authorize the Washtenaw County Sheriff's Office to conduct a security check for tow contract purposes. I understand that such security checks will remain confidential as required by Michigan and Federal Statutes.
I further understand that all documents and reports, including the background investigator's notes, are considered confidential. I voluntarily waive any right or opportunity to read, review or request any confidential information provided in the background report prepared by the Washtenaw County Sheriff's Office appointed Background Investigator.

Employee Signature Authorization 9-3-25 Date

TO BE COMPLETED BY SHERIFF'S OFFICE STAFF ONLY

Completed By _____ Name _____ Date

Approved Yes ___ No ___

James Kenneth Eller

STATE OF MICHIGAN
DEPARTMENT OF STATE
LANSING

Limited Driving Record - Certified | E 460 367 465 082

05-27-2026

Demographics

Full Name			Date of Birth	Sex
JAMES KENNETH ELLER			01-31-1991	Male
Eye Color	**Height**	**Weight**		
GREEN	6' 0"	185		

Addresses

Residence

6238 OAKHURST DR YPSILANTI MI 48197-9473

Credential

Original License Issued	Original CDL Issued	GDL Level		
07-24-2006				
Credential	**License**	**CDL**	**Issue Type**	**Real ID**
Enhanced	Chauffeur		Duplicate	True
Issued	**Expire**	**Cancelled**	**Cancel Reason**	
06-14-2024	01-31-2027			
Endorsements		**Restrictions**		
CY - Motorcycle				

STATUS

Standings

Non-Commercial License	:	Valid
Non-Commercial License Permit	:	Not Applicable
State ID	:	None
Commercial License	:	Not Licensed

Limited Driving Record - Certified

Record ID	Source	Type	Points
56041731		Conviction - Plea	0

Description

Offense: Operated While Impaired by Lqr
Violation Date: 19-Feb-2013
Conviction Date: 25-Sep-2013
Court: Ypsilanti 14B District Court

End of Record

Donald Odell Gilbert

ALYSHIA M. BYER, SHERIFF

Washtenaw County Sheriff's Office

Security Check Authorization Form

Attention: Washtenaw County Sheriff's Office Quartermaster Fax: 734-973-4970

Tow Company Name: WALLSTREET Phone: 734 485 2555
Tow Company Contact: FADY SAKUMA Email: FADY@BUDGETSMASHUM.COM
Employee Name: Gilbert (Last Name) Donald (First) Odell (Middle)

Maiden Name/Other Legal Names:

Date of Birth: 10/27/85 Gender: Male Social Security #: 368-01-0688
Home Address: 1132 E Clark RD
Driver's License: G416149652 827 (State) Position/Title: Driver

Description: 6-3 (Height) 250 (Weight) Blue (Eye Color) Blond (Hair Color)

Authority to Conduct a Security Check

As a contractor with the Washtenaw County Sheriff's Office, I hereby authorize the Washtenaw County Sheriff's Office to conduct a security check for tow contract purposes. I understand that such security checks will remain confidential as required by Michigan and Federal Statutes.
I further understand that all documents and reports, including the background investigator's notes, are considered confidential. I voluntarily waive any right or opportunity to read, review or request any confidential information provided in the background report prepared by the Washtenaw County Sheriff's Office appointed Background Investigator.

DG — 9-3-25
Employee Signature Authorization — Date

TO BE COMPLETED BY SHERIFF'S OFFICE STAFF ONLY

Completed By: (Name) Date:
Approved: Yes No

STATE OF MICHIGAN
DEPARTMENT OF STATE
LANSING

Limited Driving Record - Certified | G 416 149 652 827

05-27-2026

Demographics

Full Name			Date of Birth	Sex
DONALD ODELL GILBERT			10-27-1985	Male
Eye Color	Height	Weight		
BLUE	6' 2"	293		

Addresses

Residence

1132 E CLARK RD YPSILANTI MI 48198-3114

Credential

Original License Issued	Original CDL Issued	GDL Level		
10-29-2003				
Credential	License	CDL	Issue Type	Real ID
Enhanced	Chauffeur		Renewal	True
Issued	Expire	Cancelled	Cancel Reason	
03-06-2026	10-27-2030			
Endorsements		Restrictions		

STATUS

Standings

Non-Commercial License	:	Valid
Non-Commercial License Permit	:	Not Applicable
State ID	:	None
Commercial License	:	Not Licensed

Erik Karl Hieber

A. YSHIA M. BYER, SHERIFF

Washtenaw County Sheriff's Office

Security Check Authorization Form

Attention: Washtenaw County Sheriff's Office Quartermaster Fax 734-973-4970

Tow Company Name WALLYSTREET Phone 734 485 3253
Tow Company Contact FADY SAKHNY Email FADY@BODYSHOPNUM.COM
Employee Name HIEBER ERIK KARL
Last Name First Middle

Maiden Name Other Legal Names

Date of Birth 09/19/87 Gender M Social Security # 375 06 5704
Home Address 2775 BLOSSOM FARMS DRIVE
Driver's License H 160234461726 Position/Title DRIVER
State

Description 5'8" 200 BLUE BROWN
Height Weight Eye Color Hair Color

Authority to Conduct a Security Check

As a contractor with the Washtenaw County Sheriff's Office, I hereby authorize the Washtenaw County Sheriff's Office to conduct a security check for tow contract purposes. I understand that such security checks will remain confidential as required by Michigan and Federal Statutes.
I further understand that all documents and reports, including the background investigator's notes, are considered confidential. I voluntarily waive any right or opportunity to read, review or request any confidential information provided in the background report prepared by the Washtenaw County Sheriff's Office appointed Background Investigator.

Employee Signature Authorization 9/3/25
Date

TO BE COMPLETED BY SHERIFF'S OFFICE STAFF ONLY

Completed by _____ Date
Name

Approved Yes ___ No: ___

MVRcheck
INSTANT DRIVING RECORDS

MVR Screening Report
MVRcheck.com
13720 Old St Augustine Rd
Suite 8 - 105
Jacksonville, FL 32258
Phone: 855-865-6877
Fax: 844-855-6877

FILE NUMBER	411470	REPORT DATE	05-28-2026
REPORT TO	Budget Stadium Towing (0526-7344) 876 Railroad St Ypsilanti, MI 48197-3507 Phone: (734) 485-2055 Fax: -	ORDER DATE	05-28-2026
		TYPE	MVR Products

Application Information

APPLICANT	HIEBER, ERK K.	SSN	XXX-XX-3904	DOB	09-19-XXXX
DRIVERS LICENSE	-	PHONE NUMBER	7343209718		
E MAIL	FADY@BUDGETSTADIUM.COM				

Credentials

MVR Driving History

RESULTS	**License Found**		
STATE OF ISSUE	Michigan	SEARCH DATE	05-28-2026 8:00 AM MDT
LICENSE NUMBER	H160XXXXXXXXX		

License Number: H160XXXXXXXXX
License State: MI
History Length: Y7
Full Name: HIEBER, ERIK KARL
DOB: XXXX-09-19
Address: 2775 BLOSSOM FARMS DR
HOWELL, MI 488437043

License Info

Status: VALID
License Type: Personal
Class: CHAF
Class Description: CLASS CHAF CHAUFFER
Expiration Date: 2028-09-19
Issue Date: 2024-08-03
Original Issue Date: 2003-06-18
Restriction: CORRECTIVE LENS

Messages

```
**************************************
NO VIOLATIONS FOUND FOR THIS DRIVER
**************************************
**************************************
NO ACTIONS FOUND FOR THIS DRIVER
**************************************
```

****
NO ACCIDENTS FOUND FOR THIS DRIVER
****
Cust Pts:
CDL STATUS: NOT LICENSED
CREDENTIAL TYPE : ENHANCED
REAL ID : Y

WARNING: Confidential Information - To Be Used As Per State And Federal Laws. Misuse May Result In A Criminal Prosecution.

Disclaimer

This report is furnished pursuant to the service agreement with MVRcheck.com and in compliance with the Fair Credit Reporting Act (FCRA). By requesting this report, the user certifies that it has a permissible purpose under applicable law to obtain the report. Information contained in this report is obtained from sources believed to be reliable, however, MVRcheck.com does not maintain the original records and cannot guarantee the completeness or accuracy of such information. Driver record information is obtained from state motor vehicle agencies and reflects the data available at the time the report was issued. The requesting party is solely responsible for ensuring that the use of this report complies with all applicable federal and state laws.

*** End Of Report ***

Michael Todd Kelbert

ALYSHA M. DYER, SHERIFF

Washtenaw County Sheriff's Office

Security Check Authorization Form

Attention: Washtenaw County Sheriff's Office Quartermaster Fax: 734-973-4970

Tow Company Name: Wall Street Salemay Phone: 734-485-2053
Tow Company Contact: Fady Email: Fady@Budgetstadium.com
Employee Name: Kelbert (Last Name) Michael (First) Todd (Middle)

Maiden Name Other Legal Names: _____

Date of Birth: 9-13 1966 Gender: M Social Security #: 368-33-3337
Home Address: 6322 Sidney St Brighton MI 48116
Driver's License: K-416-603-799-711 (State) Position Title: Driver

Description: 6'2" (Height) (Weight) Blue (Eye Color) Bleade (Hair Color)

Authority to Conduct a Security Check

As a contractor with the Washtenaw County Sheriff's Office, I hereby authorize the Washtenaw County Sheriff's Office to conduct a security check for tow contract purposes. I understand that such security checks will remain confidential as required by Michigan and Federal Statutes.
I further understand that all documents and reports, including the background investigator's notes, are considered confidential. I voluntarily waive any right or opportunity to read, review or request any confidential information provided in the background report prepared by the Washtenaw County Sheriff's Office appointed Background Investigator.

Employee Signature Authorization: Michael Kelbert Date: 9-2-25

TO BE COMPLETED BY SHERIFF'S OFFICE STAFF ONLY

Completed By: _____ (Name) Date: _____

Approved Yes ___ No ___

STATE OF MICHIGAN
DEPARTMENT OF STATE
LANSING

Limited Driving Record - Certified | K 416 603 799 711

05-27-2026

Demographics

Full Name			Date of Birth	Sex
MICHAEL TODD KELBERT			09-13-1966	Male
Eye Color	**Height**	**Weight**		
Blue	6' 2"	180		

Addresses

Residence

6322 SIDNEY ST BRIGHTON MI 48116-2121

Credential

Original License Issued	Original CDL Issued	GDL Level		
09-13-1982				
Credential	**License**	**CDL**	**Issue Type**	**Real ID**
Standard	Chauffeur	A	Corrected	True
Issued	**Expire**	**Cancelled**	**Cancel Reason**	
10-26-2023	09-13-2027			
Endorsements		**Restrictions**		
X - Hazmat & Tanker, T - Double Trailers		Corrective Lens		

TSA Background Check

Status	Expire
Approved	09-19-2028

STATE OF MICHIGAN
DEPARTMENT OF STATE
LANSING

Self Certification

Certification Type

Non-Excepted Interstate

Medical Certification

Medical Status	Issued	Expire
Not Certified	03-06-2025	03-06-2026

Medical Restrictions

STATUS

Standings

Non-Commercial License	:	Valid
Non-Commercial License Permit	:	Not Applicable
State ID	:	None
Commercial License	:	Downgraded

Limited Driving Record - Certified

Record ID	Source	Type	Points
106256718		Conviction - Plea	0

Description

Offense: Limited Access Speeding
Actual Speed: 75 Posted Speed: 70
Violation Date: 30-Jul-2019
Conviction Date: 07-Aug-2019
Vehicle Type: Passenger Vehicle
Court: Woodhaven 33rd District Court

Record ID	Source	Type	Points
314030719		TSA Background Check (BRC)	

Description

Status: Approved
Commence Date: 19-Sep-2023
Expiration Date: 19-Sep-2028

End of Record

John Christopher Kunasz

Michigan USA CHAUFFEUR'S LICENSE
NOT FOR FEDERAL REAL ID ACT PURPOSES
DL # K 520 429 115 351 Iss 07/21/2025
DOB 05/08/1961 Exp 05/08/2027
JOHN CHRISTOPHER
KUNASZ
3375 E MICHIGAN AVE LOT 34
YPSILANTI, MI 48198-9456
Sex M Hgt 5'-06" Eyes BLU
Class C End NONE
05/08/61

Attention: Washtenaw County Sheriff's Office Quartermaster Fax: 734-973-4970

Tow Company Name: Wall Street Towing Phone: 734-486-8056
Tow Company Contact: Jody Delaney Email: Jody@wallstreetmi.com
Employee Name: JOHN KUNASZ CHRISTOPHER
Last Name First Middle

Maiden Name/Other Legal Names:

Date of Birth 5861 Gender M Social Security # 378-66-9703
Home Address 3375 E MICHIGAN AVE
Driver's License K520429115351 MI / Position/Title: Driver
State

Description: 5'6 239 BL GRAY
Height Weight Eye Color Hair Color

Authority to Conduct a Security Check

As a contractor with the Washtenaw County Sheriff's Office, I hereby authorize the Washtenaw County Sheriff's Office to conduct a security check for tow contract purposes. I understand that such security checks will remain confidential as required by Michigan and Federal Statutes.
I further understand that all documents and reports, including the background investigator's notes, are considered confidential. I voluntarily waive any right or opportunity to read, review or request any confidential information provided in the background report prepared by the Washtenaw County Sheriff's Office appointed Background Investigator.

John Kunasz 9-2-25
Employee Signature Authorization Date

TO BE COMPLETED BY SHERIFF'S OFFICE STAFF ONLY

Completed By: _____
Name Date
Approved Yes: ___ No: ___

STATE OF MICHIGAN
DEPARTMENT OF STATE
LANSING

Limited Driving Record - Certified | K 520 429 115 351

05-27-2026

Demographics

Full Name	Date of Birth	Sex
JOHN CHRISTOPHER KUNASZ	05-08-1961	Male

Eye Color	Height	Weight
Blue	5' 6"	210

Addresses

Residence

3375 E MICHIGAN AVE LOT 34 YPSILANTI MI 48198-9456

Credential

Original License Issued	Original CDL Issued	GDL Level
09-02-1977		

Credential	License	CDL	Issue Type	Real ID
Standard	Chauffeur		Duplicate	False

Issued	Expire	Cancelled	Cancel Reason
07-21-2025	05-08-2027		

Endorsements — Restrictions

STATUS

Standings

Non-Commercial License	:	Valid
Non-Commercial License Permit	:	Not Applicable
State ID	:	None
Commercial License	:	Not Licensed

Michael Edward Mitchel

Security Check Authorization Form

Attention: Washtenaw County Sheriff's Office Quartermaster Fax: 734-973-4970

Tow Company Name: WAll Street Towing Phone (734) 485-2055
Tow Company Contact FAby SAlAmey Email FAby@BudgetStation.com
Employee Name: Mitchell (Last Name) Michael (First) EDward (Middle)

Maiden Name/Other Legal Names _____

Date of Birth 07-27-1982 Gender: M Social Security #: 372-04-5200
Home Address 11984 Dunham RD HarHand MI 48353
Driver's License: M324603189589 / MI (State) Position/Title: Driver

Description: 6'0 (Height) 220LBS (Weight) Green (Eye Color) BAID (Hair Color)

Authority to Conduct a Security Check

As a contractor with the Washtenaw County Sheriff's Office, I hereby authorize the Washtenaw County Sheriff's Office to conduct a security check for tow contract purposes. I understand that such security checks will remain confidential as required by Michigan and Federal Statutes.
I further understand that all documents and reports, including the background investigator's notes, are considered confidential. I voluntarily waive any right or opportunity to read, review or request any confidential information provided in the background report prepared by the Washtenaw County Sheriff's Office appointed Background Investigator.

Employee Signature Authorization — Date: 09-02-25

TO BE COMPLETED BY SHERIFF'S OFFICE STAFF ONLY

STATE OF MICHIGAN
DEPARTMENT OF STATE
LANSING

Limited Driving Record - Certified | M 324 603 189 589

05-28-2026

Demographics

Full Name			Date of Birth	Sex
MICHAEL EDWARD MITCHELL			07-27-1982	Male
Eye Color	**Height**	**Weight**		
Green	6' 0"	220		

Addresses

Residence

11984 DUNHAM RD HARTLAND MI 48353-1926

Previous/AKA DLNs

M324603589200

Credential

Original License Issued	Original CDL Issued	GDL Level		
07-28-1997				
Credential	**License**	**CDL**	**Issue Type**	**Real ID**
Enhanced	Chauffeur	A	Corrected	True
Issued	**Expire**	**Cancelled**	**Cancel Reason**	
01-10 2025	07-27-2027			

Endorsements	Restrictions
CY - Motorcycle, X - Hazmat & Tanker, P - Passenger, T - Double Trailers	No Class A Passenger Vehicle

TSA Background Check

Status	Expire
Approved	08-31-2028

STATE OF MICHIGAN
DEPARTMENT OF STATE
LANSING

Self Certification

Certification Type

Non-Excepted Interstate

Medical Certification

Medical Status	Issued	Expire
Certified	07-08-2025	07-08-2026

Medical Restrictions

Corrective Lens

STATUS

Standings

Non-Commercial License	:	Valid
Non-Commercial License Permit	:	Not Applicable
State ID	:	Cancelled
Commercial License	:	Valid

Limited Driving Record - Certified

Record ID	Source	Type	Points
56534390		Hearing	

Description

Original Action Date: 23-Jul-2012
Original Effect: Suspended
Finding: Denied-- Implied Consent Suspension
Authority: OHAO HO 33
Hearing Date: 10-Sep-2012
Next Eligible Hearing: N/A

Record ID	Source	Type	Points
56534405	56534390	CDL Major	

Description

Sanction Code: A12 - Refused test
Legacy CDL Suspension from 15-Oct-2012 through 11:59 PM of 14-Oct-2013

Record ID	Source	Type	Points
56534383		Conviction - Plea	0

Description

Offense: Operated While Impaired by Lqr
Violation Date: 23-Jul-2012
Conviction Date: 23-Oct-2012
Vehicle Type: Passenger Vehicle
Court: Plymouth 35th District Court

Record ID	Source	Type	Points
56534409	56534383	CDL Major	

Description

Sanction Code: A25 - Driving while impaired
Legacy CDL Suspension from 10-Nov-2012 through 11:59 PM of 09-Nov-2013

Record ID	Source	Type	Points
56534402		TSA Background Check (BRC)	

Description

Status: Approved
Commence Date: 31-May-2019
Expiration Date: 31-May-2024

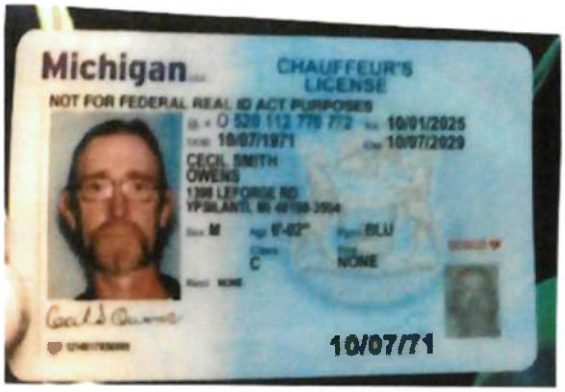
Record ID	Source	Type	Points
311617721		TSA Background Check (BRC)	

Description

Status: Approved
Commence Date: 31-Aug-2023
Expiration Date: 31-Aug-2028

End of Record

Cecil Smith Owens



Security Check Authorization Form

Attention: Washtenaw County Sheriff's Office Quartermaster Fax: 734-973-4970

Tow Company Name: wAllStreet Phone: 734 485-2055
Tow Company Contact: Fady Saigney Email fady@budgetstadium.com
Employee Name: Owens Cecil Smith
Last Name First Middle

Maiden Name/Other Legal Names: _____

Date of Birth: 10 7 71 Gender: M Social Security #: 356 66 1887
Home Address: 1396 Forge
Driver's License: 052011277077 2 State Position/Title: Driver
Description: 6.2 140 Blue Brown
Height Weight Eye Color Hair Color

Authority to Conduct a Security Check

As a contractor with the Washtenaw County Sheriff's Office, I hereby authorize the Washtenaw County Sheriff's Office to conduct a security check for tow contract purposes. I understand that such security checks will remain confidential as required by Michigan and Federal Statutes.
I further understand that all documents and reports, including the background investigator's notes, are considered confidential. I voluntarily waive any right or opportunity to read, review or request any confidential information provided in the background report prepared by the Washtenaw County Sheriff's Office appointed Background Investigator.

Cecil Owens 9/3/25
Employee Signature Authorization Date

TO BE COMPLETED BY SHERIFF'S OFFICE STAFF ONLY

Completed By: _____
Name Date
Approved: Yes: ___ No: ___

Thomas Gregory Mills

Limited Driving Record - Certified | M 900 000 243 169

05-26-2026

Demographics

Full Name			Date of Birth	Sex
THOMAS GREGORY MILLS			11-08-2003	Male
Eye Color	**Height**	**Weight**		
HAZEL	5' 7"	170		

Addresses

Residence

4132 EDGEWOOD ST DEARBORN HEIGHTS MI 48125-3226

Credential

Original License Issued	Original CDL Issued	GDL Level		
11-18-2021				
Credential	**License**	**CDL**	**Issue Type**	**Real ID**
Standard	Chauffeur		Renewal	True
Issued	**Expire**	**Cancelled**	**Cancel Reason**	
01-20-2026	11-08-2029			
Endorsements		**Restrictions**		

Permits

Permit Type	Issued	Expire
Motorcycle TIP	02-17-2026	08-16-2026
Endorsements		**Restrictions**

Electronically certified in compliance with MCL 257.204a as of 05-26-2026

1 of 4

STATUS

Standings

Non-Commercial License	:	Valid
Non-Commercial License Permit	:	Valid
State ID	:	None
Commercial License	:	Not Licensed

Limited Driving Record - Certified

Record ID	Source	Type	Points
345644578		Conviction - Plea	0

Description

Offense: Disobeyed Traffic Signal
Violation Date: 16-Apr-2024
Conviction Date: 13-May-2024
Vehicle Type: Pickup Truck
Court: Livonia 16th District Court

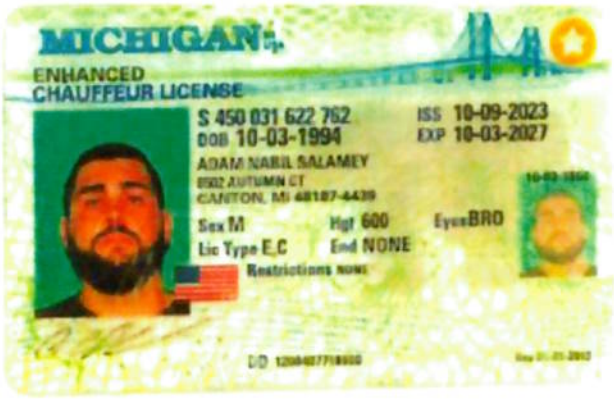
Record ID	Source	Type	Points
352845905		Conviction - Plea	1

Description

Offense: Limited Access Speeding
Actual Speed: 80 Posted Speed: 70
Violation Date: 30-May-2024
Conviction Date: 03-Jul-2024
Vehicle Type: Pickup Truck
Court: Livonia 16th District Court

End of Record

Adam Nabil Salamey



Security Check Authorization Form

Attention: Washtenaw County Sheriff's Office Quartermaster Fax: 734 973-4970

Tow Company Name: WallStreet Towing Phone: 734 485 2085
Tow Company Contact: Fady Salamey Email: Fady@Budget Stadium.com
Employee Name: Salamey Adam Nabil
Last Name First Middle

Maiden Name/Other Legal Names _____

Date of Birth 10/3/94 Gender: MALE Social Security #: 393-17 9[illegible]
Home Address: 8503 Autumn Ct Canton MI
Driver's License S450031[illegible] MI Position/Title: Manager
State

Description: 6'0" 199lbs Brown Brown
Height Weight Eye Color Hair Color

Authority to Conduct a Security Check

As a contractor with the Washtenaw County Sheriff's Office, I hereby authorize the Washtenaw County Sheriff's Office to conduct a security check for tow contract purposes. I understand that such security checks will remain confidential as required by Michigan and Federal Statutes.
I further understand that all documents and reports, including the background investigator's notes, are considered confidential. I voluntarily waive any right or opportunity to read, review or request any confidential information provided in the background report prepared by the Washtenaw County Sheriff's Office appointed Background Investigator.

Employee Signature Authorization 9/3/2025
Date

TO BE COMPLETED BY SHERIFF'S OFFICE STAFF ONLY

Completed By _____ Date
Name

Approved: Yes ___ No. ___

Demographics

Full Name	Date of Birth	Sex
ADAM NABIL SALAMEY	10-03-1994	Male

Eye Color	Height	Weight
Brown	6' 0"	220

Addresses

Residence

8502 AUTUMN CT CANTON MI 48187-4439

Credential

Original License Issued	Original CDL Issued	GDL Level		
06-23-2011				
Credential	**License**	**CDL**	**Issue Type**	**Real ID**
Enhanced	Chauffeur		Renewal	True
Issued	**Expire**	**Cancelled**	**Cancel Reason**	
10-09-2023	10-03-2027			
Endorsements		**Restrictions**		

52422668	Conviction - Plea	0

Description

Offense: Speed
Actual Speed: 80 Posted Speed: 75
Violation Date: 23-Jul-2020
Conviction Date: 29-Jul-2020
Vehicle Type: Passenger Vehicle
Court: Midland 75th District Court

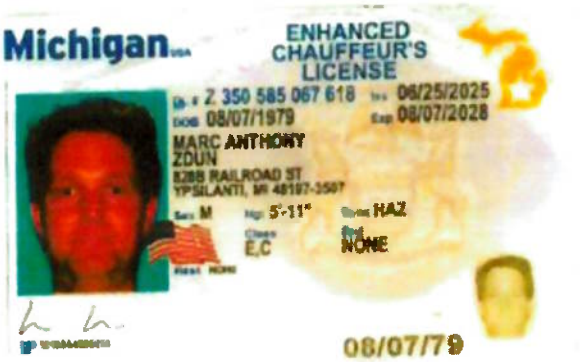
Record ID	Source	Type	Points
232036232		Conviction - Plea	0

Description

Offense: Limited Access Speeding
Actual Speed: 75 Posted Speed: 70
Violation Date: 12-Nov-2021
Conviction Date: 20-Dec-2021
Vehicle Type: Passenger Vehicle
Court: Livonia 16th District Court

End of Record

Marc Anthony Zoun



Security Check Authorization Form

Attention: Washtenaw County Sheriff's Office Quartermaster Fax: 734-973-4970

Tow Company Name: BUDGET TOWING Phone: 734-485-2055
Tow Company Contact: FADY Email: FADY@BUDGETSTADIUM.COM
Employee Name: ZOUN (Last Name) MARC (First) A (Middle)

Maiden Name/Other Legal Names: _____

Date of Birth: 8/7/79 Gender: M Social Security #: 379-04-9556
Home Address: 828 B RAILROAD ST YPSILANTI MI 48197
Driver's License: Z350585067618 / MI (State) Position/Title: TOW TRUCK DRIVER

Description: 5/11 (Height) 175 (Weight) HAZEL (Eye Color) BROWN (Hair Color)

Authority to Conduct a Security Check

As a contractor with the Washtenaw County Sheriff's Office, I hereby authorize the Washtenaw County Sheriff's Office to conduct a security check for tow contract purposes. I understand that such security checks will remain confidential as required by Michigan and Federal Statutes.
I further understand that all documents and reports, including the background investigator's notes, are considered confidential. I voluntarily waive any right or opportunity to read, review or request any confidential information provided in the background report prepared by the Washtenaw County Sheriff's Office appointed Background Investigator.

Employee Signature Authorization 9/1/25 (Date)

TO BE COMPLETED BY SHERIFF'S OFFICE STAFF ONLY

Completed By _____ (Name) _____ (Date)
Approved: Yes: ____ No: ____

STATE OF MICHIGAN
DEPARTMENT OF STATE
LANSING

Limited Driving Record - Certified | Z 350 585 067 618

05-27-2026

Demographics

Full Name			Date of Birth	Sex
MARC ANTHONY ZDUN			08-07-1979	Male
Eye Color	**Height**	**Weight**		
HAZEL	5' 11"	185		

Addresses

Residence

828B RAILROAD ST YPSILANTI MI 48197-3507

Credential

Original License Issued	Original CDL Issued	GDL Level		
08-08-1996				
Credential	**License**	**CDL**	**Issue Type**	**Real ID**
Enhanced	Chauffeur		Renewal	True
Issued	**Expire**	**Cancelled**	**Cancel Reason**	
06-25-2025	08-07-2028			
Endorsements		**Restrictions**		

STATUS

Standings

Non-Commercial License	:	Valid
Non-Commercial License Permit	:	Not Applicable
State ID	:	None
Commercial License	:	Not Licensed

Landen Ira-James Mckinney

Attention: Tow Coordinator: _____ Fax: 734 973 4953

Company Name: Wall Street Towing Phone#: (734) 485-3055

Company Contact: Eddy Sulaney Email: Eddy@budgetstadium.com

Employee Name: Mc Kinney (Last Name) Landen (First) _____ (Middle)

Date of Birth: 04/18/2004 Gender: M Last four numbers Social Security #: 6954

Home Address: 44 carriage Rd

Driver's License #: M 250 488 343 300 (State) Position/Title: Mechanic

Description: 5'8 (Height) 125 (Weight) Brown (Eye Color) Brown (Hair Color)

Authority to Conduct a Security Check

As a contractor with the Washtenaw County Sheriff's Office, I hereby authorize Washtenaw County Sheriff's Office to conduct a security investigation for tow contract purposes. I understand that such security investigation will remain confidential as required by Michigan and Federal Statutes.

x _____ (Employee Signature Authorization) x 3/20/25 (Date)

TO BE COMPLETED BY SHERIFF'S OFFICE STAFF ONLY

Completed By _____ (Name) _____ (Date)

STATE OF MICHIGAN
DEPARTMENT OF STATE
LANSING

Limited Driving Record - Certified | M 250 488 343 300

05-27-2026

Demographics

LANDEN IRA JAMES MCKINNEY — 04-18-2006 — Male

Brown — 5' 8" — 125

Addresses

3021 SPRINGPORT RD JACKSON MI 49201-9056

Credential

08-25-2020

Standard — Chauffeur — Renewal — True

04-18-2025 — 04-18-2029

CY Motorcycle

Electronically certified in compliance with MCL 257.204A as of 05-27-2026

1 of 3

STATUS

Standings

Non-Commercial License	Valid
Non-Commercial License Permit	Not Applicable
State ID	None
Commercial License	Not Licensed

Samantha Nicole Avallone

Limited Driving Record - Certified | A 900 001 727 331

05-27 2026

Demographics

Full Name			Date of Birth	Sex
SAMANTHA NICOLE AVALLONE			07-24-1995	Female
Eye Color	Height	Weight		
GREEN	5' 6"	260		

Addresses

Residence

447 MONTANA BELLEVILLE MI 48111-9051

Previous/AKA DLNs

A145794957641

Credential

Original License Issued	Original CDL Issued	GDL Level		
06-11-2025				
Credential	License	CDL	Issue Type	Real ID
Enhanced	Operator		Original	True
Issued	Expire	Cancelled	Cancel Reason	
06-11-2025	07-24-2028			
Endorsements		Restrictions		

Electronically certified in compliance with MCL 257.204A as of 05-27-2026

1 of 3

STATUS

Standings

Non-Commercial License	:	Valid
Non-Commercial License Permit	:	Not Applicable
State ID	:	None
Commercial License	:	Not Licensed

Active Sanctions

Record ID	Source	Type
399113618	399113615	Out of State Withdrawal

Description

ACD Code: D35 - Failed to comply with financial responsibility
Jurisdiction: Florida
AAMVA Sanction Id: FLFRC3013-JUN-25
Extent: All Driving Privileges (Out of State)
Other from 13-Jun-2025 through Indefinite

Limited Driving Record - Certified

Record ID	Source	Type	Points
399113618	399113615	Out of State Withdrawal	

Description

ACD Code: D35 - Failed to comply with financial responsibility
Jurisdiction: Florida
AAMVA Sanction Id: FLFRC3013-JUN-25
Extent: All Driving Privileges (Out of State)
Other from 13-Jun-2025 through Indefinite

End of Record

Brynn Katie Deitsch

Limited Driving Record - Certified | D 320 098 461 305

06 27 2026

Demographics

Full Name			Date of Birth	Sex
BRYNN KATIE DEITSCH			04-20-2004	Female
Eye Color	**Height**	**Weight**		
Blue	5' 6"	120		

Addresses

Residence
2870 E BLACKHURST RD MIDLAND MI 48642 7862

Credential

Original License Issued	Original CDL Issued	CDL Level		
05-13-2019				
Credential	**License**	**CDL**	**Type**	**Real ID**
Enhanced	Operator		Renewal	True
Issued	**Expire**	**Cancelled**	**Cancel Reason**	
03-24-2025	04-20-2029			
Endorsements		**Restrictions**		

STATUS

Standings

Non-Commercial License	:	Valid
Non-Commercial License Permit	:	Not Applicable
State ID	:	None
Commercial License	:	Not Licensed

Logan James Eberhardt

Limited Driving Record - Certified | E 900 001 895 630

05-27-2026

Demographics

Full Name			Date of Birth	Sex
LOGAN JAMES EBERHARDT			05-26-2004	Male
Eye Color	**Height**	**Weight**		
BROWN	5' 9"	160		

Addresses

Residence

447 MONTANA BELLEVILLE MI 48111-9051

Previous/AKA DLNs

370231053

Credential

Original License Issued	Original CDL Issued	GDL Level		
09-23-2025				
Credential	**License**	**CDI**	**Issue Type**	**Real ID**
Enhanced	Chauffeur		Renewal	True
Issued	**Expire**	**Cancelled**	**Cancel Reason**	
11-19-2025	05-26-2029			
Endorsements		**Restrictions**		

STATUS

Standings

Non-Commercial License	:	Valid
Non-Commercial License Permit	:	Not Applicable
State ID	:	None
Commercial License	:	Not Licensed

Cynthia Lynn Gee

Security Check Authorization Form

Attention: Washtenaw County Sheriff's Office Quartermaster Fax: 734-973-4970

Tow Company Name: Wall Street Towing Phone: 734-485-2055
Tow Company Contact: Kody Scrivener Email: Kody@bridgestadium.com
Employee Name: Gee Cynthia Lynn
Last Name First Middle

Maiden Name/Other Legal Names: Miller

Date of Birth: 2/4/65 Gender: F Social Security #: 372-86-4619
Home Address: 41401 Arthur St Van Buren Twp Michigan 48111
Driver's License: G222 132 564 883 MI Position/Title: Office
State

Description: 5' 5" 205 Blue Brown
Height Weight Eye Color Hair Color

Authority to Conduct a Security Check

As a contractor with the Washtenaw County Sheriff's Office, I hereby authorize the Washtenaw County Sheriff's Office to conduct a security check for tow contract purposes. I understand that such security checks will remain confidential as required by Michigan and Federal Statutes.
I further understand that all documents and reports, including the background investigator's notes, are considered confidential. I voluntarily waive any right or opportunity to read, review or request any confidential information provided in the background report prepared by the Washtenaw County Sheriff's Office appointed Background Investigator.

Cynthia L Gee 9/2/25
Employee Signature Authorization Date

TO BE COMPLETED BY SHERIFF'S OFFICE STAFF ONLY

Completed By: _____ _____
Name Date

Approved Yes ___ No ___

STATE OF MICHIGAN
DEPARTMENT OF STATE
LANSING

Limited Driving Record - Certified | G 000 132 564 093

05-26-2026

Demographics

Full Name			Date of Birth	Sex
CYNTHIA LYNN GEE			02-04-1965	Female
Eye Color	**Height**	**Weight**		
BLUE	5' 5"	220		

Addresses

Residence

41601 ARTHUR ST VAN BUREN TOWNSHIP MI 48111-3407

Credential

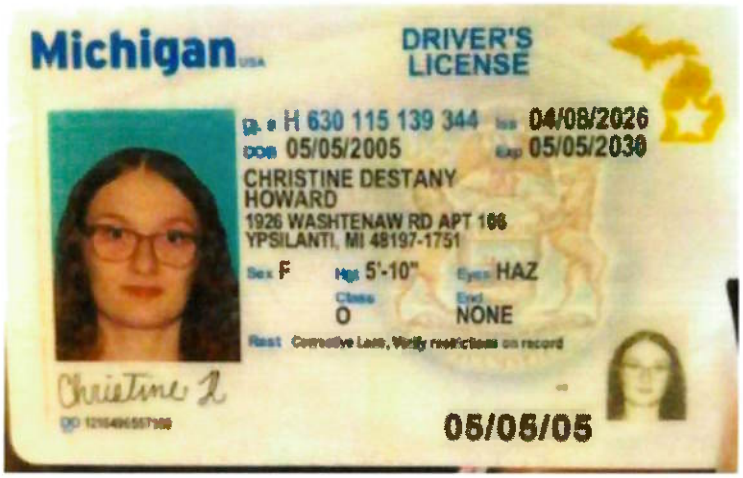
Original License Issued	Original CDL Issued	GDL Level		
02-04-1981				
Credential	**License**	**CDL**	**Issue Type**	**Real ID**
Enhanced	Operator		Renewal	True
Issued	**Expire**	**Cancelled**	**Cancel Reason**	
09-04-2024	02-04-2029			
Endorsements		**Restrictions**		
		Corrective Lens		

STATUS

Standings

Non-Commercial License	:	Valid
Non-Commercial License Permit	:	Not Applicable
State ID	:	None
Commercial License	:	Not Licensed

Christine Destany Howard



Security Check Authorization Form

Attention: Washtenaw County Sheriff's Office Quartermaster Fax: 734-973-4970

Tow Company Name: Budget Towing Phone: (734) 485-2055
Tow Company Contact: Fady Salamey Email: Fady@budgetstadium.com
Employee Name: Howard (Last Name) Christine (First) Destany (Middle)

Maiden Name/Other Legal Names:

Date of Birth: 05/05/2005 Gender: F Social Security #: 378-31-6705
Home Address: 1926 Washtenaw Rd Apt 106 Ypsilanti MI 48197
Driver's License: H 630 115 139 344 / MI (State) Position/Title: Dispatcher
Description: 5'10 (Height) 130 (Weight) Green (Eye Color) Brown (Hair Color)

Authority to Conduct a Security Check

As a contractor with the Washtenaw County Sheriff's Office, I hereby authorize the Washtenaw County Sheriff's Office to conduct a security check for tow contract purposes. I understand that such security checks will remain confidential as required by Michigan and Federal Statutes.
I further understand that all documents and reports, including the background investigator's notes, are considered confidential. I voluntarily waive any right or opportunity to read, review or request any confidential information provided in the background report prepared by the Washtenaw County Sheriff's Office appointed Background Investigator.

Christine Howard 9/2/2025

STATE OF MICHIGAN
DEPARTMENT OF STATE
LANSING

Limited Driving Record - Certified | H 638 115 139 344

05-27-2026

Demographics

CHRISTINE DESTANY HOWARD — 05-05-2005 — Female

HAZEL — 5' 10" — 140

Addresses

1926 WASHTENAW RD APT 106 YPSILANTI MI 48197-1751

Credential

12-10-2015

Standard — Operator — Renewal — True

04-08-2026 — 05-05-2030

Corrective Lens

Electronically certified in compliance with MCL 257.204A as of 05-27-2026

1 of 5

[redacted]

STATUS

Standings

Non-Commercial License

svc.sos.state.mi.us

Samantha Rose Pomerico

Security Check Authorization Form

Attention Washtenaw County Sheriff's Office Quartermaster Fax 734-973-4970

Tow Company Name Wall Street Towing Phone (734) 485-2055
Tow Company Contact Eddy Salaney Email Eddye.budget@gmail.com
Employee Name Pomerico Samantha R
Last Name First Middle

Maiden Name Other Legal Names Stanley

Date of Birth 6/25/92 Gender F Social Security # 366-15-9685
Home Address 134 N Willard Rd Canton MI 48187
Driver's License S354 758 744 497 MI Position Title Office Asst
State

Description 5'5 120 Brown Brown
Height Weight Eye Color Hair Color

Authority to Conduct a Security Check

As a contractor with the Washtenaw County Sheriff's Office, I hereby authorize the Washtenaw County Sheriff's Office to conduct a security check for tow contract purposes. I understand that such security checks will remain confidential as required by Michigan and Federal Statutes.
I further understand that all documents and reports, including the background investigator's notes, are considered confidential. I voluntarily waive any right or opportunity to read, review or request any confidential information provided in the background report prepared by the Washtenaw County Sheriff's Office appointed Background Investigator.

Samantha Pomerico 9/2/25
Employee Signature Authorization Date

TO BE COMPLETED BY SHERIFF'S OFFICE STAFF ONLY

Completed By _____
Name Date

Approved: Yes ___ No ___

STATE OF MICHIGAN
DEPARTMENT OF STATE
LANSING

Limited Driving Record - Certified | S 354 758 744 497

05-27-2026

Demographics

Full Name			Date of Birth	Sex
SAMANTHA ROSE POMERICO			06-25-1992	Female
Eye Color	Height	Weight		
Brown	5' 4"	380		

Addresses

Residence

134 N WILLARD RD CANTON MI 48187-3228

Previous/AKA Names

SAMANTHA ROSE STANLEY

Credential

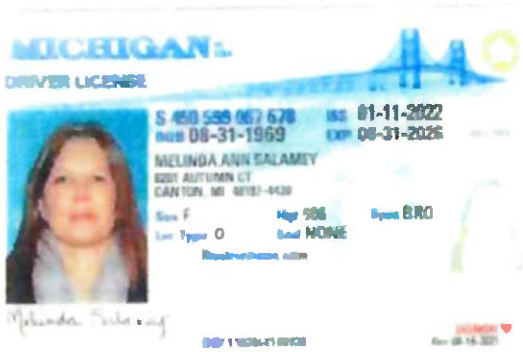
Original License Issued	Original CDL Issued	GDL Level		
07-19-2010				
Credential	License	CDL	Issue Type	Real ID
Enhanced	Operator		Renewal	True
Issued	Expire	Cancelled	Cancel Reason	
04-28-2026	06-25-2030			
Endorsements		Restrictions		
		Corrective Lens		

STATUS

Standings

Non-Commercial License	:	Valid
Non-Commercial License Permit	:	Not Applicable
State ID	:	None
Commercial License	:	Not Licensed

Melinda Ann Salamey



Washtenaw County Sheriff's Office Tow Form Security Check

Attention: Washtenaw County Sheriff's Office Quartermaster Fax: 734-973-4970

Tow Company Name: [illegible] Phone: 734 485 2658
Tow Company Contact: Emily Salamey Email: [illegible]
Employee Name: Salamey Melinda
Last Name First Middle

Maiden Name/Other Legal Names: Bevers

Date of Birth: 8/31/65 Gender F Social Security #: 375-66-7311
Home Address: 8861 Autumn Ct
Driver's License: S [illegible] MI Position/Title: Bookkeeper
State

Description: 5'6 140 Brown Brown
Height Weight Eye Color Hair Color

Authority to Conduct a Security Check

As a contractor with the Washtenaw County Sheriff's Office, I hereby authorize the Washtenaw County Sheriff's Office to conduct a security check for tow contract purposes. I understand that such security checks will remain confidential as required by Michigan and Federal Statutes.
I further understand that all documents and reports, including the background investigator's notes, are considered confidential. I voluntarily waive any right or opportunity to read, review or request any confidential information provided in the background report prepared by the Washtenaw County Sheriff's Office appointed Background Investigator.

Melinda Salamey 9/2/25
Employee Signature Authorization Date

TO BE COMPLETED BY SHERIFF'S OFFICE STAFF ONLY

Completed By: _____ Date
Name

Approved: Yes: ___ No: ___

STATE OF MICHIGAN
DEPARTMENT OF STATE
LANSING

Limited Driving Record - Certified | S 450 599 067 678

05-27-2026

Demographics

Full Name			Date of Birth	Sex
MELINDA ANN SALAMEY			08-31-1969	Female
Eye Color	Height	Weight		
Brown	5' 6"	140		

Addresses

Residence

8281 AUTUMN CT CANTON MI 48187-4439

Previous/AKA Names	Previous/AKA DLNs
MELINDA ANN BECKES	B220599067678

Credential

Original License Issued	Original CDL Issued	GDL Level		
05-20-1986				
Credential	License	CDL	Issue Type	Real ID
Standard	Operator		Renewal	True
Issued	Expire	Cancelled	Cancel Reason	
01-11-2022	08-31-2026			
Endorsements		Restrictions		

Electronically certified in compliance with MCL 257 204A as of 05-27-2026

1 of 3

Kim Folette Williams

Security Check Authorization Form

Attention: Washtenaw County Sheriff's Office Quartermaster Fax: 734-973-4970

Tow Company Name: WALL STREET TOWING Phone: 734-485-2005
Tow Company Contact: FADI Email: dispatch@budgetstadium.com
Employee Name: WILLIAMS (Last Name) KIM (First) FOLETTE (Middle)

Maiden Name/Other Legal Names: KIM DELSKELL

Date of Birth: 09/18/1958 Gender: F Social Security #: 379-64-9698
Home Address: 410 MONROE ST YPSILANTI MI 48197
Driver's License: W452469248724 MI (State) Position/Title: DISPATCHER

Description: 5'-1" (Height) 120 (Weight) BROWN (Eye Color) BLACK (Hair Color)

Authority to Conduct a Security Check

As a contractor with the Washtenaw County Sheriff's Office, I hereby authorize the Washtenaw County Sheriff's Office to conduct a security check for tow contract purposes. I understand that such security checks will remain confidential as required by Michigan and Federal Statutes.
I further understand that all documents and reports, including the background investigator's notes, are considered confidential. I voluntarily waive any right or opportunity to read, review or request any confidential information provided in the background report prepared by the Washtenaw County Sheriff's Office appointed Background Investigator.

Employee Signature Authorization 09/08/2025 (Date)

TO BE COMPLETED BY SHERIFF'S OFFICE STAFF ONLY

Completed By: (Name) (Date)

STATE OF MICHIGAN
DEPARTMENT OF STATE
LANSING

Limited Driving Record - Certified | W 452 469 248 724

05-27-2026

Demographics

Full Name			Date of Birth	Sex
KIM FOLETTE WILLIAMS			09-18-1958	Female
Eye Color	Height	Weight		
Brown	5' 1"	130		

Addresses

Residence

410 MONROE ST YPSILANTI MI 48197-5323

Previous/AKA Names

KIM FELLETTE WILLIAMS

Credential

Original License Issued	Original CDL Issued	GDL Level		
09-19-1980				
Credential	License	CDL	Issue Type	Real ID
Enhanced	Operator		Renewal	True
Issued	Expire	Cancelled	Cancel Reason	
08 25 2025	09-18-2029			
Endorsements		Restrictions		
		Corrective Lens		

STATUS

Standings

Non-Commercial License	:	Valid
Non-Commercial License Permit	:	Not Applicable
State ID	:	None
Commercial License	:	Not Licensed

Limited Driving Record - Certified

Record ID	Source	Type	Points
92343801		Out of State Conviction	0

Description

Offense: Speed
Actual Speed: 15 Posted Speed: 0
Violation Date: 07-Nov-2019
Conviction Date: 25-Nov-2019
Jurisdiction: Illinois

End of Record

3.2.3 Employee Driving Record Disclosure — Cecil Owen

In the interest of full transparency, Wall Street Towing discloses the following resolved court record associated with employee Cecil Owen. In November 2018, Mr. Owen received a civil infraction citation for a seat belt violation (Michigan Vehicle Code Section 257.710e) issued by Canton Township Police Department. The case was filed November 16, 2018 and closed November 26, 2018 with a fine of $65.00, which was paid in full. The case carries a status of CLOSED with no subsequent violations, accidents, or actions on record.

Under Wall Street Towing's Motor Vehicle Record Grading Criteria, referred to Section 8.4 Exhibit 4 - Motor Vehicle Record (MVR) Grading Criteria, a single minor violation with zero at-fault accidents results in an Acceptable MVR grade, confirming Mr. Owen's continued eligibility for employment as a driver in full compliance with company standards.

The complete MiCOURT case record is attached below for the City's reference.

5/14/26, 4:28 PM MICOURT Case Search

Case Details

Additional Resources

Case ID	Court Location	PIN
2018-18C14279A-OI	35th District Court - Plymouth	180049794A

Case Entitlement
TOWNSHIP OF CANTON V OWENS

Judge of Record

Date Filed
11/16/2018

Case Status
CLOSED

Closed Date
11/26/2018

Balance

Parties (1)

Party Name	Party Type/Number
OWENS/CECIL/SMITH	DEFENDANT - 1

Age
54 (1971)

Attorney Name

Alternate Name(s)

Charges (1)

Count	Offense Date
	11/14/2018

Current Charge
VIOL OF SAFETY BELT LAW-DRIVER (3290)

Arraignment Date

Disposition Date
11/26/2018

Disposition
JUDGMENT RENDERED

Officer/Agency or Petitioner
CULBERSON, EVAN - CANTON TWP POLICE DEPT

Charge Level
CIVIL INFRACTION & PARKING

Amended or Reduced

Attempted, Conspired, Solicited

Notice

Restitution Fees

Jail Sentence

Sentencing Date
11/26/2018

License Suspension Clearance Fee Due

Fines
$25.00

Costs

State Costs
$40.00

Conservation Fees

Misc. Fees

Probation

Total Due

Total Fine
$65.00

Bonds (0)

D1 $65.00

Receipt No./Date/Judge **Clerk**
D490488 KM

Description
CASH TENDERED

Party/Count
D1

Clerk
KM

Description
CASE CLOSED

Party/Count
D1

Clerk
KM

Event Date
11/16/2018

Description
FILING DATE

Party/Count
D1

Clerk
JS

Event Date
11/14/2018

Description
ORIGINAL CHARGE

Party/Count
D1

Clerk
JS

Description
ORDINANCE FINE

Party/Count D1
Amount $25.00

Clerk
JS

Description
STATE COSTS - TRAFFIC CIVIL INFRACTION

Party/Count D1
Amount $40.00

Clerk
JS

Description
DUE DATE

Party/Count
D1

Clerk
JS

3.2.4 Employee Health Benefits

Wall Street Towing provides employer-sponsored health insurance coverage to its workforce through an active group health plan administered by Priority Health. Billing records included with this proposal confirm that multiple employees are enrolled in the plan, with monthly premium payments maintained by the company. The documentation reflects ongoing coverage for the current policy period and demonstrates that employee health benefits are actively administered and funded.

The provision of health insurance coverage supports workforce stability and ongoing operations by ensuring that employees have access to benefits consistent with industry standards. The company maintains these benefits as part of its regular business operations, as evidenced by current billing statements and enrolled subscriber records included in this submission.

Priority Health
[illegible]
Grand Rapids, MI [illegible]

WALL STREET TOWING INC
FADY SALAMEY
876 RAILROAD ST
YPSILANTI MI 48197-3507

Due date:	06/01/2026
Billing date:	05/15/2026
Coverage period from:	06/01/2026
Through:	06/30/2026
Invoice number:	261350000849
Group ID:	12250
Subgroup ID:	S001

616.464.8550

Account Summary		
Previous Balance Due:	$21,008.12	
Payments:		
04/28/2026 Payment 4267	($21,008.12)	
Outstanding Balance as of 05/15/2026		$0.00
Current Period Premium Due:		
Current Premium	$19,212.56	
Retroactive Premium	($897.78)	
Total Current Period Premium Due:		$18,314.78
Total Amount Due:	**$18,314.78**	**(Please Pay This Amount)**

Billing for: WALL STREET TOWING INC
Group ID: 12250
Subgroup ID: S001

Page No: 3 of 4
Invoice No: 261550000849
Coverage Period: 06/30/2026

Current Subscriber Detail

Class ID: CA01 **Class Name:** ACTIVE

Subscriber Name	Subscriber SSN	Totals
AOUDE, ALI	*****0166	$897.78
CHEHADI, SAMER	*****3363	$2,603.58
ELLER, JAMES	*****9174	$2,154.67
GEE, CYNTHIA	*****6619	$897.78
HEBER, ERIK	*****3004	$2,603.58
KELBERT, MICHAEL	*****3337	$897.78
SALAMEY, ADAM	*****3061	$897.78
SALAMEY, FADY	*****2024	$2,603.58
SALAMEY, NABIL	*****3121	$2,603.58
SAMONS, MICHAEL D	*****9669	$2,154.67
WILSON, ARTHUR	*****0494	$897.78
Subtotal:		**$19,212.56**

Retroactivity

Class ID: CA01 **Class Name:** ACTIVE

Subscriber Name	Adjustment Period	Subscriber SSN	Totals
KWIATKOWSKI, JEFFREY	05/01/2026	*****1750	($897.78)
Subtotal:			**($897.78)**

Send enrollments and changes to: Priority Health 1231 East Beltline NE MS 2275 Grand Rapids, MI 49525

** Its presents amount, related to the Federal Annual Fee on Health Insurance Carriers which is calculated as a percent of premium*

3.3 Addenda C - Service Availability

3.3.1 Service Availability Overview

Wall Street Towing provides towing and roadside assistance services on a continuous basis, twenty-four (24) hours per day and seven (7) days per week, within Ypsilanti, Michigan and the surrounding service area. This availability applies to both routine towing operations and time-sensitive service requests, including those originating from law enforcement agencies, roadside assistance programs, and private customers.

The company's service model is structured to support uninterrupted operations across all time periods, including nights, weekends, and holidays. Requests for service are received and processed on an ongoing basis, allowing for immediate coordination and assignment of available personnel. This structure ensures that service availability is maintained without interruption and supports the continuous delivery of towing and roadside assistance services.

3.3.2 Staffing And Operational Coverage

Wall Street Towing supports its 24/7 service capability through a structured staffing model that ensures personnel availability across all time periods. Based on operational records and submitted documentation, the company maintains staffed dispatch operations throughout the day, with multiple drivers and dispatch personnel assigned during daytime hours. During overnight periods, weekends, and holidays, staffing levels are adjusted to maintain continuous operations, with drivers and dispatch personnel available to respond to service requests.

In addition, personnel remain available on standby to support fluctuations in call volume and service demand. This staffing approach ensures that both routine and emergency service requests can be addressed at any time, and that operations continue without interruption regardless of service conditions.

3.3.3 Dispatch And Call Coordination

Wall Street Towing maintains a structured recordkeeping system for all service calls, utilizing standardized dispatch log forms to document each service request from initial call intake through completion. Each dispatch log captures the following information for every service call:

- Customer name and contact information
- Service location
- Vehicle details including year, make, model, and color
- Driver assignment
- Time stamps for call intake, dispatch, on-site arrival, and service completion
- Invoice reference number

This manual logging system ensures that all service activity is fully documented and traceable, providing a reliable record of operations for oversight, reporting, and audit purposes. A sample of the dispatch log form currently in use is attached below for reference.

26751

DATE: PAGE#: BT: ST: MT: GR: CALLS: CANCEL:

NAME: PHONE#: CALL#:
CLUB: REF#: CALL IN:
LOCATION: DISPATCHED:
ON SITE:
SERVICE: COLOR: YEAR/MODEL: CLEAR:
DESTINATION: INVOICE#:
NOTES: DRIVER:

NAME: PHONE#: CALL#:
CLUB: REF#: CALL IN:
LOCATION: DISPATCHED:
ON SITE:
SERVICE: COLOR: YEAR/MODEL: CLEAR:
DESTINATION: INVOICE#:
NOTES: DRIVER:

NAME: PHONE#: CALL#:
CLUB: REF#: CALL IN:
LOCATION: DISPATCHED:
ON SITE:
SERVICE: COLOR: YEAR/MODEL: CLEAR:
DESTINATION: INVOICE#:
NOTES: DRIVER:

NAME: PHONE#: CALL#:
CLUB: REF#: CALL IN:
LOCATION: DISPATCHED:
ON SITE:
SERVICE: COLOR: YEAR/MODEL: CLEAR:
DESTINATION: INVOICE#:
NOTES: DRIVER:

In addition to manual dispatch logs, Wall Street Towing utilizes Towbook, a cloud-based dispatch and towing management platform, as its primary operational system. A detailed overview of the Towbook system, its features, and its operational significance to this contract is provided in Section 3.3.7 — Towbook - Dispatch & Management System.

The use of both structured software and written logs supports consistent handling of incoming service requests and ensures that all calls are properly documented and assigned.

The dispatch process includes receiving service requests, verifying relevant details, and assigning the call to an available driver. Communication is maintained between dispatch personnel and drivers throughout the service duration to ensure coordination and completion of the service request. High-priority service calls, including those initiated by law enforcement, are verified and coordinated through direct communication to ensure clarity and accuracy.

3.3.4 Law Enforcement And Priority Response Support

Wall Street Towing maintains operational coordination to support police-initiated towing and public safety requests. The company's communication system includes a dedicated contact number that is accessible across the facility, allowing calls to be answered without delay by available personnel.

This structure supports immediate communication between law enforcement agencies and dispatch personnel, enabling prompt intake and assignment of service requests. The company's experience in working with public safety agencies is further supported by documented references indicating responsiveness, professionalism, and the ability to coordinate effectively with law enforcement personnel.

3.3.5 Field Operations And Continuous Coverage

Field operations are carried out by drivers who perform towing and roadside assistance services across varying time periods throughout the day. Driver assignment is based on service demand, with personnel deployed as calls are received and processed through the dispatch system.

Wall Street Towing provides coverage across multiple service types, including light-duty, medium-duty, and heavy-duty towing, as well as roadside assistance services such as lockout assistance, tire changes, fuel delivery, and recovery operations. These services are made available on a continuous basis through the coordination of dispatch and field personnel.

Operational data reflects:

- Daily service activity across multiple drivers
- Ongoing assignment of calls through dispatch
- Ability to handle both routine and higher-priority service requests

Drivers are assigned based on availability and service type, allowing the company to manage more than one active service request at a time. Operational records reviewed for this proposal indicate ongoing service activity across multiple days and time periods, with drivers performing service calls on a recurring basis. This ongoing activity supports the company's ability to maintain continuous operations and respond to service needs as they arise.

3.3.6 Operational Systems And Service Continuity

Wall Street Towing utilizes structured operational processes to support coordination between dispatch and field personnel, including call assignment based on availability, ongoing communication during active service calls, and tracking of service activity for documentation and oversight purposes. The use of both Towbook dispatch software and manual call logs ensures full visibility over service requests and resource availability, while providing redundancy that allows operations to continue uninterrupted under any condition.

Operating Condition	Continuity Approach
Standard Daily Operations	Multiple drivers completing recurring service calls
Peak Call Periods	Dispatch assigns calls across available drivers
Nights / Weekends	Continuous service with reduced but active staffing
Holidays	Operations continue without interruption
Emergency Requests	Direct dispatch coordination and immediate assignment
High-Volume Periods	Standby personnel deployed to supplement operations

3.3.7 Towbook - Dispatch & Management System

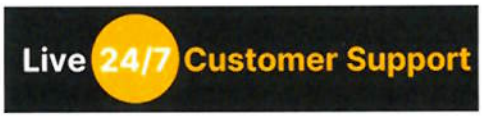
Wall Street Towing maintains a computerized dispatch and operational recordkeeping environment that supports its towing and storage operations for the City of Ypsilanti Police Department. The company uses Towbook, a cloud-based towing management platform, as the primary system for dispatch workflow, call coordination, and invoicing activity. Towbook supports job creation and assignment, job status tracking, impound and vehicle inventory management, and invoicing workflows, with reporting capabilities used to review operational and financial activity on an ongoing basis.

1) Computerized Dispatch Functions

Towbook is used to record and manage all calls and service activity from intake through closeout. Dispatch records are created for each call and maintained as the operational source record supporting service documentation. Towbook's dispatch workflow supports the following functions:

- **Call/Job Creation and Assignment:** Dispatch creates and assigns service calls to drivers and equipment and tracks job progress through completion, ensuring that all Ypsilanti Police Department requests are logged, assigned, and completed without delay.
- **Driver Mobile Workflow:** Drivers update job status and capture job details in the field using mobile access, supporting real-time operational recordkeeping and continuous visibility between dispatch and field personnel.

- **Impound/Stored Vehicle Management:** Towbook supports impound and vehicle inventory functions and job record retention associated with stored vehicles, directly supporting the City's need for accurate and accessible impound records.



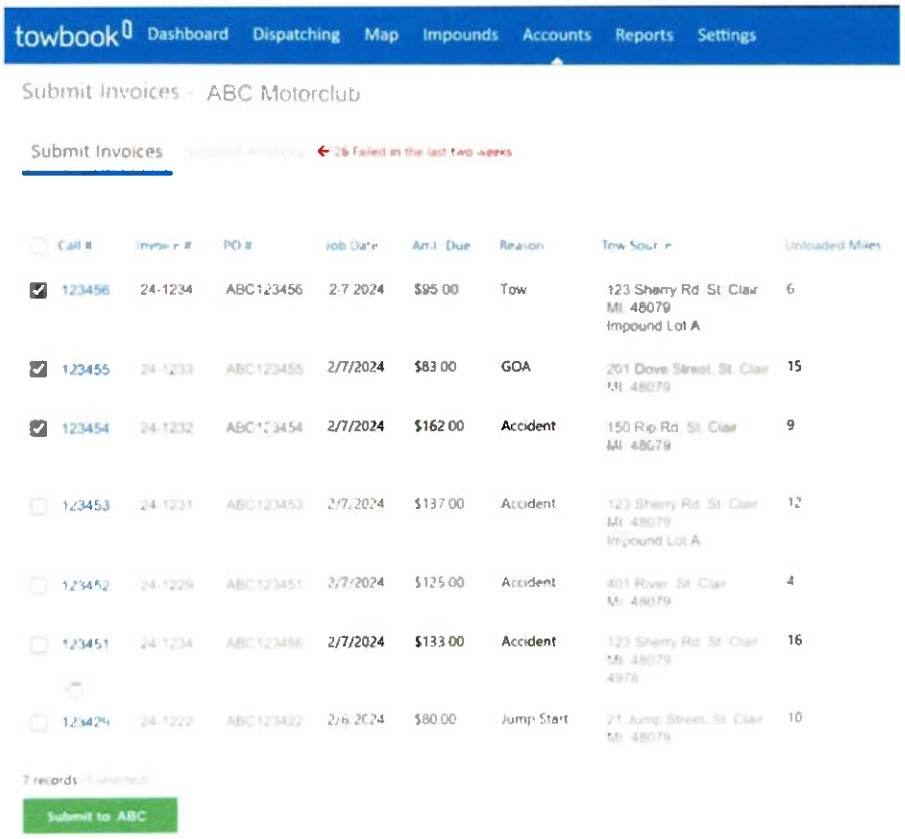
Each dispatch record serves as the reference point for the related billing record and supporting documentation maintained by the company.

2) Computerized Financial Functions

Wall Street Towing's computerized financial process captures all charges and receipts associated with towing and storage services and maintains those records in a format that supports reconciliation and review. Towbook's billing and invoicing capabilities are used to generate invoices and support accounts receivable workflows. Financial records maintained for each service include, as applicable:

- Charges assessed for towing, storage, and related services
- Receipts collected from vehicle owners, insurers, and motor clubs
- Administrative fees collected on behalf of the Ypsilanti Police Department
- Adjustments consistent with authorized fee schedules and documentation

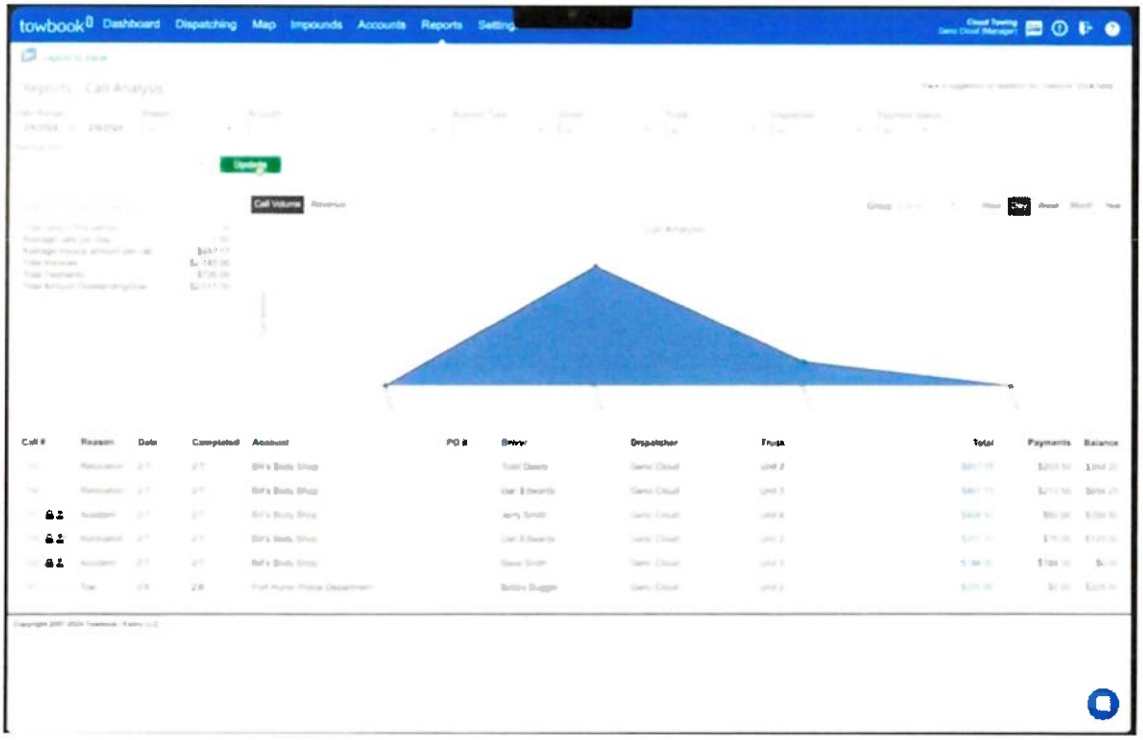
Illustrative Example



3) Linkage Between Dispatch Records, Charges, and Reconciliation

Wall Street Towing's dispatch and financial records are structured to support linkage and reconciliation. Dispatch records provide the operational basis for all charges, and billing records are maintained so that receipts can be tied back to the corresponding dispatch call record. This structure directly supports the monthly reporting requirement to the Ypsilanti Police Department as outlined in Section V, Item 5 of the RFP, ensuring that all service activity is fully documented, traceable, and available for City review at any time.

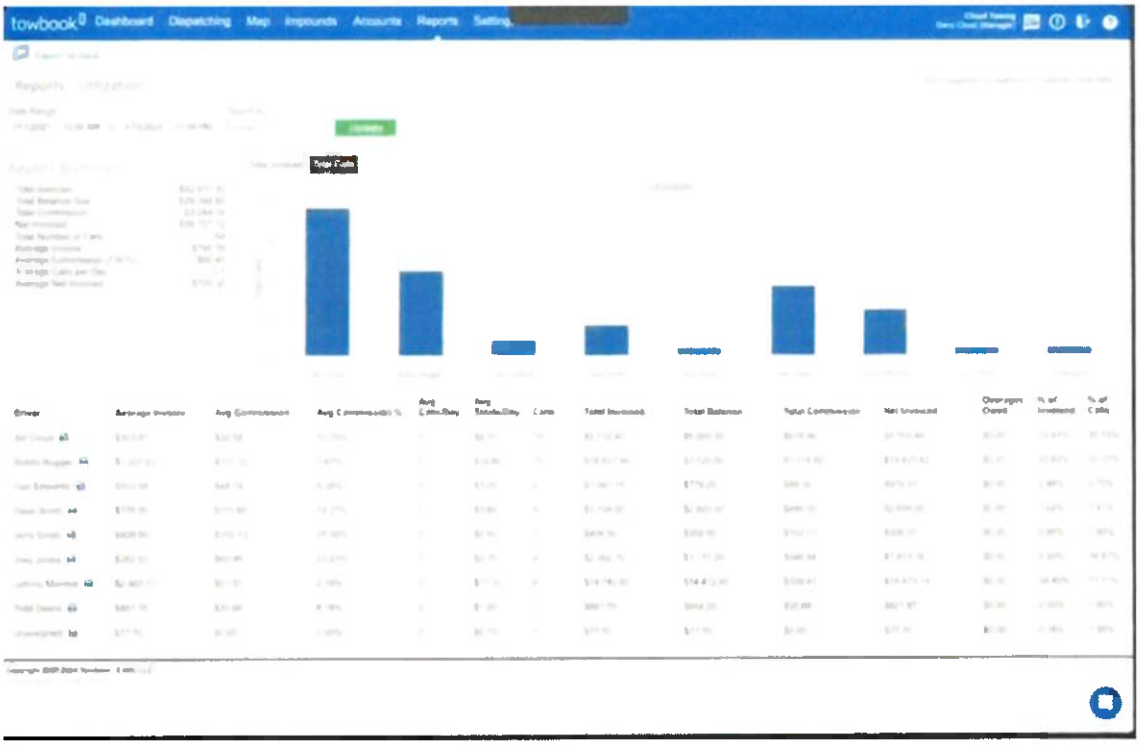
Illustrative Example



4) Record Support and Audit Readiness

Wall Street Towing maintains documentation sufficient to support all dispatch activity and financial transactions, including job records and invoicing records produced through the Towbook system. Reporting functions are used to review activity, receivables, and operational records for internal review and reconciliation. These records are available for inspection by the City of Ypsilanti at any time, in support of the City's right to inspect records as outlined in Section V of the RFP.

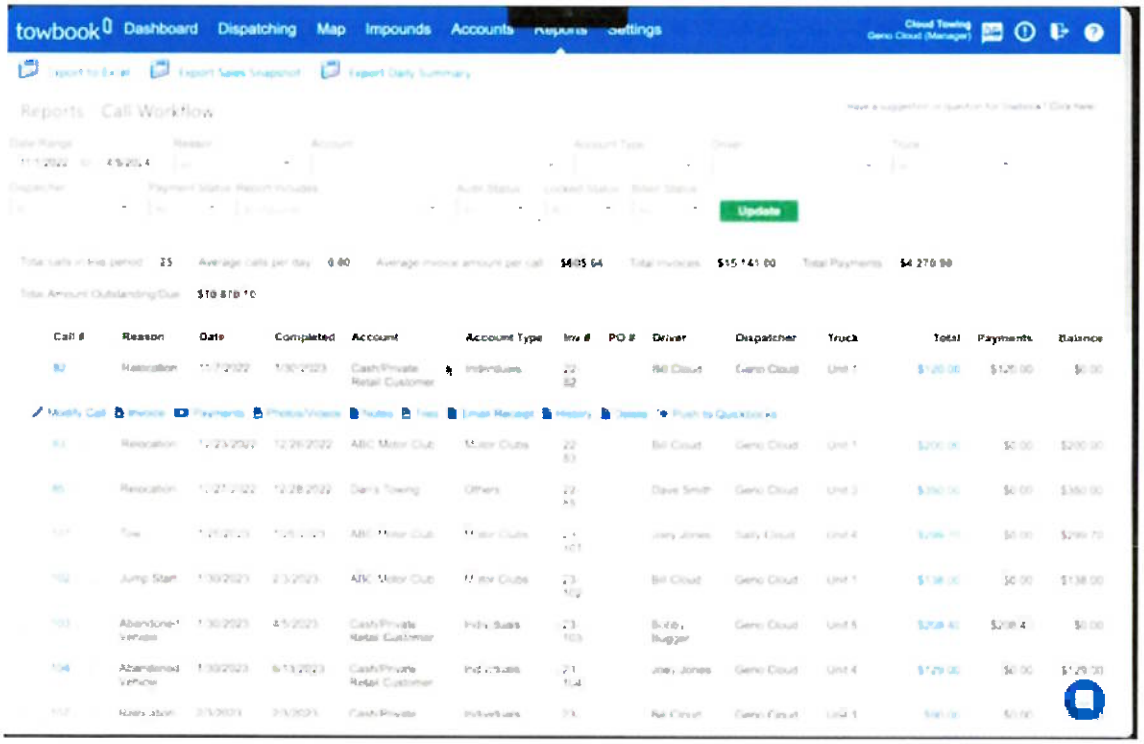
Illustrative Example



5) Mobile Field Workflow

Towbook provides mobile applications for both iOS and Android platforms, enabling Wall Street Towing drivers to manage assigned service calls directly from the field. Through the mobile application, drivers can view assigned calls, update job status in real time, and capture job-related information during service execution. The mobile application includes integrated map functionality, allowing drivers to view service locations and routing information directly within the platform, supporting efficient navigation and timely response to Ypsilanti Police Department calls. Field updates entered through the mobile application are transmitted to the dispatch system in real time, ensuring that dispatch records, job status, and supporting documentation remain consistent and current across both office and field operations.

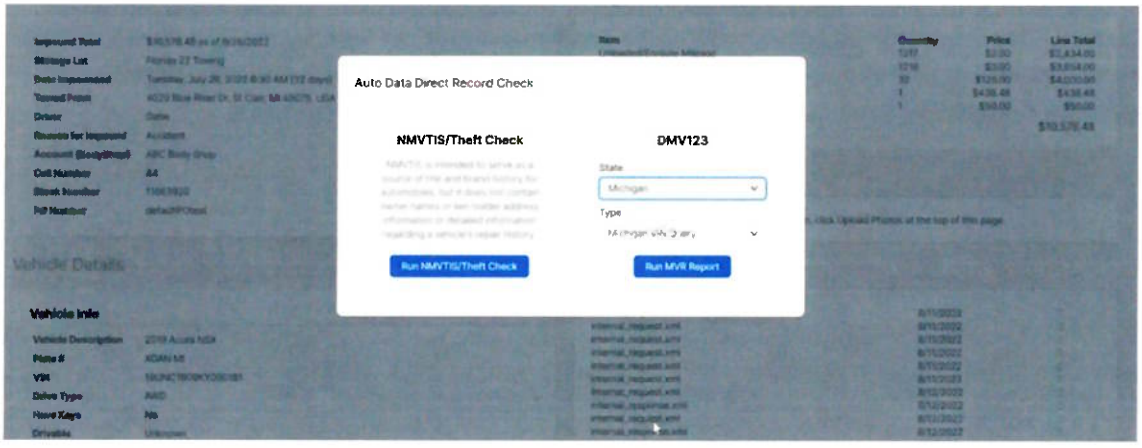
Illustrative Example



6) System Flexibility

Wall Street Towing utilizes Towbook as its primary dispatch and invoicing platform and is prepared to transition to any alternative system required or recommended by the City of Ypsilanti Police Department. This approach ensures operational continuity while maintaining the flexibility to align with any agency-specific system requirements.

Illustrative Example



Sample Inbound Invoice

The following impound invoice, generated directly through the Towbook platform, represents a live example of Wall Street Towing's dispatch and billing workflow as currently used in active service operations for the Ypsilanti Police Department. This document demonstrates the system's ability to capture all relevant service details, apply the correct fee structure, and produce a complete and professional billing record tied directly to a law enforcement-initiated service call.

5/21/26, 10:10 AM Invoice

Wall Street Towing DBA Budget/Stadium/Big Truck/Milan Towing
876 Railroad Street, Ypsilanti MI 48197
Phone (734) 485-2055 | Fax (734) 485-4950

Impound Invoice

Invoice #	H8712	**Reason for Impound**	Accident
Call #	218712	**VIN Number**	1G17558N28F103310
Account	YPSILANTI POLICE DEPARTMENT	**Model**	2008 Chevrolet Malibu Classic
Date/Time Impounded:	5/20/2026 1:35 PM	**License Plate**	EYQ 2492 (MI)
		Keys	No
		Towed from	Harriet St & S Hamilton St, Ypsilanti, MI 48197, USA
		Stored at	Budget Lot 876 Railroad Street, Ypsilanti MI 48197
		Police Hold	No

Storage charges	Quantity	Price	Line Total
(Storage - Storage Fees) Impounds/Storage - Daily Impound Rate	2	$40.00	$80.00

Towing charges	Quantity	Price	Line Total
(Towing) Secondary Tow Due To Damage/Inoperable Vehicle	1	$100.00	$100.00
(Towing) Police IMP/ACC Hook YPD	1	$180.00	$180.00
(Towing) YPD Admin Fee	1	$40.00	$40.00
		Towing SubTotal	$320.00
		Storage - Storage Fees SubTotal	$80.00
		Subtotal	$400.00
		Taxes	$0.00
		Grand Total	**$400.00**
		Amount Due:	**$400.00**

Wall Street Towing thanks you for your business. If you have any questions regarding this invoice, please don't hesitate to contact us at 734-485-2055. Thank you.

Vehicle Condition Acknowledgment: I acknowledge that towing, winching, unlocking, jump-starting, tire changes, or leaving a vehicle unattended may result in damage. I understand the risks involved and agree not to hold Wall Street Towing liable for any resulting damages.

By signing below, I certify that I am legally authorized to take possession of the described vehicle and all personal belongings contained within it. I confirm that I have received both the vehicle and my personal property in satisfactory condition.

IMPORTANT: After any tire service, it is strongly recommended to recheck your lug nuts after driving 5 miles.

I agree to indemnify and hold harmless Wall Street Towing and its employees from any liability for injury or damage sustained while retrieving personal belongings.

Signature: _____ **Date:** _____

USDOT: 778690

https://app.towbook.com/DSAI 1/1

Sample Service Invoice

The following service invoice form is utilized by Wall Street Towing for all towing and recovery operations, documenting all applicable charges including hook-up fees, special equipment, winching, labor, hazmat, clean-up, mileage, recovery, and fuel surcharge. This form is completed for every service call and serves as the primary billing record for each tow performed."

STADIUM TOWING (734) 482-6831 | **BUDGET TOWING** (734) 485-2055 | **MILAN TOWING** (734) 879-2578

876 RAILROAD • YPSILANTI, MI 48197

DATE _____ Time _____

Police Agency _____ ☐ Police Hold

Driver Initials _____ ***Release Required***

Truck Number _____ ☐YES ☐NO Badge # _____ Rel Badge # _____

Make _____ Model _____ Year _____

VIN _____ Color _____

License Plate # _____ Towed From _____

Towed To _____

Reason for Tow ☐ Accident ☐ Impound ☐ Private Property

Other _____

INDICATE EXISTING DAMAGE BY PLACING (X) IN THE APPROPRIATE DESCRIPTION

S__ SCRATCHED M__ MISSING D__ DAMAGED B__ BROKEN OWNER INITIALS _____

Driver's License # _____

Name _____

Signature _____

Date _____ Time _____

Not responsible for loss or damage to vehicle while in tow or storage in case of fire, theft or any other cause beyond our control. All damage claims must be recorded by Stadium/Budget Towing within 24 hours of release and documented by personnel to insure authenticity of claim.

Hook-Up		
Special Equipment		
Winching		
Labor		
Hazmat Fee		
Clean Up		
Mileage		
Recovery		
Fuel Surcharge		

Call #
Invoice #
Keys Y / N
Key Slot #

RFP Requirement	System Support
Capture all service calls	Digital dispatch and job creation with full tracking
Capture all receipts	Billing and invoicing workflows support receivables tracking
Tie receipts to dispatch calls	Dispatch records serve as the operational basis for all billing
Monthly reporting to YPD	Towbook reporting functions support structured monthly activity reports
Record maintenance for inspection	All records retained and accessible for City review at any time

Wall Street Towing confirms that its Towbook-based dispatch and financial system is fully operational and actively used in its current service operations, including existing towing services performed on behalf of the Ypsilanti Police Department. This system supports the company's ability to maintain accurate, complete, and auditable records in full compliance with the recordkeeping and reporting requirements outlined in Section V of the RFP.

3.3.8 Service Area And Operational Location

Wall Street Towing operates from its primary location at:

876 Railroad Street
Ypsilanti, MI 48197

This location serves as the central point for dispatch coordination, driver staging, and service operations. The company's presence within the City of Ypsilanti supports its ability to receive and respond to service requests within the required service area.

The location also supports the coordination of towing and roadside assistance services across the surrounding region, allowing for consistent service coverage within the company's operating area.

3.4 Addenda D - Facility, Operations, Storage, And Truck Details

3.4.1 Location And Primary Facility

Wall Street Towing, operating as Budget Towing, Stadium Towing, and Milan Towing, maintains its primary dispatch and operational facility at:

876 Railroad Street
Ypsilanti, MI 48197

This location serves as the company's central dispatch office, administrative office, and primary staging area for towing operations.

3.4.2 Hours Of Operation

Wall Street Towing provides continuous service availability:

The company operates twenty-four (24) hours per day, seven (7) days per week, 365 days per year, including weekends and holidays.

Staffing supports full-time operations with:

- Multiple drivers and dispatch personnel during daytime operations
- Reduced but continuous staffing overnight, weekends, and holidays
- Additional personnel available on standby as needed

This structure ensures uninterrupted service and immediate response capability.

3.4.3 Storage Facilities And Capacity

Wall Street Towing operates two secured storage locations:

Primary Storage Lot

- **Address:** 876 Railroad Street, Ypsilanti, MI 48197
- **Capacity:** Approximately 200 vehicles
- **Surface:** Gravel and asphalt
- **Security Features:**
  - Combination of wood and chain-link fencing exceeding 6 feet
  - Electronic gate access
  - Surveillance camera systems
  - Well-lit facility

Secondary Storage Lot

- **Address:** 828 Railroad Street, Ypsilanti, MI 48197
- **Capacity:** Approximately 150 vehicles
- Primarily used for overflow storage

Additional Storage Capabilities

- Approximately 6 tractor-trailer spaces (adjustable based on demand)

- Indoor storage and hoist access available at the discretion of law enforcement agencies
- Designated vehicle containment areas for high-risk vehicles requiring isolation

3.4.4 Dispatch And Call Management

The dispatch operation is co-located at the primary facility and includes:

- Dedicated dispatch office at 876 Railroad Street
- Use of Towbook dispatching and accounting software
- Redundant manual call logging system to maintain service continuity
- Dedicated law enforcement phone line for immediate access without wait times

This system ensures reliable intake, dispatch, and documentation of all service calls.

3.4.5 Towing Fleet And Equipment

Wall Street Towing maintains a large and diverse fleet capable of servicing multiple vehicle classes.

Fleet Overview

- The company operates a fleet of 30+ trucks and ancillary equipment
- Fleet includes light-duty, medium-duty, and heavy-duty wreckers and rollback trucks
- Equipment supports towing, recovery, roadside assistance, and incident management

Representative Equipment Types

Based on submitted truck lists and registrations, the fleet includes:

- Ford F-Series (F250, F350, F450, F550)
- Dodge RAM 5500 wreckers
- Freightliner medium-duty trucks
- International heavy-duty trucks
- Kenworth heavy-duty tow units
- Peterbilt heavy-duty tow vehicles

Heavy Equipment and Specialized Units

- Heavy-duty rotators and recovery vehicles
- Flatbeds and rollback units
- Ancillary equipment including loaders, forklifts, and trailers

3.4.6 Vehicle Technology And Safety Features

All operational trucks are equipped with:

- Onboard camera systems for monitoring vehicle activity, location, and driver behavior

- Equipment to support roadside assistance and recovery operations
- Safety tools and essential equipment required for service delivery

Additionally, truck equipment includes standard operational tools such as:

- First aid kits
- Fire extinguishers
- Tow lights
- Lockout tools
- Jumper systems
- Tire service equipment

Summary Table

Category	Details
Primary Location	876 Railroad Street, Ypsilanti, MI
Operating Hours	24/7, 365 days
Storage Locations	876 & 828 Railroad Street
Storage Capacity	~200 (primary) + ~150 (secondary) vehicles
Tractor-Trailer Capacity	~6 spaces (expandable)
Security Features	Fencing, cameras, lighting, electronic gate
Dispatch System	Towbook + manual log redundancy
Fleet Size	30+ trucks and equipment
Equipment Range	Light-duty to heavy-duty towing & recovery
Fleet Technology	Cameras and monitoring systems

3.5 Addenda E - References

Wall Street Towing has provided towing, recovery, and roadside assistance services to public safety agencies, government entities, and private service networks. The references listed below are based on formal letters of recommendation and documented working relationships included in the proposal attachments.

These references demonstrate experience in police-initiated towing, emergency response support, roadside assistance, and coordination with both public-sector and private dispatch systems.

3.5.1 Contactable References

Organization Name	Contact Person	Title	Phone / Email	Service Description
Eastern Michigan University Police Department	Nate Stead	Operations Lieutenant	Phone: (734) 487-2881 Email: nstead@emich.edu	Towing, roadside assistance, and support for public safety operations
Michigan State Police – LAWNET	D/F/Lt. R. Dale Smith	Section Commander – East	Phone: (734) 449-7101 Fax: (734) 449-7283	Police-initiated towing services and response support within assigned area
Washtenaw County Sheriff's Office	Alyshia M. Dyer	Sheriff	Phone: (734) 971-8400	Contracted towing services, including police-initiated towing since 2020
TrxNow	Bridgett LaFollette	Senior Director	Email: bridgett.lafollette@trx-now.com	Roadside assistance and towing services for service network operations
FleetNet America	Michael Hammack	Manager, Service Provider Network	Email: Mike.Hammack@coxautoinc.com	Towing, recovery, incident management, and vehicle storage services

3.5.2 Supporting Documents - Letters Attached

In addition to the contactable references listed above, Wall Street Towing has received formal letters of recommendation included in this submission. These letters document ongoing working relationships and service performance across different operational environments.

The references consistently describe the company as:

- Professional and reliable in service delivery
- Responsive to dispatch calls, including police-initiated towing
- Capable of handling both routine and complex service needs
- Organized in coordination, communication, and billing processes

These supporting documents provide direct evidence of past performance and are included below.

EASTERN MICHIGAN UNIVERSITY

Department of Public Safety

1200 Oakwood Street
Ypsilanti, MI 48197
734 487 1222
emich.edu/publicsafety

Nate Stead

Operations Lieutenant

Eastern Michigan University Police Department

1200 Oakwood St, Ypsilanti, MI 48197

734 487 2881

nstead@emich.edu

5/13/2026

To Whom It May Concern,

I am pleased to provide this letter of reference for Wall Street Towing

During the time we have worked together, they have consistently demonstrated professionalism, reliability, and excellent customer service. Their team responds promptly to service calls, handles vehicles with care, and maintains a strong commitment to safety and efficiency.

Whether assisting stranded motorists, transporting vehicles, or providing emergency roadside support, Wall Street Towing has shown dependability and integrity in every interaction. Their drivers are knowledgeable, courteous, and capable of handling difficult situations calmly and professionally

I confidently recommend Wall Street Towing for towing, roadside assistance, transportation, or related services. I believe they would be a valuable partner or service provider for any individual or organization seeking dependable towing support.

If you require any additional information, please feel free to contact me.

Sincerely,

Nate Stead

Operations Lieutenant

Eastern Michigan University Police Department

LAWNET

● Livingston and Washtenaw Narcotics Enforcement Team ●

May 12, 2026

To Whom it May Concern,

It is my pleasure to write this letter of support for Wall Street Towing.

They demonstrate exceptional professionalism, reliability, and attention to detail when responding to police-initiated tows in their assigned area. Their team is skilled and responsive to our needs. Concerns are well received and handled promptly and professionally.

We are very satisfied with the impact that Mr. Salamey and his team have had on the tow services ecosystem. I would recommend them for any professional contract on which they may bid.

Sincerely,

D/F/Lt. R. Dale Smith
Section Commander-East
Michigan State Police
L.A.W.N.E.T
PO Box 602
Whitmore Lake, MI. 48189-0602
Work: (734)449-7101
FAX: (734) 449-7283

"A PROUD tradition of SERVICE through EXCELLENCE, INTEGRITY, and COURTESY"

P.O. Box 602 • Whitmore Lake, Michigan 48189 • Telephone 734-449-7101 • Fax 734-449-7283

ANN ARBOR POLICE DEPARTMENT • BRIGHTON POLICE DEPARTMENT • EASTERN MICHIGAN UNIVERSITY DEPARTMENT OF PUBLIC SAFETY • GREEN OAK TOWNSHIP POLICE DEPARTMENT • HAMBURG TOWNSHIP PUBLIC SAFETY DEPARTMENT • HOWELL POLICE DEPARTMENT • LIVINGSTON COUNTY PROSECUTOR'S OFFICE • LIVINGSTON COUNTY SHERIFF'S OFFICE • MICHIGAN STATE POLICE • NORTHFIELD TOWNSHIP POLICE DEPARTMENT • PITTSFIELD TOWNSHIP DEPARTMENT OF PUBLIC SAFETY • WASHTENAW COUNTY PROSECUTOR'S OFFICE • WASHTENAW COUNTY SHERIFF'S OFFICE

WASHTENAW COUNTY
OFFICE OF THE SHERIFF

EST. 1823

ALYSHIA M. DYER, SHERIFF

May 11, 2026

To Whom It May Concern,

It is my pleasure to write this letter of support for Wall Street Towing, a trusted two service providers to the Sheriff's Office since 2020. Most recently, following a rigorous Request for Proposal (RFP) process, Wall Street was selected for their qualifications, competitive pricing, and commitment to excellence. Over the course of our partnership, they have consistently met or exceeded our expectations

They demonstrate exceptional professionalism, reliability, and attention to detail when responding to police-initiated tows in their assigned area. Their team is skilled and responsive to our needs. Concerns are well received and handled promptly and professionally.

We are very satisfied with the impact that Mr. Salamey and his team have had on the tow services ecosystem. I would recommend them for any professional contract on which they may bid.

Sincerely,

Alyshia M. Dyer
Sheriff

"TOGETHER, WE ARE COMMITTED TO CREATING A SAFER, MORE JUST AND COMPASSIONATE WASHTENAW COUNTY FOR ALL."
2201 HOGBACK ROAD ◆ ANN ARBOR, MICHIGAN 48105-9732 ◆ OFFICE (734) 971-8400 ◆ FAX (734) 973-4624 ◆ EMAIL SHERIFFINFO@WASHTENAW.ORG

To Whom It May Concern,

I am writing to formally recommend Wall Street Towing/Budget Stadium Towing, Glenn Ann Towing, and Milan Towing. These companies, all under the same ownership, have been valued partners of ours for over five years, and throughout that time they have consistently demonstrated a high level of professionalism and reliability.

Over the course of our working relationship, their team has proven to be exceptionally responsive. Whether handling routine roadside assistance or more complex service needs, they are quick to accept and execute calls, ensuring that customers are assisted in a timely and efficient manner. Their communication is clear, consistent, and dependable, which has made coordination seamless on every level.

In addition to their responsiveness, they maintain a strong commitment to customer satisfaction. We have received consistently positive feedback regarding their service quality, professionalism on-site, and overall customer care. They represent our network well and uphold the standards that are critical in this industry.

From an operational standpoint, they are also highly organized and attentive to detail. Their billing processes are always up to date, accurate, and submitted in a timely manner, which greatly supports smooth and efficient processing on our end. This level of consistency is not only appreciated but essential in maintaining strong business operations.

Above all, the relationship we have built over the past five years has been one grounded in trust, mutual respect, and shared expectations. They have proven time and time again that they are a dependable partner who takes pride in their work and values the relationships they build.

I would confidently recommend these companies to anyone seeking a professional, responsive, and customer-focused towing provider. We look forward to continuing our partnership with them for years to come.

Sincerely,

Bridgett LaFollette
Senior Director
TrxNow
bridgett.lafollette@trx-now.com

TrxNow Demo Video - Click Here

FleetNet America
by Cox Automotive

To Whom It May Concern,

On behalf of FleetNet America and our valued partners, we are pleased to extend our sincere appreciation and recognition to Wall Street Towing for their outstanding service and continued partnership in supporting our mutual clients.

Wall Street Towing has consistently demonstrated exceptional professionalism, reliability, and dedication. Their team's strong work ethic and commitment to excellence have made them our preferred service provider in Southeast Michigan. We have full confidence in their ability to meet and exceed expectations, and we greatly value their transparent and trustworthy billing practices, which ensure our clients receive fair and honest service.

Over the years, Wall Street Towing has provided a comprehensive range of services—including towing, recovery, incident management, and vehicle storage—to meet the diverse needs of our clientele. Their consistent performance and high standards have made them an integral part of our service network.

We have enjoyed a long-standing relationship with Wall Street Towing and look forward to continuing our collaboration for many years to come.

Sincerely,

Michael Hammack
Manager of Service Provider Network
300 commerce drive
Cherryville, NC 28021

Email. Mike.Hammack@coxautoinc com
p: 7044353897 | m: 7044183097

FleetNet America
by Cox Automotive

4. Towing Specifications

4.1 Addenda F - Proof Of Legal Establishment & Washtenaw County registration

4.1.1 Legal Establishment

Wall Street Towing is a legally established business entity operating in the State of Michigan. Corporate records included with this submission confirm that the company is registered as a Domestic Profit Corporation and is duly filed with the Michigan Department of Licensing and Regulatory Affairs (LARA).

The company's corporate filings indicate that Wall Street Towing maintains an active status in good standing, with no changes reported in its required filings for the current reporting year. These records confirm that the business is properly established and authorized to operate within the State of Michigan in accordance with applicable laws and regulations.

4.1.2 Registration And Location Within Washtenaw County

Wall Street Towing maintains its principal place of business at:

876 Railroad Street
Ypsilanti, MI 48197

This address is located within Washtenaw County, as reflected in the company's official business filings and supporting documentation included with this proposal.

The company's registered office, mailing records, and operational facility are all tied to this Ypsilanti location, demonstrating a continuous physical presence within the County. This location serves as the company's dispatch center, administrative office, and primary operational site for towing and storage activities.

4.1.3 Corporate Records And Filing Evidence

Supporting documents provided under this Addendum include:

- Michigan Corporate Registration records confirming the entity name, identification number, and active status
- Annual Report filing with the Michigan Department of Licensing and Regulatory Affairs (LARA)
- Business search records reflecting incorporation date and continued good standing

These records establish that Wall Street Towing has been properly registered and has maintained compliance with state filing requirements.

4.1.4 Local Compliance And Facility Authorization

In addition to state-level registration, supporting documentation confirms that the company's property located at 876 Railroad Street, Ypsilanti, Michigan has been issued a Certificate of Compliance by the City of Ypsilanti.

This certificate indicates that the structure complies with the applicable local property maintenance requirements and is authorized for its intended use. The documentation

reflects that the company's facility meets local standards and supports its continued operation within the City and County.

Wall Street Towing confirms that it:

- Is legally established as a registered business entity in the State of Michigan
- Maintains active corporate status in good standing
- Operates from a registered address located within Washtenaw County
- Has filed required corporate documentation with the State
- Maintains a facility that complies with local municipal requirements

Supporting documentation verifying these elements is attached under this Addendum.

Department of Licensing and Regulatory Affairs

Lansing, Michigan

This Is to Certify That

WALL STREET TOWING, INC

was validly incorporated on June 23 , 1997 as a Michigan DOMESTIC PROFIT CORPORATION, and said corporation is validly in existence under the laws of this state.

This certificate is issued pursuant to the provisions of 1972 PA 284 to attest to the fact that the corporation is in good standing in Michigan as of this date and is duly authorized to transact business and for no other purpose.

This certificate is in due form, made by me as the proper officer, and is entitled to have full faith and credit given it in every court and office within the United States.

In testimony whereof, I have hereunto set my hand, in the City of Lansing, this 15th day of May , 2025.

Linda Clegg, Director

Corporations, Securities & Commercial Licensing Bureau

Sent by electronic transmission

Certificate Number: 25050414906

Verify this certificate at URL to eCertificate Verification Search http://www.michigan.gov/corpverifycertificate

2817856

LARA

STATE OF MICHIGAN
CSCL/CD- 2500 - DOMESTIC PROFIT
CORPORATION ANNUAL REPORT

Corporations Division Administrator
FILED
Doc # 28178567
Filed Date 2/17/2026

DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS, PROFIT CORPORATION ANNUAL REPORT
Required by Section 911, Act 284, Public Act of 1972

Corporation Information

The present name of the corporation is:	WALL STREET TOWING, INC.
The identification number assigned by the Bureau is:	800495094
Annual Report Filing Year	2026

☒ On behalf of the corporation, I certify that no changes have occurred in required information since the previously filed report

The name of the resident agent at the registered office is:
FADY SALAMEY
Address
876 RAILROAD, YPSILANTI, MI 48197
Mailing Address

Purpose
No changes were selected for this annual report.

Officers and Directors
Current officers and directors are listed below

Title	Full Name	Address
President	NABIL SALAMEY	876 RAILROAD YPSILANTI, MI 48197
Secretary	NABIL SALAMEY	876 RAILROAD YPSILANTI, MI 48197
Treasurer	FADY SALMEY	876 RAILROAD YPSILANTI, MI 48197
Director	FADY SALMEY	876 RAILROAD YPSILANTI, MI 48197
Director	NABIL SALAMEY	876 RAILROAD YPSILANTI, MI 48197

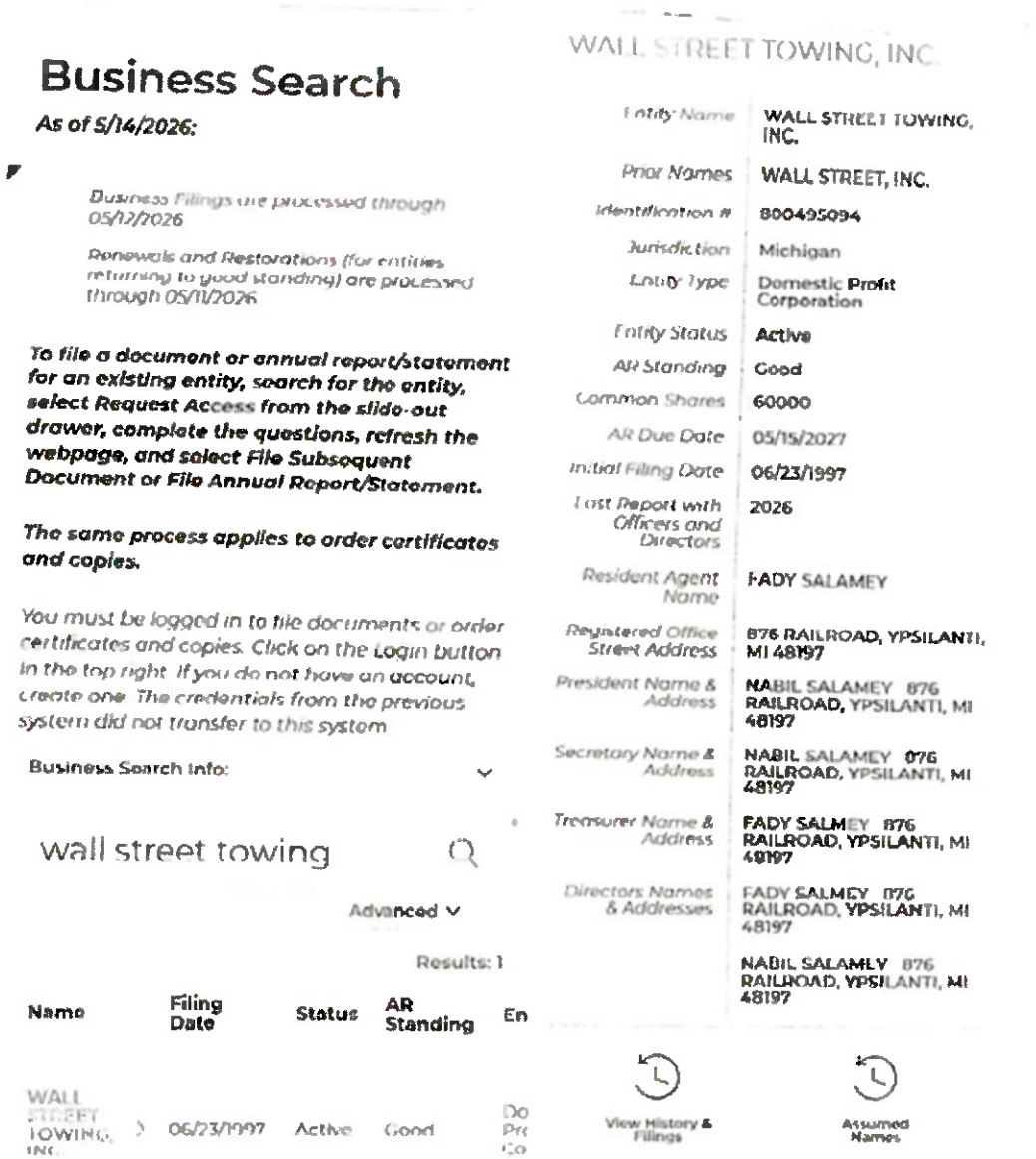
Attestation

☒ I understand that the information I enter into the online system is public information and will appear online and on copy requests exactly as I enter it into the system.

☒ I have been authorized by the business entity to file this document online.

☒ I HEREBY SWEAR AND/OR AFFIRM, under penalty of law, including criminal prosecution, that the facts contained in this document are true. I certify that I am signing this document as the person(s) whose signature is required, or as an agent of the person(s) whose signature is required, who has authorized me to place his/her signature on this document.

Signature



Business Search

As of 5/14/2026:

Business Filings are processed through 05/12/2026

Renewals and Restorations (for entities returning to good standing) are processed through 05/11/2026

To file a document or annual report/statement for an existing entity, search for the entity, select Request Access from the slide-out drawer, complete the questions, refresh the webpage, and select File Subsequent Document or File Annual Report/Statement.

The same process applies to order certificates and copies.

You must be logged in to file documents or order certificates and copies. Click on the Login button in the top right. If you do not have an account, create one. The credentials from the previous system did not transfer to this system.

Business Search Info:

wall street towing

Advanced

Results: 1

Name	Filing Date	Status	AR Standing	En
WALL STREET TOWING, INC.	06/23/1997	Active	Good	Do Pr Co

WALL STREET TOWING, INC.

Entity Name	WALL STREET TOWING, INC.
Prior Names	WALL STREET, INC.
Identification #	800495094
Jurisdiction	Michigan
Entity Type	Domestic Profit Corporation
Entity Status	Active
AR Standing	Good
Common Shares	60000
AR Due Date	05/15/2027
Initial Filing Date	06/23/1997
Last Report with Officers and Directors	2026
Resident Agent Name	FADY SALAMEY
Registered Office Street Address	876 RAILROAD, YPSILANTI, MI 48197
President Name & Address	NABIL SALAMEY 876 RAILROAD, YPSILANTI, MI 48197
Secretary Name & Address	NABIL SALAMEY 876 RAILROAD, YPSILANTI, MI 48197
Treasurer Name & Address	FADY SALMEY 876 RAILROAD, YPSILANTI, MI 48197
Directors Names & Addresses	FADY SALMEY 876 RAILROAD, YPSILANTI, MI 48197 NABIL SALAMEY 876 RAILROAD, YPSILANTI, MI 48197

View History & Filings

Assumed Names

4.2 Addenda G - Storage Area Ownership Or Exclusive Lease Documentation

4.2.1 Storage Facility Ownership And Control

Wall Street Towing, operating under Budget Towing and affiliated trade names, maintains storage facilities located at:

876 Railroad Street
Ypsilanti, MI 48197

The facility located at this address is under the control of the company and is used for towing operations, including the storage and handling of vehicles associated with service calls. The property is identified in official documentation as the operating location for Budget Towing / Wall Street Towing and is utilized as part of the company's ongoing towing and storage operations.

4.2.2 Compliance With Local Requirements

Supporting documentation included with this proposal confirms that the storage facility has been issued a:

Certificate of Compliance – City of Ypsilanti Building Department

Key details from the certificate include:

- **Property Address:** 876 Railroad Street, Ypsilanti, MI 48197
- **Certificate Holder:** Budget Towing
- **Responsible Party:** Nabil Salamey
- **Certificate Number:** CBOP-25-0061
- **Issue Date:** November 25, 2025
- **Certification Period:** October 1, 2025 – October 1, 2027

The certificate confirms that the structure substantially complies with the minimum requirements of the City of Ypsilanti Property Maintenance Code and is authorized for its intended use under applicable local standards.

4.2.3 Storage Capability And Operational Use

The facility located at 876 Railroad Street is actively used to support towing operations, including:

- Intake and holding of towed vehicles
- Coordination with dispatch and service operations
- Management and release of vehicles as required

This property functions as a primary storage location tied directly to the company's towing services and operational structure. Documentation provided in this proposal demonstrates that the facility is integrated into the company's day-to-day operations and supports its ability to perform towing and storage services within the City of Ypsilanti.

Wall Street Towing confirms that it:

- Maintains control and operational use of a storage facility located at 876 Railroad Street, Ypsilanti, Michigan
- Utilizes the facility for towing-related storage and operational activities
- Holds a valid Certificate of Compliance issued by the City of Ypsilanti
- Operates from a property that meets applicable local property maintenance requirements

Supporting documentation verifying these elements is attached under this Addendum.

City of Ypsilanti

Building Department
One South Huron St.
Ypsilanti, MI 48197
Phone: (734) 482 1025

Certificate of Compliance

Property Address
876 RAILROAD ST

Certificate Holder:

BUDGET TOWING
876 RAILROAD ST
YPSILANTI, MI 48197

Responsible Party:

SALAMEY NABIL
4756 HICKORY RIDGE CT
PLYMOUTH, MI 48170

The above structure substantially complies with the minimum requirements of the City of Ypsilanti Property Maintenance Code and may be used for the number of apartments and rooms as indicated below.

This Certificate Does Not Represent Compliance With The Americans With Disabilities Act Of 1991. This certificate only applies to the structure's use under the City of Ypsilanti Property Maintenance Code and in no way does it approve the use under the city's Zoning Ordinance. Zoning approval can only be issued by the City Planner. All zoning questions should be referred to the Planning & Development Department at (734) 483-9646.

Certificate #: CBOP-25-0061 **Apartments/Rooms:** 0
Classification: **Inspector:** Delonzo Weaver
Date Issued: 11/25/25 **Certification Period:** 10/01/25 - 10/01/27

Certificate expires at the end of certification period and not valid unless date issued is noted above

4.3 Addenda H - Equipment Specifications & Compliance

4.3.1 Company Structure And Fleet Certification

Wall Street Towing operates as the parent company overseeing multiple affiliated operations, including Budget Towing, Stadium Towing, Glen Ann Towing, and Milan Towing. All trucks operating under these affiliated entities are part of a combined fleet and are utilized collectively to support towing, recovery, and roadside assistance services.

All vehicles listed in this Addendum will be certified and designated for use under this contract. The company confirms that the fleet identified below represents the equipment available to meet the service requirements outlined in the Request for Proposal.

4.3.2 Fleet Authorization & Lease Agreement

In addition to the trucks directly owned by Wall Street Towing, the company maintains a Reciprocating Truck Lease Agreement with AAA Parts LLC, a commonly owned affiliated entity. This agreement grants Wall Street Towing full use of AAA Parts LLC's fleet for the purpose of commercial towing operations, effectively expanding the certified fleet available under this contract.

The lease agreement is structured as a continual renewal and remains in full force through the life of each asset, ensuring uninterrupted fleet availability for the duration of the contract term. All trucks accessed through this agreement are subject to the same certification, inspection, and compliance standards as directly owned vehicles and are included in the certified fleet list provided in Section 4.3.3 below.

A copy of the Reciprocating Truck Lease Agreement is attached below for your reference.

RECIPROCATING TRUCK LEASE AGREEMENT

This document shall serve as a binding agreement on both parties and is in full force unless terminated by either party with written notice served upon either.

Wall Street Towing Inc. and AAA Parts LLC do hereby agree to a mutual lease of equipment and assets through common ownership.

Wherein either party has full use of either fleet for the use of exacting commerce and are entitled said use through common ownership.

This agreement is a continual renewal and shall last through the life of each asset or until either party should sever the agreement with written notice or should common ownership cease.

4.3.3 Equipment Documentation And Compliance

Documentation for each certified vehicle includes supporting records such as registration, insurance, and confirmation of operational readiness. These records are included in this proposal and demonstrate that the equipment is maintained in accordance with applicable requirements.

All equipment is maintained in working condition and is actively used in ongoing towing operations. Vehicles are available for inspection and are capable of meeting operational requirements associated with towing and recovery services.

4.3.4 Certified Fleet List

Wall Street Trucks

#	Year	Make/Model	Unit No.	VIN	Ref
14	2018	Ford F450	BB85096	1FDUF4HTOJEB76374	6374
17	2015	Ford F250	DB66923	1FTBF2B68FEA94127	4127
21	2019	Ford	BC14931	1FDUF4GY3KDA11200	1200
22	2018	Dodge	BC15650	3C7WRLAL8JG387293	7293
23	2020	Freightliner	BC08384	1FVACWFCXLHLC9827	9827
26	2016	Dodge Ram	BB00101	3C7WRNEL4GG205717	5717
27	2022	International	BD1634	1HTEUMML8NH047147	7147
28	2025	International	BE11188	1HTEUMML9SS414199	4199
33	2024	Dodge Ram	BE11067	3C7WRNEL3RG262526	2526
58	2022	Dodge Ram	BD3777	3C7WRMDLXNG275201	5201
59	2021	Freightliner	BC36415	3ALACWFC0MDML3805	3805
73	2017	Ford Wrecker	BB52475	1FD0X5HT3HED46948	6948
76	2023	Dodge 5500	BD77770	3C7WRNEL6PG593792	3792
82	2016	Ford Pick Up	DC44016	1FDRF3C61GED28673	8673
98	2017	Ford Wrecker	BB62729	1FDWX6DC4HDB11891	1891
99	2023	Ford F550	BD55768	1FDOW5HT4PEC33155	3155
200	2022	Ram 5500	BD55767	3C7WRMDL6NG157503	7503
400	2023	Peterbilt	BD55927	2NP8LJ0X3PM890268	0268
401	2002	Kenworth T700	RC15963	1NKAL69X82J885204	5204
402	2010	Kenworth T800	RC15961	1NKDL40X7AJ265165	5165
403	2018	Freightliner	RC15962	1FVACXFE8JHKB1571	1571
404	2006	International	RC21639	1HSHXAHRX6J244434	4434
408	2013	International	RC15959	1HSDJSJR8DH294186	4186
410	2023	Kenworth	BD59776	1NKZX4TX4PJ233725	3725
411	2019	Mack TT	TEMP	1M1AN4GY0KM003078	3078

Ancillary Equipment

Description	VIN / ID	Ref
1999 Traileze	1DA72T0516P018271	8271
2019 John Deere 231G Track Loader	—	—
53 Foot Van Trailer	3H3V532K4RS198257	8257
53 Foot Van Trailer	3H3V532C0HT69615	6215
John Deere Skidsteer	—	—
Komatsu Front End Loader	—	—
Toyota Hi Low	—	60451
Clark Forklift	C365100989456FB	—
Clark Forklift	—	—

Standard Equipment And Operational Tools

All certified trucks are equipped with essential tools required to perform towing and roadside assistance services, including:

- Push broom
- First aid kit
- Shovel
- Tow lights
- Lockout tools
- Jumper cables / jump pack
- Air tank or equivalent
- Tire changing equipment
- Fire extinguishers
- Emergency flashing system

4.3.5 Certified Fleet Images And Identification

In addition to the tabulated fleet information provided above, photographic images of the trucks and equipment are included as part of this submission, along with associated registration documentation. These images provide visual confirmation of the equipment maintained by Wall Street Towing and demonstrate the operational condition and readiness of the vehicles assigned to towing and recovery services.

TRUCK 14

MICHIGAN REGISTRATION JOCELYN BENSON
Secretary of State

Plate: BB85096 Expires: 02/28/2027
RENEWAL OF BB85096
2018 FORD WRECKER
Vehicle No: 1FDUF4HT0JEB76374 Fee Cat. or Wt.:
County: WASHTENAW

WALL STREET TOWING DBA BUDGET TOWING
876 RAILROAD ST
YPSILANTI MI 48197
License Fee: 200.00

10092025 400 110897822 20000

CERTIFICATE OF NO FAULT INSURANCE - STATE OF MICHIGAN

FREMONT INSURANCE COMPANY

of 933 E. Main Street, MI. 49412, an authorized Michigan insurer, certifies that it has issued a policy complying with Act 294, P.A. 1972 as amended. for the motor vehicle described below.
Agent: 0008001

BY: Fremont Insurance Company
TO: Wall Street Towing, Inc Dba Budget Towing and Storage

Policy Number:	Effective Date:	Expiration Date:
CAP 0043360-01	09/01/2025	09/01/2026

YEAR: 2018
MAKE: FORD F450 SUPER DUTY
VIN: 1FDUF4HT0JEB76374

WARNING: KEEP THIS CERTIFICATE IN YOUR VEHICLE AT ALL TIMES. If you fail to produce it upon a police officer's request, you will be responsible for a civil infraction.

WARNING----When a named excluded person operates a vehicle all liability coverage is void no one is insured. Owners of the vehicle and others legally responsible for the acts of the named excluded person remain fully personally liable

Insured's Copy

TRUCK 17

MICHIGAN REGISTRATION JOCELYN BENSON Secretary of State

Plate: DB66923 Expires: 02/28/2027
RENEWAL OF DB66923
2015 FORD PICKUP
Vehicle No.: 1FTBF2B68FEA94127 Fee Cat. or Wt.: 33001
County: WASHTENAW

BUDGET TOWING
876 RAILROAD ST
YPSILANTI MI 48197

License Fee: 156.00

10112025 400 111001622 15600

CERTIFICATE OF NO FAULT INSURANCE - STATE OF MICHIGAN
FREMONT INSURANCE COMPANY
of 933 E. Main Street, MI. 49412, an authorized Michigan insurer, certifies that it has issued a policy complying with Act 294, P.A. 1972 as amended, for the motor vehicle described below.

Agent: 0008001

BY: Fremont Insurance Company
TO: Wall Street Towing, Inc Dba Budget Towing and Storage

Policy Number:	Effective Date:	Expiration Date:
CAP 0043360-01	09/01/2025	09/01/2026

YEAR: 2015
MAKE: FORD F250 SUPER DUTY
VIN: 1FTBF2B68FEA94127

WARNING: KEEP THIS CERTIFICATE IN YOUR VEHICLE AT ALL TIMES. If you fail to produce it upon a police officer's request, you will be responsible for a civil infraction.

WARNING—When a named excluded person operates a vehicle all liability coverage is void--no one is insured. Owners of the vehicle and others legally responsible for the acts of the named excluded person remain fully personally liable.

Insured's Copy

TRUCK 21

MICHIGAN REGISTRATION JOCELYN BENSON
Secretary of State

Plate BC14931 Expires 02/28/2027
RENEWAL OF BC14931
2019 FORD UTILITY
Vehicle No 1FDUF4GY3KDA11200 Fee Cat or Wt 24000
County WASHTENAW

WALL STREET TOWING
876 RAILROAD ST
YPSILANTI MI 48197

License Fee 590.00

10112025 400 110993382 59000

CERTIFICATE OF NO FAULT INSURANCE - STATE OF MICHIGAN

FREMONT INSURANCE COMPANY

of 933 E. Main Street, MI 49412, an authorized Michigan insurer, certifies that it has issued a policy complying with Act 294, P.A. 1972 as amended for the motor vehicle described below.

BY: Fremont Insurance Company Agent: 0008001

TO: Wall Street Towing, Inc Dba Budget Towing and Storage

Policy Number:	Effective Date:	Expiration Date:
CAP 0043360-01	09/01/2025	09/01/2026

YEAR: 2019
MAKE: FORD F450 SUPER DUTY
VIN: 1FDUF4GY3KDA11200

WARNING: KEEP THIS CERTIFICATE IN YOUR VEHICLE AT ALL TIMES. If you fail to produce it upon a police officer's request, you will be responsible for a civil infraction.

WARNING: When a named excluded person operates a vehicle all liability coverage is void--no one is insured. Owners of the vehicle and others legally responsible for the acts of the named excluded person remain fully personally liable.

Insured's Copy

TRUCK 22

TRUCK 23

TRUCK 26

MICHIGAN REGISTRATION JOCELYN BENSON
Secretary of State

Plate: BB00101 Expires: 02/28/2027
RENEWAL OF BB00101
2016 RAM WRECKER
Vehicle No: 3C7WRNEL4GG205717 Fee Cat or Wt:
County: WASHTENAW

WALL STREET TOWING INC
876 RAILROAD ST
YPSILANTI MI 48197

License Fee: 200.00

10112025 400 110981094 20000

CERTIFICATE OF NO FAULT INSURANCE - STATE OF MICHIGAN
FREMONT INSURANCE COMPANY
of 933 E. Main Street, MI. 49412, an authorized Michigan insurer, certifies that it has issued a policy complying with Act 294, P.A. 1972 as amended for the motor vehicle described below.

BY: Fremont Insurance Company Agent: 0008001
TO: Wall Street Towing, Inc Dba Budget Towing and Storage

Policy Number:	Effective Date:	Expiration Date:
CAP 0043360-01	09/01/2025	09/01/2026

YEAR: 2016
MAKE: RAM 5500
VIN: 3C7WRNEL4GG205717

WARNING: KEEP THIS CERTIFICATE IN YOUR VEHICLE AT ALL TIMES. If you fail to produce it upon a police officer's request, you will be responsible for a civil infraction.

WARNING---When a named excluded person operates a vehicle all liability coverage is void- no one is insured. Owners of the vehicle and others legally responsible for the acts of the named excluded person remain fully personally liable.

Insured's Copy

MICHIGAN REGISTRATION JOCELYN BENSON
Secretary of State

Plate BD16434 Expires 02/28/2027
RENEWAL OF BD16434
2022 INTERNATIONA WRECKER
Vehicle No. 1HTEUMML8NH047147 Fee Cat. or Wt.
County. WASHTENAW

AAA PARTS LLC LSR
BUDGET TOWING LSE
876 RAILROAD ST
YPSILANTI MI 48197

License Fee. 200.00

10112025 400 110968806 20000

STATE OF MICHIGAN CERTIFICATE OF NO-FAULT INSURANCE

COMPANY
Fremont Insurance Company
X COMMERCIAL PERSONAL
POLICY NUMBER
CAP 0043360 00
EFFECTIVE DATE **09/01/2025** EXPIRATION DATE **09/01/2026**
YEAR MAKE/MODEL
2022 INTERNATIONAL MV607
VEHICLE IDENTIFICATION NUMBER
1HTEUMML8NH047147
AGENCY/COMPANY ISSUING CARD
Kapnick Insurance Group
INSURED
WALL STREET TOWING, INC
876 Railroad St
Ypsilanti, MI 48197

An authorized Michigan insurer, certifies that it has issued a policy complying with Act 294, P.A. 1972, as amended for the described motor vehicle

SECRETARY OF STATE'S COPY

TRUCK 27

TRUCK 28

MICHIGAN REGISTRATION JOCELYN BENSON
Secretary of State

Plate: BE11188 Expires: 02/28/2027
RENEWAL OF BE11188
2025 INTERNATIONA WRECKER
Vehicle No.: 1HTEUMML9SS514199 Fee Cat. or Wt.:
County: WASHTENAW

MARKETPLACE LT LSR
WALL STREET TOWING INC LSE
876 RAILROAD ST
YPSILANTI MI 48197

License Fee: 200.00

10092025 400 110914206 20000

STATE OF MICHIGAN CERTIFICATE OF NO-FAULT INSURANCE

COMPANY
Fremont Insurance Company

X COMMERCIAL PERSONAL

POLICY NUMBER
CAP 0043360 00

EFFECTIVE DATE **09/01/2025** EXPIRATION DATE **09/01/2026**

YEAR MAKE/MODEL
2025 INTERNATIONAL MV607

VEHICLE IDENTIFICATION NUMBER
1HTEUMML9SS514199

AGENCY/COMPANY ISSUING CARD
Kapnick Insurance Group

INSURED

WALL STREET TOWING, INC
876 Railroad St
Ypsilanti, MI 48197

An authorized Michigan insurer, certifies that it has issued a policy complying with Act 294, P.A. 1972, as amended for the described motor vehicle.

WARNING: KEEP THIS CERTIFICATE IN YOUR VEHICLE AT ALL TIMES. If you fail to produce it upon a police officer's request, you will be responsible for a civil infraction.

TRUCK 33

MICHIGAN REGISTRATION JOCELYN BENSON
Secretary of State

Plate: BE11067 Expires: 02/28/2027
RENEWAL OF BE11067
2024 RAM WRECKER
Vehicle No.: 3C7WRNEL3RG262526 Fee Cat. or Wt.:
County: WASHTENAW

WALL STREET TOWING INC
876 RAILROAD ST
YPSILANTI MI 48197

License Fee: 200.00

10112025 400 110968854 20000

STATE OF MICHIGAN CERTIFICATE OF NO-FAULT INSURANCE

COMPANY
Fremont Insurance Company
POLICY NUMBER
CAP 0043360 00
YEAR MAKE/MODEL
2024 RAM 5500
AGENCY/COMPANY ISSUING CARD
Kapnick Insurance Group
INSURED
WALL STREET TOWING, INC
876 Railroad St
Ypsilanti, MI 48197

X COMMERCIAL PERSONAL
EFFECTIVE DATE **09/01/2025**
EXPIRATION DATE **09/01/2026**
VEHICLE IDENTIFICATION NUMBER
3C7WRNEL3RG262526

An authorized Michigan insurer, certifies that it has issued a policy complying with Act 294, P.A. 1972, as amended for the described motor vehicle.

SECRETARY OF STATE'S COPY

TRUCK 58

MICHIGAN REGISTRATION JOCELYN BENSON
Secretary of State

Plate: BD37777 Expires: 02/28/2027
RENEWAL OF BD37777
2022 RAM WRECKER
Vehicle No.: 3C7WRMDLXNG275201 Fee Cat. or Wt.:
County: WASHTENAW

AAA PARTS LLC LSR
BUDGET TOWING LSE
876 RAILROAD ST
YPSILANTI MI 48197

License Fee: 200.00

10112025 400 111001574 20000

STATE OF MICHIGAN CERTIFICATE OF NO-FAULT INSURANCE

COMPANY
Fremont Insurance Company

X COMMERCIAL PERSONAL

POLICY NUMBER
CAP 0043360 00

EFFECTIVE DATE **09/01/2025** EXPIRATION DATE **09/01/2026**

YEAR **2022** MAKE/MODEL **RAM 5500**

VEHICLE IDENTIFICATION NUMBER
3C7WRMDLXNG275201

AGENCY/COMPANY ISSUING CARD
Kapnick Insurance Group

INSURED
WALL STREET TOWING, INC
876 Railroad St
Ypsilanti, MI 48197

An authorized Michigan insurer, certifies that it has issued a policy complying with Act 294, P.A. 1972, as amended for the described motor vehicle.

SECRETARY OF STATE'S COPY

TRUCK 59

MICHIGAN REGISTRATION JOCELYN BENSON
Secretary of State

Plate: BC36415 Expires: 02/28/2027
RENEWAL OF BC36415
2021 FREIGHTLINER WRECKER
Vehicle No.: 3ALACWFC0MDML3805 Fee Cat. or Wt.:
County: WASHTENAW
AAA PARTS LLC LSR
BUDGET WALL STREET TOWING LLC LSE
876 RAILROAD ST
YPSILANTI MI 48197
License Fee: 200.00

10112025 400 111009766 20000

STATE OF MICHIGAN CERTIFICATE OF NO-FAULT INSURANCE

COMPANY
Fremont Insurance Company

X COMMERCIAL PERSONAL

POLICY NUMBER
CAP 0043360 00

EFFECTIVE DATE **09/01/2025**
EXPIRATION DATE **09/01/2026**

YEAR **2021**
MAKE/MODEL **FREIGHTLINER M2 106 MEDIUM DUTY**
VEHICLE IDENTIFICATION NUMBER **3ALACWFC0MDML3805**

AGENCY/COMPANY ISSUING CARD
Kapnick Insurance Group

INSURED

WALL STREET TOWING, INC
876 Railroad St
Ypsilanti, MI 48197

An authorized Michigan insurer, certifies that it has issued a policy complying with Act 294, P.A. 1972, as amended for the described motor vehicle.

SECRETARY OF STATE'S COPY

TRUCK 73

MICHIGAN REGISTRATION

JOCELYN BENSON
Secretary of State

late: BB52475 Expires: 02/28/2027
:ENEWAL OF BB52475
017 FORD WRECKER
ehicle No.: 1FD0X5HT3HED46948 Fee Cat. or Wt.:
County: WASHTENAW

/ALL STREET TOWING INC
76 RAILROAD ST
PSILANTI MI 48197

License Fee: 200.00

0112025 400 111013862 20000

STATE OF MICHIGAN CERTIFICATE OF NO-FAULT INSURANCE

X COMMERCIAL PERSONAL

COMPANY
Fremont Insurance Company

EFFECTIVE DATE **09/01/2025** EXPIRATION DATE **09/01/2026**

POLICY NUMBER
CAP 0043360 00

YEAR **2017** MAKE/MODEL **FORD F550 SUPER DUTY**

VEHICLE IDENTIFICATION NUMBER
1FD0X5HT3HED46948

AGENCY/COMPANY ISSUING CARD
Kapnick Insurance Group

..SURED
WALL STREET TOWING, INC
876 Railroad St
Ypsilanti, MI 48197

73

An authorized Michigan insurer, certifies that it has issued a policy complying with Act 294, P.A. 1972, as amended for the described motor vehicle.

SECRETARY OF STATE'S COPY

TRUCK 76

MICHIGAN REGISTRATION JOCELYN BENSON
Secretary of State

Plate: BD77770 Expires: 02/28/2027
RENEWAL OF BD77770
2023 RAM WRECKER
Vehicle No.: 3C7WRNEL6PG593792 Fee Cat. or Wt.:
County: WASHTENAW

WALL STREET TOWING INC
876 RAILROAD ST
YPSILANTI MI 48197

License Fee: 200.00

10112025 400 111017958 20000

STATE OF MICHIGAN CERTIFICATE OF NO-FAULT INSURANCE

COMPANY
Fremont Insurance Company

X COMMERCIAL PERSONAL

POLICY NUMBER
CAP 0043360 00

EFFECTIVE DATE **09/01/2025** EXPIRATION DATE **09/01/2026**

YEAR **2023** MAKE/MODEL **RAM 5500**

VEHICLE IDENTIFICATION NUMBER
3C7WRNEL6PG593792

AGENCY/COMPANY ISSUING CARD
Kapnick Insurance Group

INSURED

WALL STREET TOWING, INC
876 Railroad St
Ypsilanti, MI 48197

An authorized Michigan insurer, certifies that it has issued a policy complying with Act 294, P.A. 1972, as amended for the described motor vehicle.

WARNING: KEEP THIS CERTIFICATE IN YOUR VEHICLE AT ALL TIMES. If you fail to produce it upon a police officer's request, you will be responsible for a civil infraction.

MICHIGAN REGISTRATION JOCELYN BENSON
Secretary of State

Plate: DC44016 Expires: 02/28/2027
RENEWAL OF DC44016
2016 FORD PICKUP
Vehicle No.: 1FDRF3C61GED28673 Fee Cat. or Wt.: 32001
County: WASHTENAW

WALL STREET TOWING INC
876 RAILROAD ST
YPSILANTI MI 48197

License Fee: 150.00

10112025 400 110960662 15000

STATE OF MICHIGAN CERTIFICATE OF NO-FAULT INSURANCE

COMPANY
Fremont Insurance Company

X COMMERCIAL PERSONAL

POLICY NUMBER
CAP 0043360 00

EFFECTIVE DATE **09/01/2025** EXPIRATION DATE **09/01/2026**

YEAR MAKE/MODEL
2016 FORD F350 SUPER DUTY

VEHICLE IDENTIFICATION NUMBER
1FDRF3C61GED28673

AGENCY/COMPANY ISSUING CARD
Kapnick Insurance Group

INSURED

WALL STREET TOWING, INC
876 Railroad St
Ypsilanti, MI 48197

An authorized Michigan insurer, certifies that it has issued a policy complying with Act 294, P.A. 1972, as amended for the described motor vehicle.

WARNING: KEEP THIS CERTIFICATE IN YOUR VEHICLE AT ALL TIMES. If you fail to produce it upon a police officer's request, you will be responsible for a civil infraction.

TRUCK 98

MICHIGAN REGISTRATION JOCELYN BENSON
Secretary of State

Plate: BB62729 Expires: 02/28/2027
RENEWAL OF BB62729
2017 FORD WRECKER
Vehicle No.: 1FDWX6DC4HDB11891 Fee Cat. or Wt.:
County: WASHTENAW

WALL STREET TOWING INC DBA
BUDGET TOWING
876 RAILROAD ST
YPSILANTI MI 48197

License Fee: 200.00

10092025 400 110938782 20000

STATE OF MICHIGAN CERTIFICATE OF NO-FAULT INSURANCE

COMPANY
Fremont Insurance Company

X COMMERCIAL PERSONAL

POLICY NUMBER
CAP 0043360 00

EFFECTIVE DATE **09/01/2025** EXPIRATION DATE **09/01/2026**

YEAR **2017** MAKE/MODEL **FORD F650 SUPER DUTY**

VEHICLE IDENTIFICATION NUMBER
1FDWX6DC4HDB11891

AGENCY/COMPANY ISSUING CARD
Kapnick Insurance Group

INSURED
WALL STREET TOWING, INC
876 Railroad St
Ypsilanti, MI 48197

98

An authorized Michigan insurer, certifies that it has issued a policy complying with Act 294, P.A. 1972, as amended for the described motor vehicle.

SECRETARY OF STATE'S COPY

TRUCK 99

Truck #99

MICHIGAN REGISTRATION JOCELYN BENSON
Secretary of State

Plate: BD55768 Expires: 02/28/2027
RENEWAL OF BD55768
2023 FORD WRECKER
Vehicle No.: 1FD0W5HT4PEC33155 Fee Cat. or Wt.:
County: WASHTENAW

AAA PARTS LLC
2280 E MICHIGAN AVE
YPSILANTI MI 48198

License Fee: 200.00

02072026 440 115757575 20000

STATE OF MICHIGAN CERTIFICATE OF NO-FAULT INSURANCE

COMPANY
Fremont Insurance Company

X COMMERCIAL PERSONAL

POLICY NUMBER
CAP 0043360 00

EFFECTIVE DATE
09/01/2025

EXPIRATION DATE
09/01/2026

YEAR MAKE/MODEL
2023 FORD F550 SUPER DUTY

VEHICLE IDENTIFICATION NUMBER
1FD0W5HT4PEC33155

AGENCY/COMPANY ISSUING CARD
Kapnick Insurance Group

INSURED

WALL STREET TOWING, INC
876 Railroad St
Ypsilanti, MI 48197

An authorized Michigan insurer, certifies that it has issued a policy complying with Act 294, P.A. 1972, as amended for the described motor vehicle.

SECRETARY OF STATE'S COPY

TRUCK 200

MICHIGAN REGISTRATION JOCELYN BENSON
Secretary of State

Plate: BD55767 Expires: 02/28/2027
RENEWAL OF BD55767
2022 RAM WRECKER
Vehicle No.: 3C7WRMDL6NG157503 Fee Cat. or Wt.:
County: WASHTENAW

AAA PARTS LLC
2280 E MICHIGAN AVE
YPSILANTI MI 48198

License Fee: 200.00

02072026 440 115767613 20000

STATE OF MICHIGAN CERTIFICATE OF NO-FAULT INSURANCE

COMPANY
Fremont Insurance Company

X COMMERCIAL PERSONAL

POLICY NUMBER
CAP 0043360 00

EFFECTIVE DATE **09/01/2025** EXPIRATION DATE **09/01/2026**

YEAR **2022** MAKE/MODEL **RAM 5500**

VEHICLE IDENTIFICATION NUMBER
3C7WRMDL6NG157503

AGENCY/COMPANY ISSUING CARD
Kapnick Insurance Group

INSURED

WALL STREET TOWING, INC
876 Railroad St
Ypsilanti, MI 48197

3CC

An authorized Michigan insurer, certifies that it has issued a policy complying with Act 294, P.A. 1972, as amended for the described motor vehicle.

SECRETARY OF STATE'S COPY

TRUCK 400

STATE OF MICHIGAN CERTIFICATE OF NO-FAULT INSURANCE

COMPANY
Fremont Insurance Company

X COMMERCIAL PERSONAL

POLICY NUMBER
CAP 0043360 00

EFFECTIVE DATE
09/01/2025

EXPIRATION DATE
09/01/2026

YEAR
2023

MAKE/MODEL
PETERBILT 548

VEHICLE IDENTIFICATION NUMBER
2NP8LJ0X3PM890268

AGENCY/COMPANY ISSUING CARD
Kapnick Insurance Group

INSURED

WALL STREET TOWING, INC
876 Railroad St
Ypsilanti, MI 48197

An authorized Michigan insurer, certifies that it has issued a policy complying with Act 294, P A 1972, as amended for the described motor vehicle

SECRETARY OF STATE'S COPY

MICHIGAN DEPARTMENT OF STATE

INTERNATIONAL REGISTRATION PLAN

MICHIGAN APPORTIONED REGISTRATION CAB CARD

Issue Date: 07/09/2025 **Valid On:** 07/02/2025 **Expires On:** 06/30/2026 **Letter ID:** L0169715320

Registrant Information

Name/Address:
WALL STREET TOWING INC
876 RAILROAD ST
YPSILANTI MI 48197-3507

Account/Fleet: 0047256-0001
Year/Supp: 2026-1
Registrant (Lessee):
WALL STREET TOWING INC

Carrier Safety Information

USDOT: 0778690
Name/Address:
WALL STREET TOWING INC
876 RAILROAD STREET
YPSILANTI MI 48197

DBA Name:
Owner (Lessor):
AAA PARTS AND TOWING
Household Carrier Service Representative:

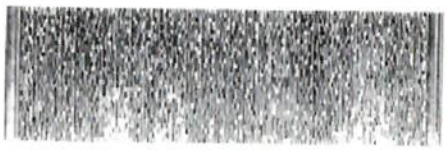
Vehicle Information

Unit #:	400	**Type**	Wrecker	**GVW:**	160001
VIN:	2NP8LJ0X3PM690268	**Make:**	PETERBILT	**Unladen:**	26960
Plate:	RC51982	**Year:**	2023	**Axles:**	3
		Fuel:	Diesel	**Seats:**	0

This unit is authorized to operate in the jurisdictions and at the weights below. Canadian Provinces are shown in kilograms, all other jurisdictions are shown in pounds.

AB	27216	IA	60000	MN	60000	NS	27216	SD	60000
AL	60000	ID	60000	MO	60000	NV	60000	SK	27216
AR	60000	IL	60000	MS	60000	NY	60000	TN	60000
AZ	60000	IN	60000	MT	60000	OH	60000	TX	60000
BC	27216	KS	60000	NB	27216	OK	60000	UT	60000
CA	60000	KY	60000	NC	60000	ON	27216	VA	60000
CO	60000	LA	60000	ND	60000	OR	60000	VT	60000
CT	60000	MA	60000	NE	60000	PA	60000	WA	60000
DC	60000	MB	27216	NH	60000	PE	27216	WI	60000
DE	60000	MD	60000	NJ	60000	QC	3	WV	60000
FL	60000	ME	60000	NL	27216	RI	60000	WY	60000
GA	60000	MI	26960	NM	60000	SC	60000		

The vehicle described has been proportionally registered between the State of Michigan and the Jurisdictions shown above. Authority granted under Act No. 124 (PA 1960). This card must be carried in the vehicle to which it is issued or be subject to confiscation.



TRUCK 401

STATE OF MICHIGAN CERTIFICATE OF NO-FAULT INSURANCE

COMPANY
Fremont Insurance Company

X COMMERCIAL PERSONAL

POLICY NUMBER
CAP 0043360 00

EFFECTIVE DATE **09/01/2025** EXPIRATION DATE **09/01/2026**

YEAR **2002** MAKE/MODEL **KENWORTH CONSTRUCTION T600**

VEHICLE IDENTIFICATION NUMBER **1NKAL69X82J885204**

AGENCY/COMPANY ISSUING CARD
Kapnick Insurance Group

INSURED

WALL STREET TOWING, INC
876 Railroad St
Ypsilanti, MI 48197

An authorized Michigan insurer, certifies that it has issued a policy complying with Act 294, P.A. 1972, as amended for the described motor vehicle.

SECRETARY OF STATE'S COPY

MICHIGAN DEPARTMENT OF STATE

INTERNATIONAL REGISTRATION PLAN

MICHIGAN APPORTIONED REGISTRATION CAB CARD

Issue Date: 05/20/2025 **Valid On:** 07/01/2025 **Expires On:** 06/30/2026 **Letter ID:** L0165690285

Registrant Information

Name/Address:
WALL STREET TOWING INC
876 RAILROAD ST
YPSILANTI MI 48197-3507

Account/Fleet: 0047256-0001
Year/Supp: 2026-0
Registrant (Lessee):
WALL STREET TOWING INC

Carrier Safety Information

USDOT: 0778690

Name/Address:
WALL STREET TOWING INC
876 RAILROAD
YPSILANTI MI 48197

DBA Name:

Owner (Lessor):
WALL STREET INC

Household Carrier Service Representative:

Vehicle Information

Unit #:	401	**Type:**	Wrecker	**GVW:**	60000
VIN:	1NKAL69X82J885204	**Make:**	KENWORTH	**Unladen:**	34640
Plate:	RC15963	**Year:**	2002	**Axles:**	3
		Fuel:	Diesel	**Seats:**	0

This unit is authorized to operate in the Jurisdictions and at the weights below. Canadian Provinces are shown in kilograms; all other jurisdictions are shown in pounds.

AB	27216	IA	60000	MN	60000	NS	27216	SD	60000		
AL	60000	ID	60000	MO	60000	NV	60000	SK	27216		
AR	60000	IL	60000	MS	60000	NY	60000	TN	60000		
AZ	60000	IN	60000	MT	60000	OH	60000	TX	60000		
BC	27216	KS	60000	NB	27216	OK	60000	UT	60000		
CA	60000	KY	60000	NC	60000	ON	27216	VA	60000		
CO	60000	LA	60000	ND	60000	OR	60000	VT	60000		
CT	60000	MA	60000	NE	60000	PA	60000	WA	60000		
DC	60000	MB	27216	NH	60000	PE	27216	WI	60000		
DE	60000	MD	60000	NJ	60000	QC	3	WV	60000		
FL	60000	ME	60000	NL	27216	RI	60000	WY	60000		
GA	60000	MI	34640	NM	60000	SC	60000				

The vehicle described has been proportionally registered between the State of Michigan and the Jurisdictions shown above. Authority granted under Act No. 124 (PA 1960). This card must be carried in the vehicle to which it is issued or be subject to confiscation.

TRUCK 402

STATE OF MICHIGAN CERTIFICATE OF NO-FAULT INSURANCE

COMPANY
Fremont Insurance Company

X COMMERCIAL PERSONAL

POLICY NUMBER
CAP 0043360 00

EFFECTIVE DATE
09/01/2025

EXPIRATION DATE
09/01/2026

YEAR
2010

MAKE/MODEL
KENWORTH CONSTRUCTION T800

VEHICLE IDENTIFICATION NUMBER
1NKDL40X7AJ265165

AGENCY/COMPANY ISSUING CARD
Kapnick Insurance Group

INSURED

WALL STREET TOWING, INC
876 Railroad St
Ypsilanti, MI 48197

An authorized Michigan insurer, certifies that it has issued a policy complying with Act 294, P.A. 1972, as amended for the described motor vehicle.

SECRETARY OF STATE'S COPY

MICHIGAN DEPARTMENT OF STATE

INTERNATIONAL REGISTRATION PLAN

MICHIGAN APPORTIONED REGISTRATION CAB CARD

Issue Date: 05/20/2025 **Valid On:** 07/01/2025 **Expires On:** 06/30/2026 **Letter ID:** L0165690285

Registrant Information

Name/Address:
WALL STREET TOWING INC
876 RAILROAD ST
YPSILANTI MI 48197-3507

Account/Fleet: 0047256-0001
Year/Supp: 2026-0
Registrant (Lessee):
WALL STREET TOWING INC

Carrier Safety Information

USDOT: 0778690
Name/Address:
WALL STREET TOWING INC
876 RAILROAD
YPSILANTI MI 48197

DBA Name:
Owner (Lessor):
WALL STREET TOWING INC
Household Carrier Service Representative:

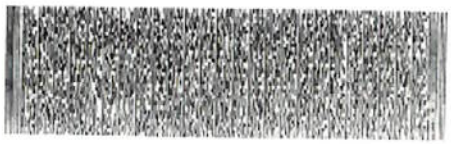
Vehicle Information

Unit #:	402	**Type:**	Wrecker	**GVW:**	80000
VIN:	1NKDL40X7AJ265165	**Make:**	KENWORTH	**Unladen:**	54420
Plate:	RC28712	**Year:**	2010	**Axles:**	4
		Fuel:	Diesel	**Seats:**	0

This unit is authorized to operate in the Jurisdictions and at the weights below. Canadian Provinces are shown in kilograms; all other jurisdictions are shown in pounds.

AB	36287	IA	80000	MN	80000	NS	36287	SD	80000
AL	80000	ID	80000	MO	80000	NV	80000	SK	36287
AR	80000	IL	80000	MS	80000	NY	80000	TN	80000
AZ	80000	IN	80000	MT	80000	OH	80000	TX	80000
BC	36287	KS	80000	NB	36287	OK	80000	UT	80000
CA	80000	KY	80000	NC	80000	ON	36287	VA	80000
CO	80000	LA	80000	ND	80000	OR	80000	VT	80000
CT	80000	MA	80000	NE	80000	PA	80000	WA	80000
DC	80000	MB	36287	NH	80000	PE	36287	WI	80000
DE	80000	MD	80000	NJ	80000	QC	5	WV	80000
FL	80000	ME	80000	NL	36287	RI	80000	WY	80000
GA	80000	MI	54420	NM	80000	SC	80000		

The vehicle described has been proportionally registered between the State of Michigan and the Jurisdictions shown above. Authority granted under Act No. 124 (PA 1960). This card must be carried in the vehicle to which it is issued or be subject to confiscation.



TRUCK 403

STATE OF MICHIGAN CERTIFICATE OF NO-FAULT INSURANCE

COMPANY
Fremont Insurance Company

X COMMERCIAL PERSONAL

POLICY NUMBER
CAP 0043360 00

EFFECTIVE DATE **09/01/2025**
EXPIRATION DATE **09/01/2026**

YEAR **2018**
MAKE/MODEL **FREIGHTLINER M2 106 MEDIUM DUTY**
VEHICLE IDENTIFICATION NUMBER **1FVACXFE8JHKB1571**

AGENCY/COMPANY ISSUING CARD
Kapnick Insurance Group

INSURED

WALL STREET TOWING, INC
876 Railroad St
Ypsilanti, MI 48197

An authorized Michigan insurer, certifies that it has issued a policy complying with Act 294, P.A. 1972, as amended for the described motor vehicle.

MICHIGAN DEPARTMENT OF STATE

INTERNATIONAL REGISTRATION PLAN

MICHIGAN APPORTIONED REGISTRATION CAB CARD

Issue Date: 05/20/2025 **Valid On:** 07/01/2025 **Expires On:** 06/30/2026 **Letter ID:** L0165690285

Registrant Information

Name/Address:
WALL STREET TOWING INC
876 RAILROAD ST
YPSILANTI MI 48197-3507

Account/Fleet: 0047256-0001
Year/Supp: 2026-0
Registrant (Lessee):
WALL STREET TOWING INC

Carrier Safety Information

USDOT: 0778690
Name/Address:
WALL STREET TOWING INC
876 RAILROAD
YPSILANTI MI 48197

DBA Name:

Owner (Lessor):
STADIUM TOWING DBA BUDGET TOWING LSE
Household Carrier Service Representative:

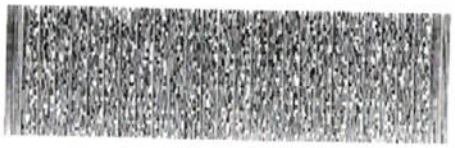
Vehicle Information

Unit #:	403	**Type:**	Wrecker	**GVW:**	36000
VIN:	1FVACXFT8JHKB1571	**Make:**	FREIGHTLINER	**Unladen:**	33000
Plate:	RC15962	**Year:**	2018	**Axles:**	3
		Fuel:	Diesel	**Seats:**	0

This unit is authorized to operate in the Jurisdictions and at the weights below. Canadian Provinces are shown in kilograms, all other jurisdictions are shown in pounds.

AB	16329	IA	36000	MN	36000	NS	16329	SD	36000
AL	36000	ID	36000	MO	36000	NV	36000	SK	16329
AR	36000	IL	36000	MS	36000	NY	36000	TN	36000
AZ	36000	IN	36000	MT	36000	OH	36000	TX	36000
BC	16329	KS	36000	NB	16329	OK	36000	UT	36000
CA	36000	KY	36000	NC	36000	ON	16329	VA	36000
CO	36000	LA	36000	ND	36000	OR	36000	VT	36000
CT	36000	MA	36000	NE	36000	PA	36000	WA	36000
DC	36000	MB	16329	NH	36000	PE	16329	WI	36000
DE	36000	MD	36000	NJ	36000	QC	3	WV	36000
FL	36000	ME	36000	NL	16329	RI	36000	WY	36000
GA	36000	MI	33000	NM	36000	SC	36000		

The vehicle described has been proportionally registered between the State of Michigan and the Jurisdictions shown above. Authority granted under Act No. 124 (PA 1960). This card must be carried in the vehicle to which it is issued or be subject to confiscation.



TRUCK 404

STATE OF MICHIGAN CERTIFICATE OF NO-FAULT INSURANCE

X COMMERCIAL PERSONAL

COMPANY
Fremont Insurance Company

POLICY NUMBER
CAP 0043360 00

EFFECTIVE DATE
09/01/2025

EXPIRATION DATE
09/01/2026

YEAR
2006

MAKE/MODEL
INTERNATIONAL 8000 8600

VEHICLE IDENTIFICATION NUMBER
1HSHXAHRX6J244434

AGENCY/COMPANY ISSUING CARD
Kapnick Insurance Group

INSURED
WALL STREET TOWING, INC
876 Railroad St
Ypsilanti, MI 48197

An authorized Michigan insurer, certifies that it has issued a policy complying with Act 294, P.A. 1972, as amended for the described motor vehicle.

MICHIGAN DEPARTMENT OF STATE

INTERNATIONAL REGISTRATION PLAN

MICHIGAN APPORTIONED REGISTRATION CAB CARD

Issue Date: 05/20/2025 **Valid On:** 07/01/2025 **Expires On:** 06/30/2026 **Letter ID:** L0165690285

Registrant Information

Name/Address:
WALL STREET TOWING INC
876 RAILROAD ST
YPSILANTI MI 48197-3507

Account/Fleet: 0047256-0001
Year/Supp: 2026-0
Registrant (Lessee):
WALL STREET TOWING INC

Carrier Safety Information

USDOT: 0778690
Name/Address:
WALL STREET TOWING INC
876 RAILROAD
YPSILANTI MI 48197

DBA Name:

Owner (Lessor):
AAA PARTS LLC LSR WALLSTREET TOWING
Household Carrier Service Representative:

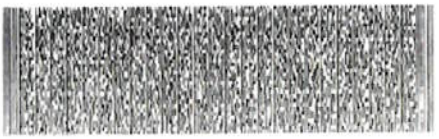
Vehicle Information

Unit #:	404	**Type:**	Wrecker	**GVW:**	54000
VIN:	1HSHXAHRX6J244434	**Make:**	INTERNATIONA	**Unladen:**	17000
Plate:	RC21639	**Year:**	2006	**Axles:**	3
		Fuel:	Diesel	**Seats:**	0

This unit is authorized to operate in the Jurisdictions and at the weights below. Canadian Provinces are shown in kilograms, all other jurisdictions are shown in pounds

AB	24494	IA	54000	MN	54000	NS	24494	SD	54000
AL	54000	ID	54000	MO	54000	NV	54000	SK	24494
AR	54000	IL	54000	MS	54000	NY	54000	TN	54000
AZ	54000	IN	54000	MT	54000	OH	54000	TX	54000
BC	24494	KS	54000	NB	24494	OK	54000	UT	54000
CA	54000	KY	54000	NC	54000	ON	24494	VA	54000
CO	54000	LA	54000	ND	54000	OR	54000	VT	54000
CT	54000	MA	54000	NE	54000	PA	54000	WA	54000
DC	54000	MB	24494	NH	54000	PE	24494	WI	54000
DE	54000	MD	54000	NJ	54000	QC	3	WV	54000
FL	54000	ME	54000	NL	24494	RI	54000	WY	54000
GA	54000	MI	17000	NM	54000	SC	54000		

The vehicle described has been proportionally registered between the State of Michigan and the Jurisdictions shown above. Authority granted under Act No. 124 (PA 1960). This card must be carried in the vehicle to which it is issued or be subject to confiscation.



TRUCK 408

STATE OF MICHIGAN CERTIFICATE OF NO-FAULT INSURANCE

COMPANY
Fremont Insurance Company

X COMMERCIAL PERSONAL

POLICY NUMBER
CAP 0043360 00

EFFECTIVE DATE **09/01/2025** EXPIRATION DATE **09/01/2026**

YEAR **2013** MAKE/MODEL **INTERNATIONAL PROSTAR**

VEHICLE IDENTIFICATION NUMBER **1HSDJSJR8DH294186**

AGENCY/COMPANY ISSUING CARD
Kapnick Insurance Group

INSURED
WALL STREET TOWING, INC
876 Railroad St
Ypsilanti, MI 48197

An authorized Michigan insurer, certifies that it has issued a policy complying with Act 294, P.A. 1972, as amended for the described motor vehicle.

SECRETARY OF STATE

MICHIGAN DEPARTMENT OF STATE

INTERNATIONAL REGISTRATION PLAN

MICHIGAN APPORTIONED REGISTRATION CAB CARD

Issue Date: 05/20/2025 **Valid On:** 07/01/2025 **Expires On:** 06/30/2026 **Letter ID:** L0165690285

Registrant Information

Name/Address:
WALL STREET TOWING INC
876 RAILROAD ST
YPSILANTI MI 48197-3507

Account/Fleet: 0047256-0001

Year/Supp: 2026-0

Registrant (Lessee):
WALL STREET TOWING INC

Carrier Safety Information

USDOT: 0778690

Name/Address:
WALL STREET TOWING INC
876 RAILROAD
YPSILANTI MI 48197

DBA Name:

Owner (Lessor):
WALL STREET TOWING

Household Carrier Service Representative:

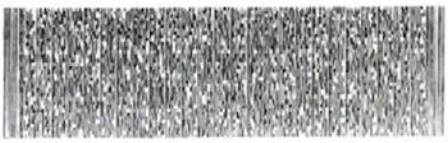
Vehicle Information

Unit #:	408	**Type:**	Truck Tractor	**GVW:**	80000
VIN:	1HSDJSJR8DH294186	**Make:**	INTERNATIONA	**Unladen:**	20000
Plate:	RC15959	**Year:**	2013	**Axles:**	3
		Fuel:	Diesel	**Seats:**	0

This unit is authorized to operate in the Jurisdictions and at the weights below. Canadian Provinces are shown in kilograms, all other jurisdictions are shown in pounds.

AB	36287	IA	80000	MN	80000	NS	36287	SD	80000
AL	80000	ID	80000	MO	80000	NV	80000	SK	36287
AR	80000	IL	80000	MS	80000	NY	80000	TN	80000
AZ	80000	IN	80000	MT	80000	OH	80000	TX	80000
BC	36287	KS	80000	NB	36287	OK	80000	UT	80000
CA	80000	KY	80000	NC	80000	ON	36287	VA	80000
CO	80000	LA	80000	ND	80000	OR	80000	VT	80000
CT	80000	MA	80000	NE	80000	PA	80000	WA	80000
DC	80000	MB	36287	NH	80000	PE	36287	WI	80000
DE	80000	MD	80000	NJ	80000	QC	5	WV	80000
FL	80000	ME	80000	NL	36287	RI	80000	WY	80000
GA	80000	MI	80000	NM	80000	SC	80000		

The vehicle described has been proportionally registered between the State of Michigan and the Jurisdictions shown above. Authority granted under Act No. 124 (PA 1960). This card must be carried in the vehicle to which it is issued or be subject to confiscation.



TRUCK 410

MICHIGAN REGISTRATION — Secretary of State

Plate BD59776 Expires 02/28/2027
RENEWAL OF BD59776
2023 KENWORTH WRECKER
Vehicle No. 1NKZX4TX4PJ233725 Fee Cat of Wt.
County WASHTENAW

AAA PARTS LLC
2280 E MICHIGAN AVE
YPSILANTI MI 48198

410

License Fee 200.00

02072026 440 115672667 20000

STATE OF MICHIGAN CERTIFICATE OF NO-FAULT INSURANCE

X COMMERCIAL | PERSONAL

COMPANY
Fremont Insurance Company

POLICY NUMBER
CAP 0043360 00

EFFECTIVE DATE **09/01/2025** EXPIRATION DATE **09/01/2026**

YEAR **2023** MAKE/MODEL **KENWORTH CONSTRUCTION T880**

VEHICLE IDENTIFICATION NUMBER **1NKZX4TX4PJ233725**

AGENCY/COMPANY ISSUING CARD
Kapnick Insurance Group

INSURED

410 **WALL STREET TOWING, INC**
876 Railroad St
Ypsilanti, MI 48197

An authorized Michigan insurer, certifies that it has issued a policy complying with Act 294, P.A. 1972, as amended for the described motor vehicle.

SECRETARY OF STATE'S COPY

Truck 411

CERTIFICATE OF NO FAULT INSURANCE - STATE OF MICHIGAN

FREMONT INSURANCE COMPANY

of 933 E. Main Street, MI. 49412, an authorized Michigan insurer, certifies that it has issued a policy complying with Act 294, P.A. 1972 as amended, for the motor vehicle described below.

Agent: 0008001

BY: Fremont Insurance Company

TO: Wall Street Towing, Inc Dba Budget Towing and Storage

Policy Number:	Effective Date:	Expiration Date:
CAP 0043360-01	09/01/2025	09/01/2026

YEAR: 2019
MAKE: MACK ANTHEM
VIN: 1M1AN4GY0KM003078

WARNING: KEEP THIS CERTIFICATE IN YOUR VEHICLE AT ALL TIMES. If you fail to produce it upon a police officer's request, you will be responsible for a civil infraction.

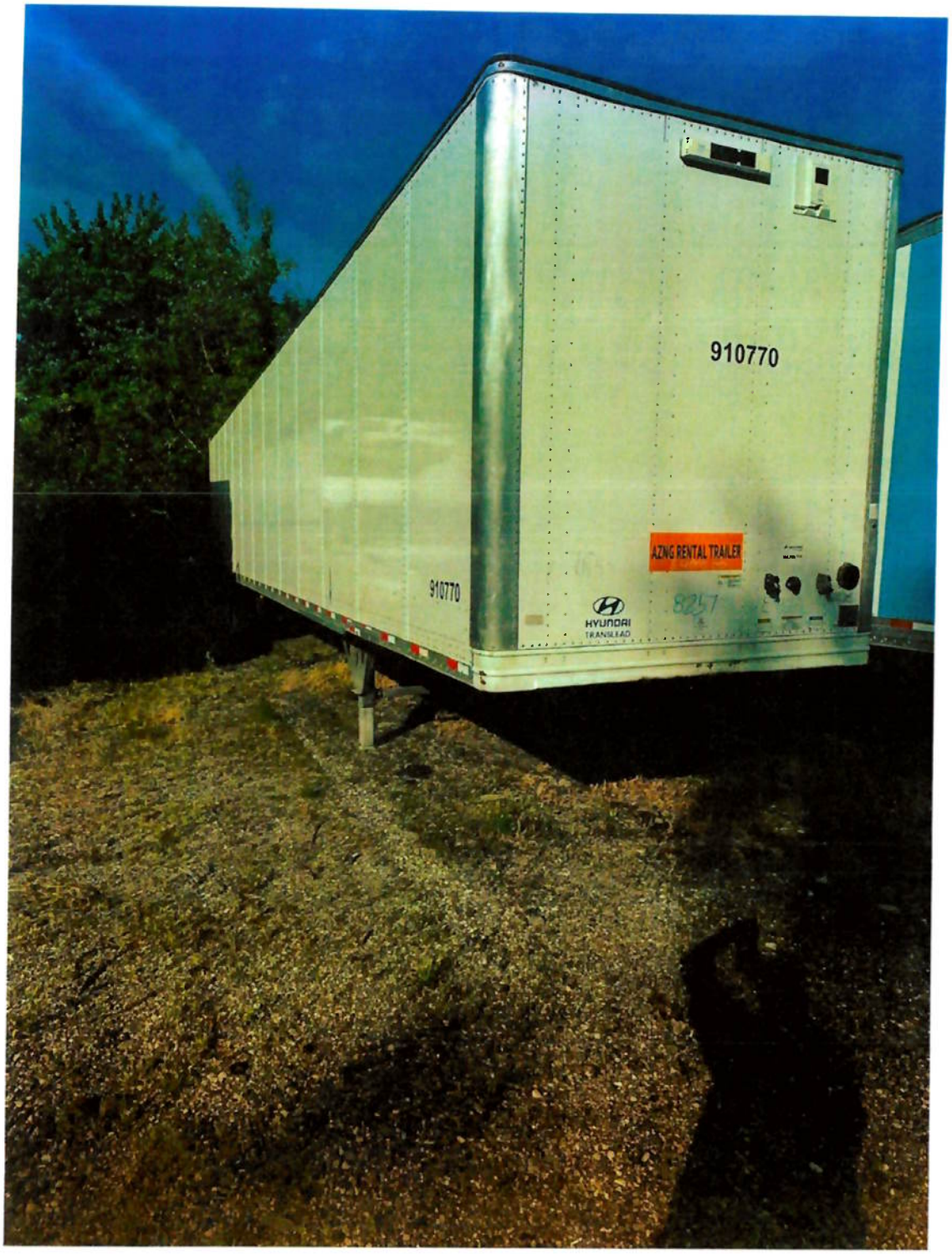
WARNING----When a named excluded person operates a vehicle all liability coverage is void--no one is insured. Owners of the vehicle and others legally responsible for the acts of the named excluded person remain fully personally liable.

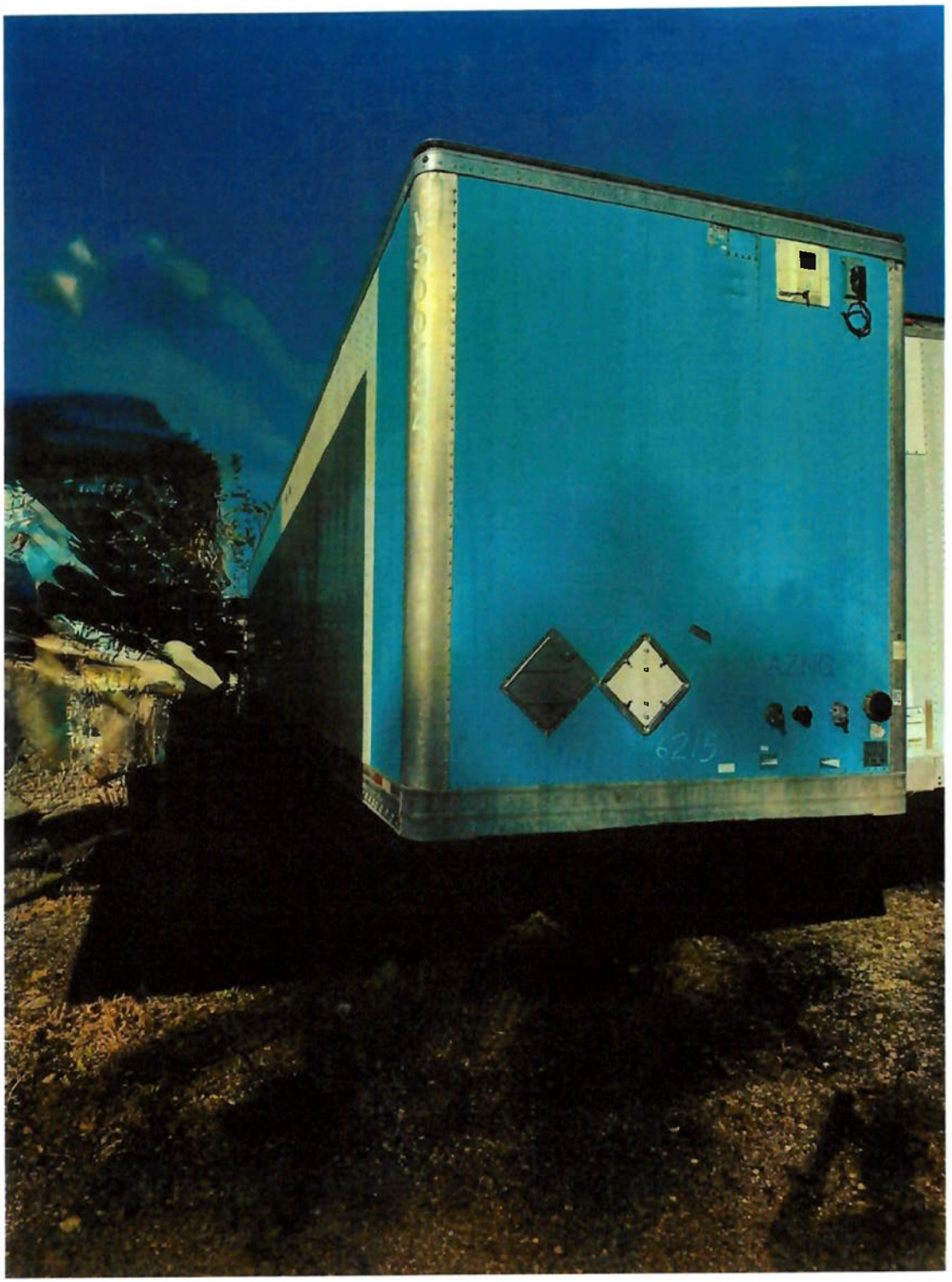
Insured's Copy

4.3.6 On-Boarding New Equipment Soon

PACE
1-877-720-7223

4.3.7 Ancillary Equipment


910770
AZNG RENTAL TRAILER
910770
HYUNDAI
TRANSLEAD



WA320PZ

4.4 Location Compliance

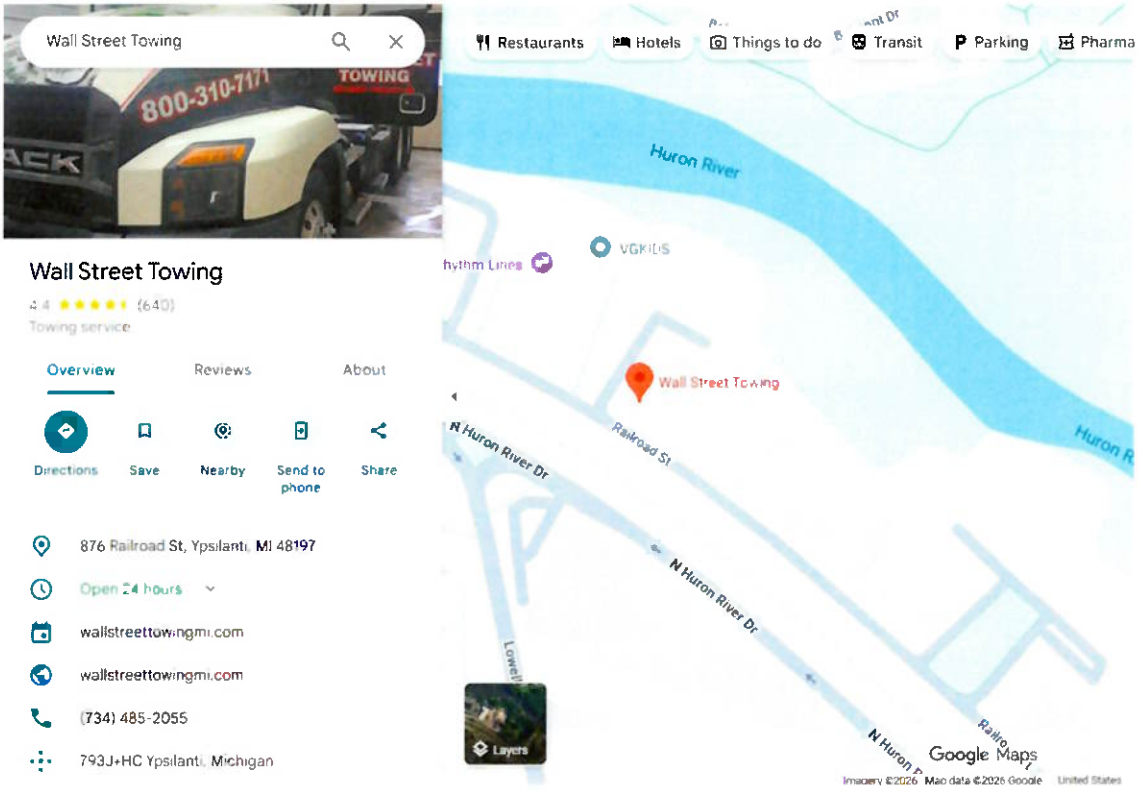
Wall Street Towing is located at:

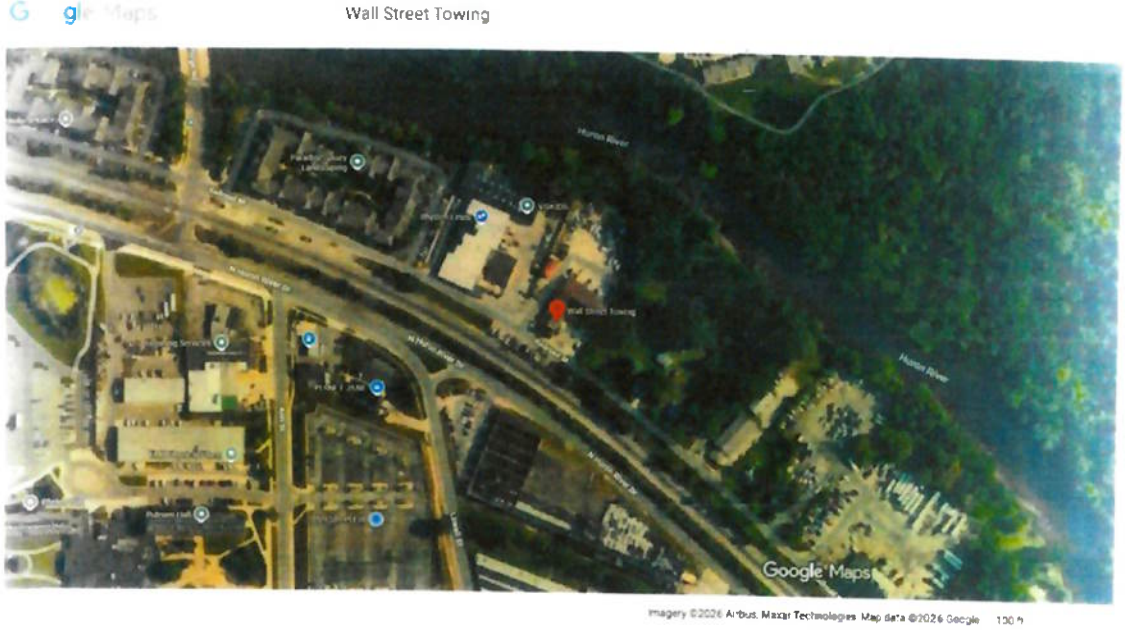
876 Railroad Street
Ypsilanti, MI 48197

The company confirms that its primary place of business is located within the City of Ypsilanti and satisfies the requirement that towing companies operate within three (3) miles of Ypsilanti.

Wall Street Towing maintains active operations from this location, which serves as the central facility for dispatch, vehicle storage, and service coordination.

An image of the company's location, including a map identifying the facility within Ypsilanti, is attached as supporting documentation. The map clearly identifies the business location at 876 Railroad Street within proximity to the City and surrounding service area.




Wall Street Towing
Huron River
Huron River
Google Maps
Imagery ©2026 Airbus, Maxar Technologies Map data ©2026 Google

5. Compensation Schedule

Wall Street Towing hereby submits the following pricing schedule in response to Section VI of the Request for Proposal for Towing Services issued by the City of Ypsilanti Police Department. All rates presented in this section reflect the company's standard service charges for towing and storage operations and are structured to remain competitive within the normal range for towing services in the Washtenaw County market.

All pricing submitted herein shall remain binding for a minimum of sixty (60) days from the date of proposal submission, in accordance with the terms of the RFP. In the event of contract award, the rates presented in this section shall serve as the basis for compensation under the initial three-year contract term.

BID SHEET

FOR TOWING SERVICES

CHARGES	
BASE ROAD SERVICE CHARGES	$ 85.00 PLUS FUEL COSTS APPLICABLE
SOFT SERVICES JUMP STARTS/LOCK OUTS/TIRE CHANGES FUEL DELIVERYS	
CUSTOMER ASSIT TOW	$ 100.00 HOOK 6.00 PER LOADED MILE
BASE CLASS A TOW SERVICE CHARGES	$ 180.00
RECOVERY WITHIN THE RIGHT OF WAY	$ 190.00
RECOVERY BEYOND THE RIGHT OF WAY	$ 260.00
EXCESSIVE WINCING IN THE RIGHT OF WAY	$ 1.25 PER FOOT
EXCSSIVE WINCHING BEYOND THE RIGHT OF WAY	$ 1.50 PER FOOT
UPRIGHT /ROLL OVER OF VEHICLE	$ 100.00
MILEAGE OVER 8 MILES	$ 5.00
INDOOR STORAGE PER UNIT	$ 60.00 PER DAY
OUTDOOR STORAGE PER UNIT	$ 40.00 PER DAY
HOOK & DROP FEES NO DOLLIES	$ 100.00
HOOK AND DROP WITH DOLLIES	$ 150.00
DOLLIES /SKATES/GO -JACKS/STRAPS	$ 90.00
MOTORCYLCLE & MOPED RATE	$ 200.00
ADDITIONAL LABOR PER TRUCK/PERSON	$ 120.00
BASE CLASS B TOW SERVICE CHARGES INCREMENTS	$ 230.00 1 HOUR MIN $ 57.50 ¼ HR ADD
RECOVERY RATE CLASS B INCREMENTS	$ 290.00 1 HOUR MIN $72.501/4 HR ADD
OUTDOOR STORAGE	$ 50.00 PER DAY

BID SHEET

FOR TOWING SERVICES

ADDITIONAL LABOR TRUCK/PERSON	$ 120.00 PER HOUR
BASE CLASS C TOW SERVICE CHARGES INCREMENTS	$ 260.00 1 HR MIN $ 65.00 ¼ ADD
RECOVERY RATE CLASS C INCRMENTS	$ 355.00 1 HR MIN $ 88.75 ¼ ADD
OUTDOOR STORAGE RATE	$ 75.00 PER DAY
ADDITIONAL LABOR TRUCK/PERSON	$ 120.00 PER HOUR
BASE CLASS D TOW SERVICE CHARGES INCRMENTS	$ 285.00 1 HR MIN $ 71.25 ¼ ADD
RECOVERY RATE CLASS D INCREMENTS	$ 390.00 1 HR MIN $ 97.50 ¼ ADD
OUTDOOR STORAGE PER UNIT	$ 100.00 PER DAY
ADDITIONAL LABOR TRUCK/PERSON	$ 120.00
ELECTRIC VEHICLE TOW	$ 200.00
ELECTRIC VEHICLE CONTAINMENT	$ 100.00 PER DAY
ROTATOR RECOVERY	CASE BY CASE AS NEEDED

CURRENT FUEL SURCHARGE IS $ 15.00

BASIC PRICING IS CONSISTENT WITH CURRENT WASHTENAW COUNTY SHERIFF CONTRACT

ADDITIONAL CHARGES

COLLISION WRAP	$ 35.00 PER WINDOW
HAZ-MAT 1 40 LB BAG OF OIL DRY/DISPOAL	$ 45.00
ADDITIONAL BAGS OF OIL DRY	$ 30.00

BID SHEET

FOR TOWING SERVICES

BASIC CLEAN UP WITHOUT TOW	$ 75.00
MODERATE CLEAN UP NO TOW NO MACHINARY	$ 100.00
HEAVY DUTY CLEAN UP WITH MACHINERY	CASE BY CASE
STAND BY TIME OVER 30 MINUTES	$ 120.00 PER HOUR

All Class A city owned vehicles will be charged a flat rate of $5.00 for towing and services within 10 miles of city hall. Additional mileage will be $1.00 per loaded mile. All other classes of vehicles will be charged the contracted rates proposed.

The pricing schedule provided is given allowing for a basis for services rendered. These costs have from time to time have been reduced or waived based on everyone's situation and we will continue to do so. Instances where someone is a victim of injustice, miscommunication, financial hardship, or investigative purposes will be addressed on a case-by-case basis considering the specific situation. We truly believe in serving the city and its citizens and participating in outreach programs throughout the year to give back to the community we work in and assist those in need enriching the lives of the people that we depend on for our livelihood.

Since 2010 Wall Street Towing has continuously offered 10% discounts on services and promoted the offer both online and on all our business cards and is automatically applied to veterans and students.

6. Indemnification & Insurance

Wall Street Towing maintains active insurance coverage in accordance with contractual and operational requirements applicable to towing and recovery services. The attached Certificate of Liability Insurance and supporting schedules provide details of the company's coverage, including general liability, automobile liability, umbrella liability, and workers' compensation policies. These certificates identify Wall Street Towing and its affiliated operations as the named insured entities and confirm that coverage is in effect for the policy period indicated. The documentation also reflects that coverage extends to operations performed in connection with municipal and law enforcement contracts, including services provided to the City of Ypsilanti and its agencies.

The attached Certificate of Liability Insurance identifies the City of Ypsilanti Police Department as the certificate holder and confirms that all required coverages are currently in place.

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 5/14/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Kapnick Insurance Group
333 Industrial Drive
Adrian MI 49221

CONTACT NAME: Sarah Bednarsky
PHONE (A/C, No, Ext): 616-315-2886
FAX (A/C, No): 517 266-8658
E-MAIL ADDRESS: sarah.bednarsky@kapnick.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: Insurance Company of the West	27847
INSURER B: Fremont Insurance Company	13994
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

INSURED
Wall Street Towing Inc. , Budget & Stadium Towing
Milan Towing, Glenn Ann Towing ** See Full Name Insured Below
876 Railroad Street
Ypsilanti MI 48197

COVERAGES CERTIFICATE NUMBER: 273074125 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR	Y		CPP 0124266 01	9/1/2025	9/1/2026	EACH OCCURRENCE $ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) $ 100,000 MED EXP (Any one person) $ 5,000 PERSONAL & ADV INJURY $ 2,000,000 GENERAL AGGREGATE $ 4,000,000 PRODUCTS - COMP/OP AGG $ 4,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:						$
B	AUTOMOBILE LIABILITY X ANY AUTO ALL OWNED AUTOS X HIRED AUTOS SCHEDULED AUTOS X NON-OWNED AUTOS	Y		CAP 0043300 01	9/1/2025	9/1/2026	COMBINED SINGLE LIMIT (Ea accident) $ 1,000,000 BODILY INJURY (Per person) $ BODILY INJURY (Per accident) $ PROPERTY DAMAGE (Per accident) $
							$
D	UMBRELLA LIAB X EXCESS LIAB DED RETENTION $			CUP 0038179 01	9/1/2025	9/1/2026	EACH OCCURRENCE $ 3,000,000 AGGREGATE $ 3,000,000
							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		WVE 5062951 04	9/1/2025	9/1/2026	X PER STATUTE OTH-ER E.L. EACH ACCIDENT $ 1,000,000 E.L. DISEASE - EA EMPLOYEE $ 1,000,000 E.L. DISEASE - POLICY LIMIT $ 1,000,000
B	On-Hook/ Motor Truck Cargo Garagekeeper's			CPP 0124266 01 CPP 0124266 01	9/1/2025 9/1/2025	9/1/2026 9/1/2026	Per Truck Limit See Notes

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
**Named Insureds:
Wall Street Towing, Inc
DBA Budget Towing and Storage
DBA Glen Auto Service
DBA Glen-Ann Auto Service
DBA Glen-Ann Towing
DBA Glen-Ann
Big Truck Towing and Storage
See Attached

CERTIFICATE HOLDER

City of Ypsilanti Police Department
505 West Michigan Ave
Ypsilanti MI 48197

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2014 ACORD CORPORATION. All rights reserved.

ACORD 25 (2014/01) The ACORD name and logo are registered marks of ACORD

AGENCY CUSTOMER ID: STADT-3
LOC #:

ACORD

ADDITIONAL REMARKS SCHEDULE

Page 1 of 1

AGENCY	NAMED INSURED
Kapnick Insurance Group	Wall Street Towing Inc. ; Budget & Stadium Towing Milan Towing, Glenn Ann Towing ** See Full Name Insured Below 876 Railroad Street Ypsilanti MI 48197
POLICY NUMBER	
CARRIER / NAIC CODE	EFFECTIVE DATE

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: 25 FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE

Stadium Towing Inc
DBA Stadium Towing and Recovery
Milan Towing Inc

On Hook & Motor Truck Cargo deduct $2 500

Garagekeepers
Loc: 876 Rail Road,Ypsilanti, MI 48197, Limit $300,000
Loc: 828 Rail Road, Ypsilanti, MI 48197, Limit $200,000
Loc: 515-521 County Street, Milan, MI 48160; Limit $250,000
Loc: 2115 South State Street, Ann Arbor, MI 48104, Limit $250,000
Comp deduct: $500 per auto, $2,500 max per claim, Coll deduct: $500

AUTOMATIC STATUS POLICY FORMS (WHEN REQUIRED BY WRITTEN CONTRACT OR WRITTEN AGREEMENT WITH NAMED INSURED, PER POLICY TERMS & CONDITIONS)

GENERAL LIABILITY
-CG FM 30 – Blanket Additional Insured (Including Completed Operations) -Automatic Status When Required by Written Contract or Agreement on a Primary and Noncontributory basis with Waiver of Subrogation included

AUTOMOBILE LIABILITY
CA FM 35 – Blanket Additional Insured - Automatic Status When Required by Written Contract or Agreement on a Primary and Noncontributory basis with Waiver of Subrogation included

UMBRELLA LIABILITY - Following Form

City of Ypsilanti and/or Ypsilanti Police Department, its agencies including but not limited to The City of Ypsilanti and all agencies contracting with The City of Ypsilanti are additional insured.

Should any of the above described policies be cancelled before the expiration date thereof, the issuing insurer will endeavor to mail 10 days for non payment 30 days all others written notice, to the certificate holder but failure to do so shall impose no obligation or liability of any kind upon the insurer, its agents or representatives.

Scheduled Vehicles:
2002 KENWORTH T700 1NKAL69X82J885204
2006 TRAIL-EZE DAKOTA MFG T701 1DA72T0516P018271
2010 KENWORTH T800 1NKDL40X7AJ265165
2013 INTERNATIONAL LF667 1HSDJSJR8DH294186
2015 FORD F250 1FTBF2B68FEA94127
2016 DODGE RAM 5500 3C7WRNEL4GG205717
2016 FORD F350 1FDRF3C61GED28673
2017 FORD F650 1FDWX6DC4HDB11891
2018 FORD F450 1FDUF4HT0JEB76374
2018 FREIGHTLINER M210 1FVACXFE8JHKB1171
2018 RAM 4500 3C7WRLAL8JG387293
2019 FORD F450 1FDUF4GY3KDA11200
2019 MACK ANTHEM 1M1AN4GY0KM003078
2020 FREIGHTLINER M2 1FVACWFCXLHLC9827
2021 FREIGHTLINER M210 3ALACWFC0MDML3605
2022 DODGE RAM 5500 3C7WRMDLXNG275201
2022 INTERNATIONAL MV 1HTEUMML8NH047147
2022 RAM 5500 3C7WRMDL6NG157503
2023 FORD F550 1FD0W5HT4PEC33155
2023 KENWORTH T880 1NKZX4TX4PJ233725
2023 PETERBILT 528 FLA 2NP8LJ0X3PM890268
2023 RAM 5500 3C7WRNEL6PG593792
2024 Dodge 5500 3C7WRNEL3RG262526
2025 INTERNATIONAL MV 1HTEUMML9SS514189
2019 INTERNATIONAL LT625 3HCDZAPRXKL527621
1980 EAST TAN DS0894073
2024 WITZCO TRAILERS INC 52 TON HYDRAULIC DETACH 1W9A11F19R5000032
2025 FORD F500 1FDSW5HT8SED24737

ACORD 101 (2008/01)

© 2008 ACORD CORPORATION. All rights reserved.
The ACORD name and logo are registered marks of ACORD

7. Appendix

APPENDIX A

DOT CLASSIFICATION

DOT CLASSIFICATION	5	4	5	5
CONDITION	GOOD	GOOD	GOOD	GOOD
TRUCK NUMBER	14	17	21	22
LICENSE PLATE	BB85096	DB66923	BC14931	BC15650
TRUCK YEAR	218	2015	2019	2018
TRUCK MAKE	FORD	FORD	FORD	DODGE
TRUCK MODEL	F450	F250	F450	RAM 4500
DUAL WHEELS	YES	NO	YES	YES
TANDEM AXLE	NO	NO	NO	NO
CHASSIS GVW	11700	6400	8400	11680
4WD/2WD	4WD	4WD	2WD	4WD
COMM. RADIO	NO	NO	NO	NO
BOOM CAPACITY	8000	NO	N/A	8000
HYDRAULIC	YES	NO	N/A	YES
1ST WINCH CAPACITY	80000	N/A	N/A	8000
CABLE DIAMETER	3/8	N/A	N/A	3/8
CABLE LENGTH	100'	N/A	N/A	100'
2ND WINCH CAPACITY	N/A	N/A	N/A	N/A
CABLE DIAMETER	N/A	N/A	N/A	N/A
CABLE LENGTH	N/A	N/A	N/A	N/A
SLING	NO	N/A	N/A	NO
WHEEL LIFT	YES	N/A	N/A	YES
DOLLIES	YES	N/A	N/A	YES
SNATCH BLOCK #	1	N/A	N/A	1
SNATCH BLOCK TONS	2 TON	N/A	N/A	2 TON
SCOTCH BLOCKS	NO	N/A	N/A	NO
UNDERLIFT	NO	NO	N/A	YES

APPENDIX A

DOT CLASSIFICATION

DOT CLASSIFICATION	6	6	6	6
CONDITION	GOOD	GOOD	GOOD	GOOD
TRUCK NUMBER	23	26	27	28
LICENSE PLATE	BC08384	BB00101	BD1634	BE11188
TRUCK YEAR	2020	2016	2022	2025
TRUCK MAKE	FREIGHTLINER	DODGE	INTERNATIONAL	INTERNATIONAL
TRUCK MODEL	M2	RAM 5500	MVP 607	MVP 607
DUAL WHEELS	YES	YES	YES	YES
TANDEM AXLE	NO	NO	NO	NO
CHASSIS GVW	19000	14000	19500	19500
4WD/2WD	2WD	4WD	2WD	2WD
COMM. RADIO	NO	NO	NO	NO
BOOM CAPACITY	N/A	16000	N/A	N/A
HYDRAULIC	YES	YES	YES	YES
1ST WINCH CAPACITY	12000	8000	12000	12000
CABLE DIAMETER	3/8	3/8	3/8	3/8
CABLE LENGTH	75'	150'	75'	75'
2ND WINCH CAPACITY	N/A	8000	N/A	N/A
CABLE DIAMETER	N/A	3/8	N/A	N/A
CABLE LENGTH	N/A	150	N/A	N/A
SLING	NO	NO	NO	N/A
WHEEL LIFT	YES	YES	YES	YES
DOLLIES	NO	YES	NO	YES
SNATCH BLOCK #	1	2	1	YES
SNATCH BLOCK TONS	2 TONS	2 TON	2TON	2 TON
SCOTCH BLOCKS	N/A	N/A	N/A	N/A
UNDERLIFT	NO	NO	NO	NO

APPENDIX A

DOT CLASSIFICATION

DOT CLASSIFICATION	5	5	6	5	6
CONDITION	GOOD	EXCELLENT	GOOD	GOOD	GOOD
TRUCK NUMBER	33	58	59	73	76
LICENSE PLATE	BE11067	BD3777	BC36415	BB52475	BD77770
TRUCK YEAR	2024	2022	2021	2017	2023
TRUCK MAKE	DODGE	DODGE	FREIGHTLINER	FORD	DODGE
TRUCK MODEL	RAM5500	RAM 5500	M2	F550	5500
DUAL WHEELS	YES	YES	YES	YES	YES
TANDEM AXLE	NO	NO	NO	NO	NO
CHASSIS GVW	14500	1950014500	19000	14500	14500
4WD/2WD	4WD	2WD	2 WD	4WD	4WD
COMM. RADIO	NO	NO	NO	NO	NO
BOOM CAPACITY	8 TON	N/A	N/A	8 TON	8 TON
HYDRAULIC	YES	YES	YES	YES	YES
1ST WINCH CAPACITY	9000	8000	12000	8000	8000
CABLE DIAMETER	5/8	3/8	3/8	3/8	3/8
CABLE LENGTH	125'	75'	75'	150'	150'
2ND WINCH CAPACITY	9000	N/A	N/A	8000	8000
CABLE DIAMETER	5/8	N/A	N/A	3/8	3/8
CABLE LENGTH	125'	N/A	N/A	150'	150'
SLING	NO	N/A	NO	NO	NO
WHEEL LIFT	YES	YES	YES	YES	YES
DOLLIES	YES	N0	NO	YES	YES
SNATCH BLOCK #	1	1	1	1	1
SNATCH BLOCK TONS	2 TON	2 TON	2 TON	2 TON	2 TON
SCOTCH BLOCKS		N/A	NO	NO	NO
UNDERLIFT	NO	NO	NO	NO	NO

APPENDIX A

DOT CLASSIFICATION

DOT CLASSIFICATION	5	6	5	5	8	8
CONDITION	GOOD	GOOD	GOOD	GOOD	EXCELLENT	GOOD
TRUCK NUMBER	82	98	99	200	400	401
LICENSE PLATE	DC44016	BB62729	BD55768	BD55767	BD55927	RC15963
TRUCK YEAR	2017	2017	2023	2022	2023	2002
TRUCK MAKE	FORD	FORD	FORD	RAM	PETERBILT	KENWORTH
TRUCK MODEL	F 350	F650	F550	5500	548	T800
DUAL WHEELS	YES	YES	YES	YES	YES	YES
TANDEM AXLE	NO	NO	NO	NO	YES	YES
CHASSIS GVW	8000	19500	13700	14500	26380	40200
4WD/2WD	2WD	2WD	4 WD	2WD	REAR 4X4	REAR 4X4
COMM. RADIO	NO	NO	NO	NO	NO	NO
BOOM CAPACITY	N/A	N/A	16000	N/A	N/A	25 TON
HYDRAULIC	NO	YES	YES	YES	YES	YES
1ST WINCH CAPACITY	N/A	12000	8000	8000	20000	25000
CABLE DIAMETER	N/A	3/8	3/8	3/8	5/8	5/8
CABLE LENGTH	N/A	100'	125'	75'	100'	175'
2ND WINCH CAPACITY	N/A	N/A	8000	N/A	N/A	25000
CABLE DIAMETER	N/A	N/A	3/8	N/A	N/A	5/8
CABLE LENGTH	N/A	N/A	125'	N/A	N/A	175'
SLING	N/A	NO	NO	NO	N/A	NO
WHEEL LIFT	N/A	YES	YES	YES	N/A	YES
DOLLIES	N/A	NO	YES	NO	N/A	NO
SNATCH BLOCK #	N/A	1	1	1	1	2
SNATCH BLOCK TONS	N/A	2 TON	2 TON	2 TON	4 TONS	15 TON
SCOTCH BLOCKS	N/A	NO	NO	NO	N/A	NO
UNDERLIFT	N/A	NO	NO	NO	N/A	YES

APPENDIX A

DOT CLASSIFICATION

DOT CLASSIFICATION	8	7	8	8
CONDITION	GOOD	EXCELLENT	GOOD	FAIR
TRUCK NUMBER	402	403	404	408
LICENSE PLATE	RC28712	RC15962	RC21639	RC15959
TRUCK YEAR	2010	2018	2006	2013
TRUCK MAKE	KENWORTH	FREIGHTLINER	INTERNATIONAL	INTERNATIONAL
TRUCK MODEL	T800	M2	TRANSTAR 8600	PRO STAR
DUAL WHEELS	YES	YES	YES	YES
TANDEM AXLE	YES	YES	YES	YES
CHASSIS GVW	48000	32000	24000	25000
4WD/2WD	REAR 4X4	REAR 4X4	REAR 4X4	YES
COMM. RADIO	NO	N0	NO	NO
BOOM CAPACITY	50 TON	25 TON	N/A	N/A
HYDRAULIC	YES	YES	N	YES
1ST WINCH CAPACITY	50000	25000	N/A	N/A
CABLE DIAMETER	7/8	5/8	N/A	N/A
CABLE LENGTH	150	150'	N/A	N/A
2ND WINCH CAPACITY	50000	25000	N/A	N/A
CABLE DIAMETER	7/8	5/8	N/A	N/A
CABLE LENGTH	150'	150'	N/A	N/A
SLING	NO	NO	N/A	N/A
WHEEL LIFT	YES	YES	N/A	N/A
DOLLIES	20	NO	N/A	N/A
SNATCH BLOCK #	2	2	N/A	N/A
SNATCH BLOCK TONS	15 TONS	N/A	N/A	N/A
SCOTCH BLOCKS		NO	N/A	N/A
UNDERLIFT	YES	YES	N/A	N/A

APPENDIX A

DOT CLASSIFICATION

DOT CLASSIFICATION	8	8			
CONDITION	EXCELLENT	EXCELLENT			
TRUCK NUMBER	410	411			
LICENSE PLATE	BD59776	TEMP PLATE			
TRUCK YEAR	2023	2019			
TRUCK MAKE	KENWORTH	MACK			
TRUCK MODEL	T880	ANTHEM			
DUAL WHEELS	YES	YES			
TANDEM AXLE	YES	YES			
CHASSIS GVW	73620	52000			
4WD/2WD	REAR 4X4	REAR 4X4			
COMM. RADIO	NO	NO			
BOOM CAPACITY	50 TONS	N/A			
HYDRAULIC	YES	N/A			
1ST WINCH CAPACITY	50000	N/A			
CABLE DIAMETER	3/4	N/A			
CABLE LENGTH	250'	N/A			
2ND WINCH CAPACITY	50000	N/A			
CABLE DIAMETER	3/4	N/A			
CABLE LENGTH	250	N/A			
SLING	NO	N/A			
WHEEL LIFT	YES	N/A			
DOLLIES	NO	N/A			
SNATCH BLOCK #	4	N/A			
SNATCH BLOCK TONS	2 X12 TONS 2X 8 TONS	N/A			
SCOTCH BLACKS	NO	N/A			
UNDERLIFT	YES	N/A			

8. Exhibits- Operational & Contract Compliance Statement (Supplemental Information)

8.1 Exhibit 1 — Washtenaw County Living Wage Ordinance

Wall Street Towing hereby acknowledges and confirms full compliance with the Washtenaw County Living Wage Ordinance (Resolution #01-234, effective October 17, 2001). All employees performing work under this contract are compensated at or above the required living wage rates effective April 30, 2025 to April 29, 2026. A copy of the ordinance is attached below for reference.

WASHTENAW COUNTY LIVING WAGE ORDINANCE

Effective October 17, 2001 Resolution #01-234

$17.08 per hour
If the employer provides health care benefits

$19.04 per hour
If the employer does **NOT** provide health care benefits*

Effective April 30th, 2025 to April 29th, 2026

Employers who hold professional service or service contracts with Washtenaw County for a value of more than $10,000 in a twelve-month period of time **must pay those employees performing work on a Washtenaw County contract the above living wage.**

ENFORCEMENT

Washtenaw County may recover back wages either administratively or through court action for the employees that have been underpaid in violation of the ordinance. Persons denied payment of the living wage have the right to bring a civil action for damages in addition to any action taken by Washtenaw County.

Violation of this Ordinance is punishable by fines of not more than $500/violation plus costs, with each day being considered a separate violation. Additionally, Washtenaw County has the right to modify, terminate, cancel, or suspend a contract if the Ordinance is violated.

For Additional Information or to File a Complaint Contact:

Washtenaw County Human Resources

(734) 222-6800

**Health Care Benefits includes those paid for by the employer or making an employer contribution toward the purchase of health care. The employee contribution must not exceed $ 50 an hour for an average work week; and the employer cost or contribution must equal no less than $1/hour for the average work week*

The ordinance requires employers to display this poster where employees can readily see it.

8.2 Exhibit 2 — Drug Testing Policy

Wall Street Towing maintains a strict mandatory drug testing policy for all personnel. Random drug testing is required of all employees, and any positive result results in immediate suspension until a negative result is achieved. No exceptions are made to this policy. The full Drug Testing Policy is attached below as evidence of the company's commitment to maintaining a safe, drug-free workforce in support of Ypsilanti Police Department operations.

Drug Testing

All personnel that are petitioning for employment are to be aware that random drug testing is mandatory.

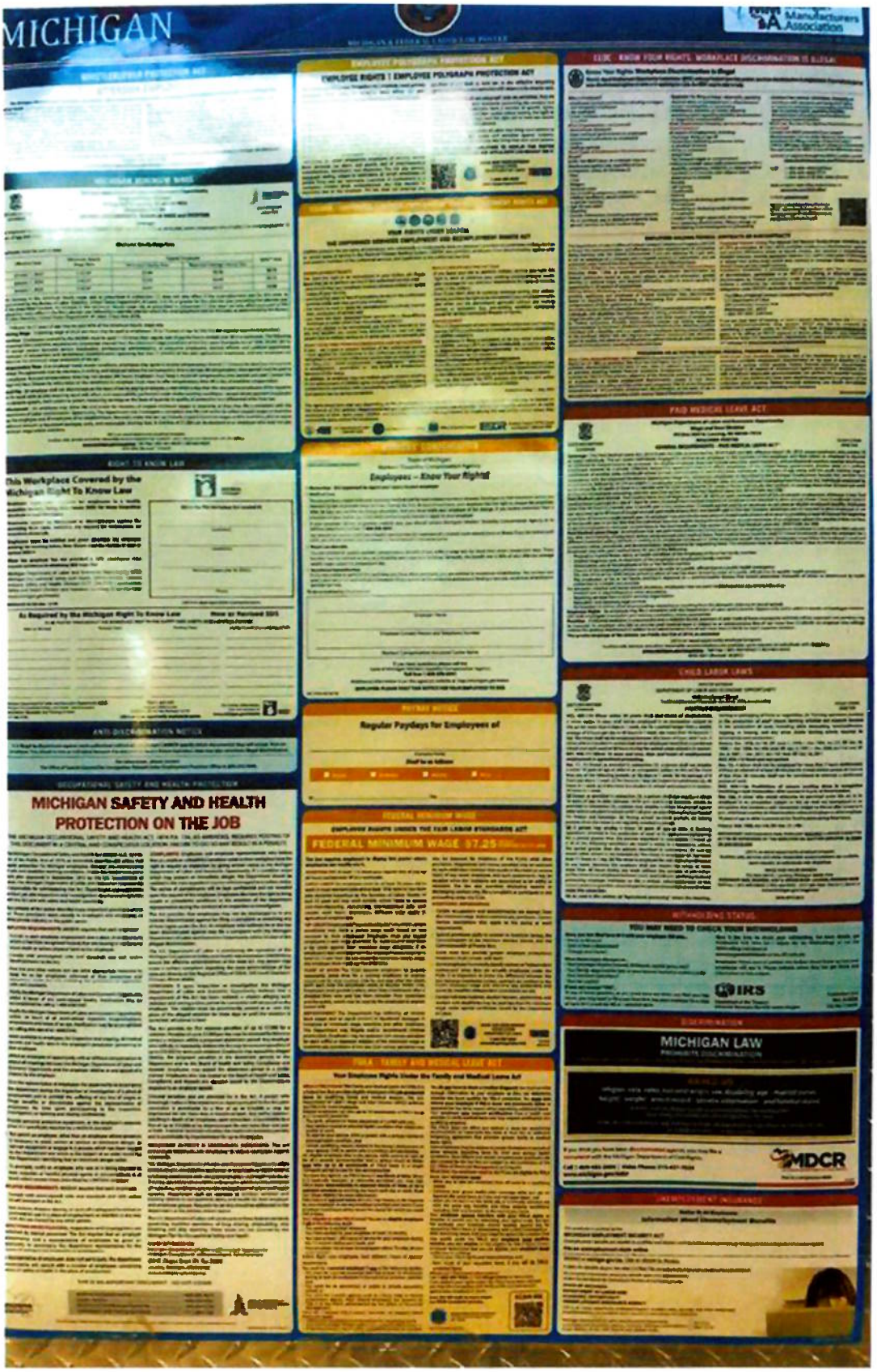
In conjunction with all State and Federal regulations that are pursuant to our field you are required to surpass the minimum threshold.

Any subsequent test that you are requested to undergo that receives a positive result shall automatically require a suspension until a negative result is achieved.

There are no exceptions made to this policy and all conflicts of interests in this policy are to be referred to management.

8.3 Exhibit 3 — Michigan & Federal Labor Law Compliance

Wall Street Towing is in full compliance with all applicable Michigan and Federal labor laws, including minimum wage requirements, workers' compensation, FMLA, OSHA regulations, anti-discrimination laws, and child labor laws. The required Michigan & Federal Labor Law poster is displayed in a conspicuous location accessible to all employees. A copy is attached below for reference.


MICHIGAN
This Workplace Covered by the Michigan Right To Know Law
Employees – Know Your Rights!
Regular Paydays for Employees of
MICHIGAN SAFETY AND HEALTH PROTECTION ON THE JOB
FEDERAL MINIMUM WAGE $7.25
PAID MEDICAL LEAVE ACT
CHILD LABOR LAWS
IRS
MICHIGAN LAW
MDCR

8.4 Exhibit 4 — Motor Vehicle Record (MVR) Grading Criteria

Wall Street Towing applies a formal Motor Vehicle Record grading system to evaluate and monitor the driving history of all employees over the last three years. Records are graded as Clear, Acceptable, Borderline, or Poor based on the number of at-fault accidents and the nature of any violations, with any major violation automatically resulting in a Poor rating. This grading criteria is attached below and should be read in conjunction with the employee roster and driver license records provided in Addenda B.

Motor Vehicle Record (MVR) Grading Criteria [Last 3 Years]

The following chart serves as a guideline for evaluating an employee's Motor Vehicle Record (MVR). An employee with an MVR grade of "poor" will possibly not be insurable by our insurance carrier and could jeopardize their employment if they are unable to be insured. Note that any "major" violation is a "poor" score.

Minor Violations	Number of at-fault accidents			
	0	1	2	3
0	Clear	Acceptable	Borderline	Poor
1	Acceptable	Acceptable	Borderline	Poor
2	Acceptable	Borderline	Poor	Poor
3	Borderline	Poor	Poor	Poor
4	Poor	Poor	Poor	Poor
Any Major violation	Poor	Poor	Poor	Poor

Minor Violation	Major Violations
All moving violations not listed as a major violation.	• Driving under influence of alcohol/drugs • Failure to stop/report an accident • Reckless driving/speeding contest • Driving while impaired • Making a false accident report • Homicide, manslaughter or assault arising out of the use of a vehicle • Driving while license is suspended/revoked • Careless driving • Attempting to elude a police officer

8.5 Exhibit 5 — Michigan Vehicle Code Compliance

All drivers and operators employed by Wall Street Towing are required to be fully knowledgeable of and compliant with all applicable Michigan Vehicle Code provisions under Act 300 of 1949, including but not limited to seat belt requirements (Section 257.710e), operating while intoxicated laws (Section 257.625), and vehicle lighting regulations (Section 257.698). Relevant excerpts of the Michigan Vehicle Code are attached below as evidence of the company's commitment to full legal and safety compliance as required under Section V, Item 4 of the RFP.

MICHIGAN VEHICLE CODE (EXCERPT)

Act 300 of 1949

257.710e Safety belt required; driver or passenger to which section inapplicable; transporting child 13 years of age but less than 16 years of age; use of lap belt for purpose of road construction or maintenance; enforcement of section; violation as evidence of negligence; reduction of recovery for damages; violation as civil infraction; reports of inappropriate enforcement; intent; assessment of points prohibited.

Sec. 710e.

(1) This section does not apply to an operator or passenger of any of the following:
(a) A motor vehicle manufactured before January 1, 1965.
(b) A bus.
(c) A motorcycle.
(d) A moped.
(e) A motor vehicle, if the operator or passenger possesses a written verification from a physician that the operator or passenger is unable to wear a safety belt for physical or medical reasons.
(f) A motor vehicle that is not required to be equipped with safety belts under federal law.
(g) A commercial or United States Postal Service vehicle that makes frequent stops for the purpose of pickup or delivery of goods or services.
(h) A motor vehicle operated by a rural carrier of the United States Postal Service while serving the carrier's rural postal route.
(2) This section does not apply to a passenger of a school bus.
(3) Each operator and front seat passenger of a motor vehicle operated on a street or highway in this state shall wear a properly adjusted and fastened safety belt, except that a child who is less than 13 years of age must be protected as required in section 710d.
(4) If there are more passengers than safety belts available for use, and all safety belts in the motor vehicle are being utilized in compliance with this section, the operator of the motor vehicle is in compliance with this section.
(5) Except as otherwise provided in section 710d, each operator of a motor vehicle transporting a child 13 years of age or older but less than 16 years of age in a motor vehicle shall secure the child in a properly adjusted and fastened safety belt and seated as required under this section. If the motor vehicle is transporting more children than there are safety belts available for use, all safety belts available in the motor vehicle are being utilized in compliance with this section, and the operator and all front seat passengers comply with subsection (3), the operator of a motor vehicle transporting a child 13 years of age or older but less than 16 years of age for which there is not an available safety belt is in compliance with this subsection if that child is seated in other than the front seat of the motor vehicle. However, if that motor vehicle is a pickup truck without an extended cab or jump seats, and all safety belts in the front seat are being used, the operator may transport the child in the front seat without a safety belt.
(6) The operator of a motor vehicle shall wear a lap belt, but is not required to wear a shoulder harness, if the operator is operating the vehicle for the purpose of performing road construction or maintenance in a work zone.

(7) If the office of highway safety planning certifies that there has been less than 80% compliance with the safety belt requirements of this section during the preceding year, enforcement of this section by state or local law enforcement agencies must be accomplished only as a secondary action when an operator of a motor vehicle has been detained for a suspected violation of another section of this act.

(8) Failure to wear a safety belt in violation of this section may be considered evidence of negligence and may reduce the recovery for damages arising out of the ownership, maintenance, or operation of a motor vehicle. However, that negligence must not reduce the recovery for damages by more than 5%.

(9) A person who violates this section is responsible for a civil infraction.

(10) A law enforcement agency shall conduct an investigation for all reports of inappropriate enforcement that result from the enforcement of this section.

(11) The secretary of state shall promote compliance with the safety belt requirements of this section at the branch offices and through any print or visual media determined appropriate by the secretary of state.

(12) It is the intent of the legislature that the enforcement of this section be conducted in a manner calculated to save lives and not in a manner that results in the inappropriate enforcement of this section against the citizens of this state.

(13) Points must not be assessed under section 320a for a violation of this section.

History: Add. 1985, Act 1, Eff. July 1, 1985 ;-- Am. 1989, Act 3, Imd. Eff. Apr. 6, 1989 ;-- Am. 1990, Act 90, Eff. Mar. 28, 1991 ;-- Am. 1991, Act 25, Imd. Eff. May 20, 1991 ;-- Am. 1999, Act 29, Eff. Mar. 10, 2000 ;-- Am. 2008, Act 43, Eff. July 1, 2008 ;-- Am. 2016, Act 460, Eff. Apr. 5, 2017 ;-- Am. 2024, Act 21, Eff. Apr. 2, 2025

Compiler's Notes: Enacting section 1 of 1999 PA 29, which amended this section, provides:"Enacting section 1. It is the intent of the legislature that the cost savings realized by insurance companies because of the changes made by this amendatory act shall be passed on to insurance policy holders."

Popular Name: Seat Belt Law

MICHIGAN VEHICLE CODE (EXCERPT)

Act 300 of 1949

257.625 Operating motor vehicle while intoxicated; "operating while intoxicated" defined; operating motor vehicle when visibly impaired; penalties for causing death or serious impairment of a body function; operation of motor vehicle by person less than 21 years of age; "any bodily alcohol content" defined; requirements; controlled substance; costs; enhanced sentence; guilty plea or nolo contendere; establishment of prior conviction; special verdict; public record; burden of proving religious service or ceremony; ignition interlock device; definitions; prior conviction; violations arising out of same transaction.

Sec. 625.

(1) A person, whether licensed or not, shall not operate a vehicle on a highway or other place open to the general public or generally accessible to motor vehicles, including an area designated for the parking of vehicles, within this state if the person is operating while intoxicated. As used in this section, "operating while intoxicated" means any of the following:

(a) The person is under the influence of alcoholic liquor, a controlled substance, or other intoxicating substance or a combination of alcoholic liquor, a controlled substance, or other intoxicating substance.

(b) The person has an alcohol content of 0.08 grams or more per 100 milliliters of blood, per 210 liters of breath, or per 67 milliliters of urine or, beginning 5 years after the state treasurer publishes a certification under subsection (28), the person has an alcohol content of 0.10 grams or more per 100 milliliters of blood, per 210 liters of breath, or per 67 milliliters of urine.

(c) The person has an alcohol content of 0.17 grams or more per 100 milliliters of blood, per 210 liters of breath, or per 67 milliliters of urine.

(2) The owner of a vehicle or a person in charge or in control of a vehicle shall not authorize or knowingly permit the vehicle to be operated on a highway or other place open to the general public or generally accessible to motor vehicles, including an area designated for the parking of motor vehicles, within this state by a person if any of the following apply:

(a) The person is under the influence of alcoholic liquor, a controlled substance, other intoxicating substance, or a combination of alcoholic liquor, a controlled substance, or other intoxicating substance.

(b) The person has an alcohol content of 0.08 grams or more per 100 milliliters of blood, per 210 liters of breath, or per 67 milliliters of urine or, beginning 5 years after the state treasurer publishes a certification under subsection (28), the person has an alcohol content of 0.10 grams or more per 100 milliliters of blood, per 210 liters of breath, or per 67 milliliters of urine.

(c) The person's ability to operate the motor vehicle is visibly impaired due to the consumption of alcoholic liquor, a controlled substance, or other intoxicating substance, or a combination of alcoholic liquor, a controlled substance, or other intoxicating substance.

(3) A person, whether licensed or not, shall not operate a vehicle on a highway or other place open to the general public or generally accessible to motor vehicles, including an area designated for the parking of vehicles, within this state when, due to the consumption of alcoholic liquor, a controlled substance, or other intoxicating substance, or a combination of

alcoholic liquor, a controlled substance, or other intoxicating substance, the person's ability to operate the vehicle is visibly impaired. If a person is charged with violating subsection (1), a finding of guilty under this subsection may be rendered.

(4) A person, whether licensed or not, who operates a motor vehicle in violation of subsection (1), (3), or (8) and by the operation of that motor vehicle causes the death of another person is guilty of a crime as follows:

(a) Except as provided in subdivisions (b) and (c), the person is guilty of a felony punishable by imprisonment for not more than 15 years or a fine of not less than $2,500.00 or more than $10,000.00, or both. The judgment of sentence may impose the sanction permitted under section 625n. If the vehicle is not ordered to be forfeited under section 625n, the court shall order vehicle immobilization under section 904d in the judgment of sentence.

(b) If the violation occurs while the person has an alcohol content of 0.17 grams or more per 100 milliliters of blood, per 210 liters of breath, or per 67 milliliters of urine, and within 7 years of a prior conviction, the person is guilty of a felony punishable by imprisonment for not more than 20 years or a fine of not less than $2,500.00 or more than $10,000.00, or both. The judgment of sentence may impose the sanction permitted under section 625n. If the vehicle is not ordered to be forfeited under section 625n, the court shall order vehicle immobilization under section 904d in the judgment of sentence.

(c) If, at the time of the violation, the person is operating a motor vehicle in a manner proscribed under section 653a and causes the death of a police officer, firefighter, or other emergency response personnel, the person is guilty of a felony punishable by imprisonment for not more than 20 years or a fine of not less than $2,500.00 or more than $10,000.00, or both. This subdivision applies regardless of whether the person is charged with the violation of section 653a. The judgment of sentence may impose the sanction permitted under section 625n. If the vehicle is not ordered to be forfeited under section 625n, the court shall order vehicle immobilization under section 904d in the judgment of sentence.

(5) A person, whether licensed or not, who operates a motor vehicle in violation of subsection (1), (3), or (8) and by the operation of that motor vehicle causes a serious impairment of a body function of another person is guilty of a crime as follows:

(a) Except as provided in subdivision (b), the person is guilty of a felony punishable by imprisonment for not more than 5 years or a fine of not less than $1,000.00 or more than $5,000.00, or both. The judgment of sentence may impose the sanction permitted under section 625n. If the vehicle is not ordered to be forfeited under section 625n, the court shall order vehicle immobilization under section 904d in the judgment of sentence.

(b) If the violation occurs while the person has an alcohol content of 0.17 grams or more per 100 milliliters of blood, per 210 liters of breath, or per 67 milliliters of urine, and within 7 years of a prior conviction, the person is guilty of a felony punishable by imprisonment for not more than 10 years or a fine of not less than $1,000.00 or more than $5,000.00, or both. The judgment of sentence may impose the sanction permitted under section 625n. If the vehicle is not ordered to be forfeited under section 625n, the court shall order vehicle immobilization under section 904d in the judgment of sentence.

(6) A person who is less than 21 years of age, whether licensed or not, shall not operate a vehicle on a highway or other place open to the general public or generally accessible to motor vehicles, including an area designated for the parking of vehicles, within this state if the person has any bodily alcohol content. As used in this subsection, "any bodily alcohol content" means either of the following:

(a) An alcohol content of 0.02 grams or more but less than 0.08 grams per 100 milliliters of blood, per 210 liters of breath, or per 67 milliliters of urine or, beginning 5 years after the state

treasurer publishes a certification under subsection (28), the person has an alcohol content of 0.02 grams or more but less than 0.10 grams per 100 milliliters of blood, per 210 liters of breath, or per 67 milliliters of urine.

(b) Any presence of alcohol within a person's body resulting from the consumption of alcoholic liquor, other than consumption of alcoholic liquor as a part of a generally recognized religious service or ceremony.

(7) A person, whether licensed or not, is subject to the following requirements:

(a) He or she shall not operate a vehicle in violation of subsection (1), (3), (4), (5), or (8) while another person who is less than 16 years of age is occupying the vehicle. A person who violates this subdivision is guilty of a crime punishable as follows:

(i) Except as provided in subparagraph (ii), a person who violates this subdivision is guilty of a misdemeanor and must be sentenced to pay a fine of not less than $200.00 or more than $1,000.00 and to 1 or more of the following:

(A) Imprisonment for not more than 1 year.

(B) Community service for not less than 30 days or more than 90 days.

(ii) If the violation occurs within 7 years of a prior conviction or after 2 or more prior convictions, regardless of the number of years that have elapsed since any prior conviction, a person who violates this subdivision is guilty of a felony and must be sentenced to pay a fine of not less than $500.00 or more than $5,000.00 and to either of the following:

(A) Imprisonment under the jurisdiction of the department of corrections for not less than 1 year or more than 5 years.

(B) Probation with imprisonment in the county jail for not less than 30 days or more than 1 year and community service for not less than 60 days or more than 180 days. Not less than 48 hours of this imprisonment must be served consecutively.

(iii) A term of imprisonment imposed under subparagraph (ii)(A) or (B) must not be suspended unless the defendant agrees to participate in a specialty court program and successfully completes the program.

(b) He or she shall not operate a vehicle in violation of subsection (6) while another person who is less than 16 years of age is occupying the vehicle. A person who violates this subdivision is guilty of a misdemeanor punishable as follows:

(i) Except as provided in subparagraph (ii), a person who violates this subdivision may be sentenced to 1 or more of the following:

(A) Community service for not more than 60 days.

(B) A fine of not more than $500.00.

(C) Imprisonment for not more than 93 days.

(ii) If the violation occurs within 7 years of a prior conviction or after 2 or more prior convictions, regardless of the number of years that have elapsed since any prior conviction, a person who violates this subdivision must be sentenced to pay a fine of not less than $200.00 or more than $1,000.00 and to 1 or more of the following:

(A) Imprisonment for not less than 5 days or more than 1 year. This term of imprisonment must not be suspended unless the defendant agrees to participate in a specialty court program and successfully completes the program.

(B) Community service for not less than 30 days or more than 90 days.

(c) In the judgment of sentence under subdivision (a)(i) or (b)(i), the court may, unless the vehicle is ordered to be forfeited under section 625n, order vehicle immobilization as provided in section 904d. In the judgment of sentence under subdivision (a)(ii) or (b)(ii), the court shall, unless the vehicle is ordered to be forfeited under section 625n, order vehicle immobilization as provided in section 904d.

(d) This subsection does not prohibit a person from being charged with, convicted of, or punished for a violation of subsection (4) or (5) that is committed by the person while violating this subsection. However, points shall not be assessed under section 320a for both a violation of subsection (4) or (5) and a violation of this subsection for conduct arising out of the same transaction.

(8) A person, whether licensed or not, shall not operate a vehicle on a highway or other place open to the general public or generally accessible to motor vehicles, including an area designated for the parking of vehicles, within this state if the person has in his or her body any amount of a controlled substance listed in schedule 1 under section 7212 of the public health code, 1978 PA 368, MCL 333.7212, or a rule promulgated under that section, or of a controlled substance described in section 7214(a)(iv) of the public health code, 1978 PA 368, MCL 333.7214.

(9) If a person is convicted of violating subsection (1) or (8), all of the following apply:

(a) Except as otherwise provided in subdivisions (b) and (c), the person is guilty of a misdemeanor punishable by 1 or more of the following:

(i) Community service for not more than 360 hours.

(ii) Imprisonment for not more than 93 days, or, if the person is convicted of violating subsection (1)(c), imprisonment for not more than 180 days.

(iii) A fine of not less than $100.00 or more than $500.00, or, if the person is guilty of violating subsection (1)(c), a fine of not less than $200.00 or more than $700.00.

(b) If the violation occurs within 7 years of a prior conviction, the person must be sentenced to pay a fine of not less than $200.00 or more than $1,000.00 and 1 or more of the following:

(i) Imprisonment for not less than 5 days or more than 1 year.

(ii) Community service for not less than 30 days or more than 90 days.

(c) If the violation occurs after 2 or more prior convictions, regardless of the number of years that have elapsed since any prior conviction, the person is guilty of a felony and must be sentenced to pay a fine of not less than $500.00 or more than $5,000.00 and to either of the following:

(i) Imprisonment under the jurisdiction of the department of corrections for not less than 1 year or more than 5 years.

(ii) Probation with imprisonment in the county jail for not less than 30 days or more than 1 year and community service for not less than 60 days or more than 180 days. Not less than 48 hours of the imprisonment imposed under this subparagraph must be served consecutively.

(d) A term of imprisonment imposed under subdivision (b) or (c) must not be suspended unless the defendant agrees to participate in a specialty court program and successfully completes the program.

(e) In the judgment of sentence under subdivision (a), the court may order vehicle immobilization as provided in section 904d. In the judgment of sentence under subdivision (b) or (c), the court shall, unless the vehicle is ordered to be forfeited under section 625n, order vehicle immobilization as provided in section 904d.

(f) In the judgment of sentence under subdivision (b) or (c), the court may impose the sanction permitted under section 625n.

(10) A person who is convicted of violating subsection (2) is guilty of a crime as follows:

(a) Except as provided in subdivisions (b) and (c), a misdemeanor punishable by imprisonment for not more than 93 days or a fine of not less than $100.00 or more than $500.00, or both.

(b) If the person operating the motor vehicle violated subsection (4), a felony punishable by imprisonment for not more than 5 years or a fine of not less than $1,500.00 or more than $10,000.00, or both.

(c) If the person operating the motor vehicle violated subsection (5), a felony punishable by imprisonment for not more than 2 years or a fine of not less than $1,000.00 or more than $5,000.00, or both.

(11) If a person is convicted of violating subsection (3), all of the following apply:

(a) Except as otherwise provided in subdivisions (b) and (c), the person is guilty of a misdemeanor punishable by 1 or more of the following:

(i) Community service for not more than 360 hours.

(ii) Imprisonment for not more than 93 days.

(iii) A fine of not more than $300.00.

(b) If the violation occurs within 7 years of 1 prior conviction, the person must be sentenced to pay a fine of not less than $200.00 or more than $1,000.00, and 1 or more of the following:

(i) Imprisonment for not less than 5 days or more than 1 year.

(ii) Community service for not less than 30 days or more than 90 days.

(c) If the violation occurs after 2 or more prior convictions, regardless of the number of years that have elapsed since any prior conviction, the person is guilty of a felony and must be sentenced to pay a fine of not less than $500.00 or more than $5,000.00 and either of the following:

(i) Imprisonment under the jurisdiction of the department of corrections for not less than 1 year or more than 5 years.

(ii) Probation with imprisonment in the county jail for not less than 30 days or more than 1 year and community service for not less than 60 days or more than 180 days. Not less than 48 hours of the imprisonment imposed under this subparagraph must be served consecutively.

(d) A term of imprisonment imposed under subdivision (b) or (c) must not be suspended unless the defendant agrees to participate in a specialty court program and successfully completes the program.

(e) In the judgment of sentence under subdivision (a), the court may order vehicle immobilization as provided in section 904d. In the judgment of sentence under subdivision (b) or (c), the court shall, unless the vehicle is ordered to be forfeited under section 625n, order vehicle immobilization as provided in section 904d.

(f) In the judgment of sentence under subdivision (b) or (c), the court may impose the sanction permitted under section 625n.

(12) If a person is convicted of violating subsection (6), all of the following apply:

(a) Except as otherwise provided in subdivision (b), the person is guilty of a misdemeanor punishable by 1 or both of the following:

(i) Community service for not more than 360 hours.

(ii) A fine of not more than $250.00.

(b) If the violation occurs within 7 years of 1 or more prior convictions, the person may be sentenced to 1 or more of the following:

(i) Community service for not more than 60 days.

(ii) A fine of not more than $500.00.

(iii) Imprisonment for not more than 93 days.

(13) In addition to imposing the sanctions prescribed under this section, the court may order the person to pay the costs of the prosecution under the code of criminal procedure, 1927 PA 175, MCL 760.1 to 777.69.

(14) A person sentenced to perform community service under this section must not receive compensation and must reimburse the state or appropriate local unit of government for the cost of supervision incurred by the state or local unit of government as a result of the person's activities in that service.

(15) If the prosecuting attorney intends to seek an enhanced sentence under this section or a sanction under section 625n based on the defendant having 1 or more prior convictions, the prosecuting attorney shall include on the complaint and information, or an amended complaint and information, filed in district court, circuit court, municipal court, or family division of circuit court, a statement listing the defendant's prior convictions.

(16) If a person is charged with a violation of subsection (1), (3), (4), (5), (7), or (8) or section 625m, the court shall not permit the defendant to enter a plea of guilty or nolo contendere to a charge of violating subsection (6) in exchange for dismissal of the original charge. This subsection does not prohibit the court from dismissing the charge on the prosecuting attorney's motion.

(17) A prior conviction must be established at sentencing by 1 or more of the following:

(a) A copy of a judgment of conviction.

(b) An abstract of conviction.

(c) A transcript of a prior trial or a plea-taking or sentencing proceeding.

(d) A copy of a court register of actions.

(e) A copy of the defendant's driving record.

(f) Information contained in a presentence report.

(g) An admission by the defendant.

(18) Except as otherwise provided in subsection (20), if a person is charged with operating a vehicle while under the influence of a controlled substance or other intoxicating substance or a combination of alcoholic liquor, a controlled substance, or other intoxicating substance in violation of subsection (1) or a local ordinance substantially corresponding to subsection (1), the court shall require the jury to return a special verdict in the form of a written finding or, if the court convicts the person without a jury or accepts a plea of guilty or nolo contendere, the court shall make a finding as to whether the person was under the influence of a controlled substance or other intoxicating substance or a combination of alcoholic liquor, a controlled substance, or other intoxicating substance at the time of the violation.

(19) Except as otherwise provided in subsection (20), if a person is charged with operating a vehicle while his or her ability to operate the vehicle was visibly impaired due to his or her consumption of a controlled substance or other intoxicating substance or a combination of alcoholic liquor, a controlled substance, or other intoxicating substance in violation of subsection (3) or a local ordinance substantially corresponding to subsection (3), the court shall require the jury to return a special verdict in the form of a written finding or, if the court convicts the person without a jury or accepts a plea of guilty or nolo contendere, the court shall make a finding as to whether, due to the consumption of a controlled substance or a combination of alcoholic liquor, a controlled substance, or other intoxicating substance, the person's ability to operate a motor vehicle was visibly impaired at the time of the violation.

(20) A special verdict described in subsections (18) and (19) is not required if a jury is instructed to make a finding solely as to either of the following:

(a) Whether the defendant was under the influence of a controlled substance or a combination of alcoholic liquor, a controlled substance, or other intoxicating substance at the time of the violation

(b) Whether the defendant was visibly impaired due to his or her consumption of a controlled substance or a combination of alcoholic liquor, a controlled substance, or other intoxicating substance at the time of the violation.

(21) If a jury or court finds under subsection (18), (19), or (20) that the defendant operated a motor vehicle under the influence of or while impaired due to the consumption of a controlled substance or a combination of a controlled substance, an alcoholic liquor, or other intoxicating substance, the court shall do both of the following:

(a) Report the finding to the secretary of state.

(b) On a form or forms prescribed by the state court administrator, forward to the department of state police a record that specifies the penalties imposed by the court, including any term of imprisonment, and any sanction imposed under section 625n or 904d.

(22) Except as otherwise provided by law, a record described in subsection (21)(b) is a public record and the department of state police shall retain the information contained on that record for not less than 7 years.

(23) In a prosecution for a violation of subsection (6), the defendant bears the burden of proving that the consumption of alcoholic liquor was a part of a generally recognized religious service or ceremony by a preponderance of the evidence.

(24) The court may order as a condition of probation that a person convicted of violating subsection (1) or (8), or a local ordinance substantially corresponding to subsection (1) or (8), shall not operate a motor vehicle unless that vehicle is equipped with an ignition interlock device approved, certified, and installed as required under sections 625k and 625l.

(25) As used in this section:

(a) "Intoxicating substance" means any substance, preparation, or a combination of substances and preparations other than alcohol or a controlled substance, that is either of the following:

(i) Recognized as a drug in any of the following publications or their supplements:

(A) The official United States Pharmacopoeia.

(B) The official Homeopathic Pharmacopoeia of the United States.

(C) The official National Formulary.

(ii) A substance, other than food, taken into a person's body, including, but not limited to, vapors or fumes, that is used in a manner or for a purpose for which it was not intended, and that may result in a condition of intoxication.

(b) "Prior conviction" means a conviction for any of the following, whether under a law of this state, a local ordinance substantially corresponding to a law of this state, a law of the United States substantially corresponding to a law of this state, or a law of another state substantially corresponding to a law of this state, subject to subsection (27):

(i) Except as provided in subsection (26), a violation or attempted violation of any of the following:

(A) This section, except a violation of subsection (2), or a violation of any prior enactment of this section in which the defendant operated a vehicle while under the influence of intoxicating or alcoholic liquor or a controlled substance, or a combination of intoxicating or alcoholic liquor and a controlled substance, or while visibly impaired, or with an unlawful bodily alcohol content.

(B) Section 625m.

(C) Former section 625b.

(ii) Negligent homicide, manslaughter, or murder resulting from the operation of a vehicle or an attempt to commit any of those crimes.

(iii) Section 601d or 626(3) or (4).

(26) Except for purposes of the enhancement described in subsection (12)(b), only 1 violation or attempted violation of subsection (6), a local ordinance substantially corresponding to subsection (6), or a law of another state substantially corresponding to subsection (6) may be used as a prior conviction.

(27) If 2 or more convictions described in subsection (25) are convictions for violations arising out of the same transaction, only 1 conviction must be used to determine if the person has a prior conviction.

(28) Not later than 30 days after this state no longer receives annual federal highway construction funding conditioned on compliance with a national blood alcohol limit, the state treasurer shall certify that fact. The state treasurer shall publish a certification under this subsection on the department of treasury's website.

History: 1949, Act 300, Eff. Sept. 23, 1949 ;-- Am. 1951, Act 270, Eff. Sept. 28, 1951 ;-- Am. 1954, Act 10, Eff. Aug. 13, 1954 ;-- Am. 1956, Act 34, Eff. Aug. 11, 1956 ;-- Am. 1958, Act 113, Eff. Sept. 13, 1958 ;-- Am. 1976, Act 285, Eff. Apr. 1, 1977 ;-- Am. 1978, Act 57, Imd. Eff. Mar. 10, 1978 ;-- Am. 1978, Act 391, Eff. Jan. 15, 1979 ;-- Am. 1980, Act 515, Eff. Apr. 1, 1981 ;-- Am. 1982, Act 309, Eff. Mar. 30, 1983 ;-- Am. 1987, Act 109, Eff. Mar. 30, 1988 ;-- Am. 1991, Act 98, Eff. Jan. 1, 1992 ;-- Am. 1993, Act 359, Eff. Sept. 1, 1994 ;-- Am. 1994, Act 211, Eff. Nov. 1, 1994 ;-- Am. 1994, Act 448, Eff. May 1, 1995 ;-- Am. 1994, Act 449, Eff. May 1, 1995 ;-- Am. 1996, Act 491, Eff. Apr. 1, 1997 ;-- Am. 1998, Act 350, Eff. Oct. 1, 1999 ;-- Am. 1999, Act 73, Eff. Oct. 1, 1999 ;-- Am. 2000, Act 77, Eff. Oct. 1, 2000 ;-- Am. 2000, Act 460, Eff. Mar. 28, 2001 ;-- Am. 2003, Act 61, Eff. Sept. 30, 2003 ;-- Am. 2004, Act 62, Eff. May 3, 2004 ;-- Am. 2006, Act 564, Imd. Eff. Jan. 3, 2007 ;-- Am. 2008, Act 341, Eff. Jan. 1, 2009 ;-- Am. 2008, Act 462, Eff. Oct. 31, 2010 ;-- Am. 2008, Act 463, Eff. Oct. 31, 2010 ;-- Am. 2012, Act 543, Eff. Mar. 31, 2013 ;-- Am. 2013, Act 23, Imd. Eff. May 9, 2013 ;-- Am. 2014, Act 219, Eff. Sept. 24, 2014 ;-- Am. 2017, Act 153, Eff. Feb. 6, 2018 ;-- Am. 2020, Act 383, Eff. Mar. 24, 2021 ;-- Am. 2021, Act 80, Eff. Nov. 21, 2021 ;-- Am. 2021, Act 85, Imd. Eff. Sept. 24, 2021

Compiler's Notes: Section 2 of Act 309 of 1982 provides: "All proceedings pending and all rights and liabilities existing, acquired, or incurred at the time this amendatory act takes effect are saved and may be consummated according to the law in force when they are commenced. This amendatory act shall not be construed to affect any prosecution pending or initiated before the effective date of this amendatory act, or initiated after the effective date of this amendatory act for an offense committed before that effective date."

Popular Name: Heidi's Law

MICHIGAN VEHICLE CODE (EXCERPT)

Act 300 of 1949

257.698 Side cowl or fender lamps; running board courtesy lamp; backing lights; lamp or reflector; flashing, oscillating, or rotating lights; private motor vehicle of security guard agency or alarm company; use of lights authorized or required under MCL 257.697, 257.697a, and 257.698a; violation as civil infraction.

Sec. 698.

(1) A motor vehicle may be equipped with not more than 2 side cowl or fender lamps that emit an amber or white light without glare.

(2) A motor vehicle may be equipped with not more than 1 running board courtesy lamp on each side that emits a white or amber light without glare.

(3) Backing lights of red, amber, or white may be mounted on the rear of a motor vehicle if the switch controlling the light is so arranged that the light may be turned on only if the vehicle is in reverse gear. The backing lights when unlighted must be covered or otherwise arranged so as not to reflect objectionable glare in the eyes of an operator of a vehicle approaching from the rear.

(4) Unless both covered and unlit, a vehicle operated on the highways of this state must not be equipped with a lamp or a part designed to be a reflector unless expressly required or permitted by this chapter or that meets the standards prescribed in 49 CFR 571.108. Except as otherwise provided, a lamp or a part designed to be a reflector, if visible from the front, must display or reflect a white or amber light; if visible from either side, must display or reflect an amber or red light; and if visible from the rear, must display or reflect a red light.

(5) The use or possession of flashing, oscillating, or rotating lights of any color is prohibited except as otherwise provided by law or under the following circumstances:

(a) A police vehicle must be equipped with flashing, rotating, or oscillating red or blue lights, for use in the performance of police duties.

(b) A fire vehicle or ambulance available for public use or for use of the United States, this state, or any unit of this state, whether publicly or privately owned, must be equipped with flashing, rotating, or oscillating red lights and used as required for safety.

(c) An authorized emergency vehicle may be equipped with flashing, rotating, or oscillating red lights for use when responding to an emergency call if when in use the flashing, rotating, or oscillating red lights are clearly visible in a 360-degree arc from a distance of 500 feet.

(d) Flashing, rotating, or oscillating amber or green lights, placed in a position as to be visible throughout an arc of 360 degrees, must be used by a state, county, or municipal vehicle engaged in the removal of ice, snow, or other material from the highway and in other operations designed to control ice and snow, or engaged in other non-winter operations. This subdivision does not prohibit the use of a flashing, rotating, or oscillating green light by a fire service.

(e) A vehicle used for the cleanup of spills or a necessary emergency response action taken under state or federal law or a vehicle operated by an employee of the department of natural resources or the department of environment, Great Lakes, and energy that responds to a spill, emergency response action, complaint, or compliance activity may be equipped with flashing, rotating, or oscillating amber or green lights. The lights described in this subdivision must not be activated unless the vehicle is at the scene of a spill, emergency response action, complaint,

or compliance activity. This subdivision does not prohibit the use of a flashing, rotating, or oscillating green light by a fire service.

(f) A vehicle to perform public utility service, a vehicle owned or leased by and licensed as a business for use in the collection and hauling of refuse, an automobile service car or wrecker, a vehicle of a peace officer, a vehicle operated by a rural letter carrier or a person under contract to deliver newspapers or other publications by motor route, a vehicle utilized for snow or ice removal under section 682c, a private security guard vehicle as authorized in subsection (7), a motor vehicle while engaged in escorting or transporting an oversize load that has been issued a permit by the state transportation department or a local authority with respect to highways under its jurisdiction, a vehicle owned by the National Guard or a United States military vehicle while traveling under the appropriate recognized military authority, a motor vehicle while towing an implement of husbandry, or an implement of husbandry may be equipped with flashing, rotating, or oscillating amber lights. However, a wrecker may be equipped with flashing, rotating, or oscillating red lights that must be activated only when the wrecker is engaged in removing or assisting a vehicle at the scene of a traffic accident or disablement. The flashing, rotating, or oscillating amber lights must not be activated except when the warning produced by the lights is required for public safety. A vehicle engaged in authorized highway repair or maintenance may be equipped with flashing, rotating, or oscillating amber or green lights. This subdivision does not prohibit the operator of a vehicle utilized for snow or ice removal under section 682c that is equipped with flashing, rotating, or oscillating amber lights from activating the flashing, rotating, or oscillating amber lights when that vehicle is traveling between locations at which it is being utilized for snow or ice removal.

(g) A vehicle engaged in leading or escorting a funeral procession or any vehicle that is part of a funeral procession may be equipped with flashing, rotating, or oscillating purple or amber lights that must not be activated except during a funeral procession.

(h) An authorized emergency vehicle may display flashing, rotating, or oscillating white lights in conjunction with an authorized emergency light as prescribed in this section.

(i) A private motor vehicle of a physician responding to an emergency call may be equipped with and the physician may use flashing, rotating, or oscillating red lights mounted on the roof section of the vehicle either as a permanent installation or by means of magnets or suction cups and clearly visible in a 360-degree arc from a distance of 500 feet when in use. The physician shall first obtain written authorization from the county sheriff.

(j) A public transit vehicle may be equipped with a flashing, oscillating, or rotating light mounted on the roof of the vehicle approximately 6 feet from the rear of the vehicle that displays a white light to the front, side, and rear of the vehicle, which light may be actuated by the driver for use only in inclement weather such as fog, rain, or snow, when boarding or discharging passengers, from 1/2 hour before sunset until 1/2 hour after sunrise, or when conditions hinder the visibility of the public transit vehicle. As used in this subdivision, "public transit vehicle" means a motor vehicle, other than a station wagon or passenger van, with a gross vehicle weight rating of more than 10,000 pounds.

(k) A person engaged in the manufacture, sale, or repair of flashing, rotating, or oscillating lights governed by this subsection may possess the lights for the purpose of employment, but shall not activate the lights upon the highway unless authorized to do so under subsection (6).

(l) A vehicle used as part of a neighborhood watch program may be equipped with flashing, rotating, or oscillating amber lights, if the vehicle is clearly identified as a neighborhood watch vehicle and the neighborhood watch program is working in cooperation with local law enforcement. The lights described in this subdivision must not be activated when the vehicle is not being used to perform neighborhood watch program duties.

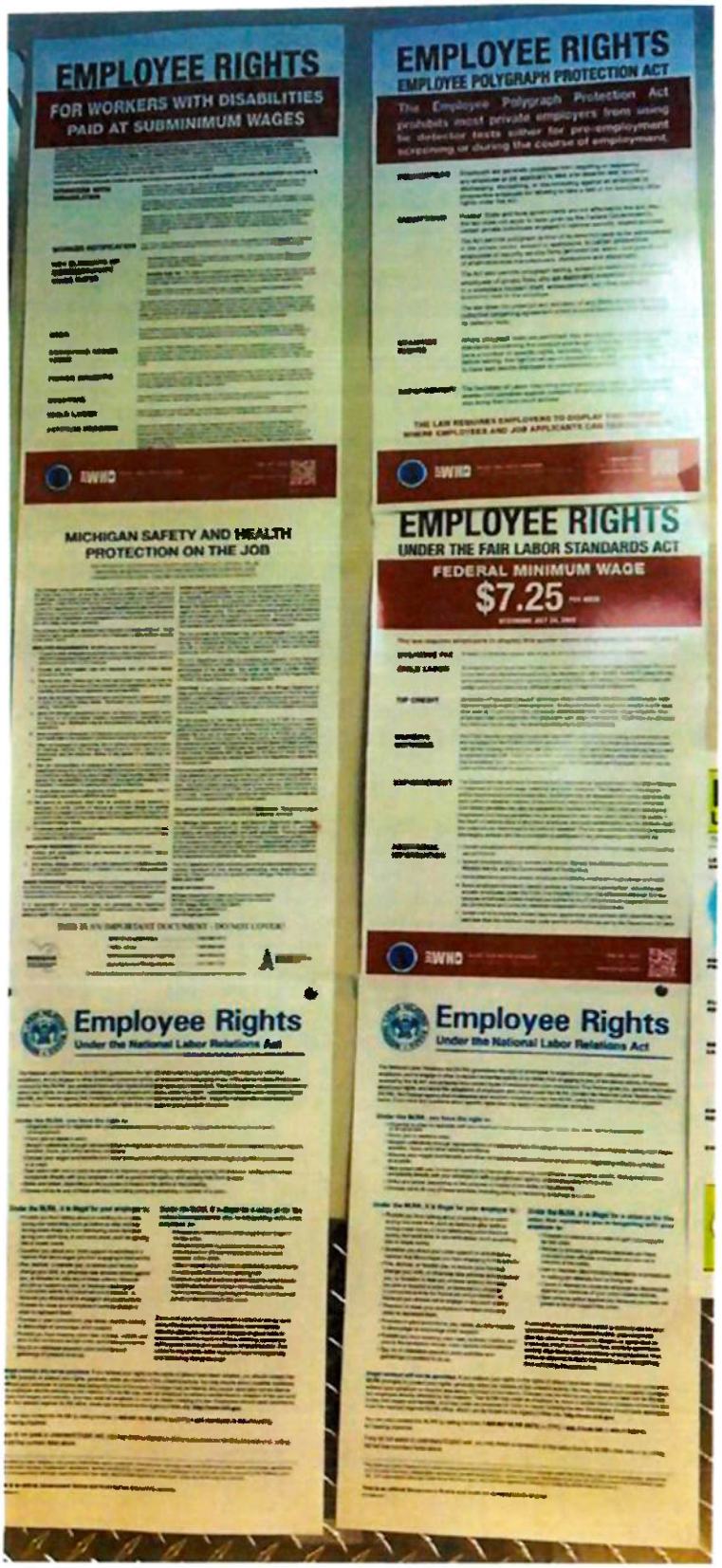
(6) A person shall not sell, loan, or otherwise furnish a flashing, rotating, or oscillating blue or red light designed primarily for installation on an authorized emergency vehicle to a person except a police officer, sheriff, deputy sheriff, authorized physician, volunteer or paid fire fighter, volunteer ambulance driver, licensed ambulance driver or attendant of this state, a county or municipality within this state, a person engaged in the business of operating an ambulance or wrecker service, or a federally recognized nonprofit charitable organization that owns and operates an emergency support vehicle used exclusively for emergencies. This subsection does not prohibit an authorized emergency vehicle, equipped with flashing, rotating, or oscillating blue or red lights, from being operated by a person other than a person described in this section if the person receives authorization to operate the authorized emergency vehicle from a police officer, sheriff, deputy sheriff, authorized physician, volunteer or paid fire fighter, volunteer ambulance driver, licensed ambulance driver or attendant, a person operating an ambulance or wrecker service, or a federally recognized nonprofit charitable organization that owns and operates an emergency support vehicle used exclusively for emergencies, except that the authorization must not permit the person to operate lights as described in subsection (5)(a), (b), (c), (i), or (j), or to exercise the privileges described in section 603.

(7) A private motor vehicle of a security guard agency or alarm company licensed under the private security business and security alarm act, 1968 PA 330, MCL 338.1051 to 338.1092, may display flashing, rotating, or oscillating amber lights. The flashing, rotating, or oscillating amber lights must not be activated on a public highway when a vehicle is in motion.

(8) This section does not prohibit, restrict, or limit the use of lights authorized or required under sections 697, 697a, and 698a.

(9) A person who operates a vehicle in violation of this section is responsible for a civil infraction and shall be ordered to pay a civil fine of not more than $100.00.

History: 1949, Act 300, Eff. Sept. 23, 1949 ;-- Am. 1951, Act 270, Eff. Sept. 28, 1951 ;-- Am. 1953, Act 206, Imd. Eff. June 10, 1953 ;-- Am. 1957, Act 19, Eff. Sept. 27, 1957 ;-- Am. 1959, Act 151, Imd. Eff. July 16, 1959 ;-- Am. 1964, Act 7, Imd. Eff. Mar. 20, 1964 ;-- Am. 1975, Act 100, Eff. July 1, 1976 ;-- Am. 1976, Act 347, Imd. Eff. Dec. 21, 1976 ;-- Am. 1978, Act 510, Eff. Aug. 1, 1979 ;-- Am. 1980, Act 37, Imd. Eff. Mar. 12, 1980 ;-- Am. 1980, Act 270, Imd. Eff. Oct. 1, 1980 ;-- Am. 1984, Act 100, Imd. Eff. May 8, 1984 ;-- Am. 1984, Act 326, Imd. Eff. Dec. 26, 1984 ;-- Am. 1990, Act 188, Eff. Aug. 15, 1990 ;-- Am. 1990, Act 335, Imd. Eff. Dec. 21, 1990 ;-- Am. 1994, Act 101, Imd. Eff. Apr. 18, 1994 ;-- Am. 1997, Act 8, Imd. Eff. May 16, 1997 ;-- Am. 1998, Act 247, Imd. Eff. July 8, 1998 ;-- Am. 2012, Act 262, Imd. Eff. July 2, 2012 ;-- Am. 2016, Act 161, Eff. Sept. 7, 2016 ;-- Am. 2017, Act 37, Eff. Aug. 21, 2017 ;-- Am. 2018, Act 278, Eff. Sept. 27, 2018 ;-- Am. 2018, Act 342, Eff. Jan. 14, 2019 ;-- Am. 2020, Act 382, Eff. Oct. 1, 2021


EMPLOYEE RIGHTS
FOR WORKERS WITH DISABILITIES PAID AT SUBMINIMUM WAGES
EMPLOYEE RIGHTS
EMPLOYEE POLYGRAPH PROTECTION ACT
MICHIGAN SAFETY AND HEALTH PROTECTION ON THE JOB
EMPLOYEE RIGHTS
UNDER THE FAIR LABOR STANDARDS ACT
FEDERAL MINIMUM WAGE
$7.25
Employee Rights
Under the National Labor Relations Act
Employee Rights
Under the National Labor Relations Act

8.6 Exhibit 6 — Towing & Recovery Employee Safety Handbook

Wall Street Towing maintains a comprehensive Employee Safety Handbook governing all safety policies and procedures across its towing and recovery operations. The handbook covers employee safety responsibilities, safety orientation training, emergency action plans, vehicle use policy, OSHA compliance programs, and job-specific safety precautions. This handbook is provided to every employee and serves as the foundation of the company's safety-conscious work environment. A copy is attached below in support of the company's compliance with Section V, Item 4 of the RFP.

Towing & Recovery Employee Safety Handbook

WALL STREET TOWING /GLEN ANN TOWING
D.B.A BUDGET/STADIUM TOWING

An Employee Guide to Safety Policies and Procedures
To Support a Safety-Conscious Work Environment

Commitment to Safety

Wall Street Towing recognizes that our people drive the business. As the most critical resource, employees will be safeguarded through training, provision of appropriate work surroundings, and procedures that foster protection of health and safety. All work conducted by Wall Street Towing's employees will take into account the intent of this policy. No duty, no matter what its perceived result, will be deemed more important than employee health and safety.

Wall Street Towing is firmly committed to the safety of our employees. We will do everything possible to prevent workplace accidents and we are committed to providing a safe working environment for all employees.

We value our employees not only as employees but also as human beings critical to the success of their family, the local community, and Wall Street Towing.

Employees are encouraged to report any unsafe work practices or safety hazards encountered on the job. All accidents/incidents (no matter how slight) are to be immediately reported to the supervisor on duty.

A key factor in implementing this policy will be the strict compliance to all applicable federal, state, local, and Company policies and procedures. Failure to comply with these policies may result in disciplinary actions.

Respecting this, Wall Street Towing's will make every reasonable effort to provide a safe and healthful workplace that is free from any recognized or known potential hazards. Additionally, Wall Street Towing subscribes to these principles:

1. All accidents are preventable through implementation of effective Safety and Health Control policies and programs.
2. Safety and Health controls are a major part of our work every day.
3. Accident prevention is good business. It minimizes human suffering, promotes better working conditions for everyone, holds Wall Street Towing in higher regard with customers, and increases productivity. This is why Wall Street Towing will comply with all safety and health regulations which apply to the course and scope of operations.
4. Management is responsible for providing the safest possible workplace for Employees. Consequently, management of Wall Street Towing is committed to allocating and providing all of the resources needed to promote and effectively implement this safety policy.
5. Employees are responsible for following safe work practices and company rules, and for preventing accidents and injuries. Management will establish lines of communication to solicit and receive comments, information, suggestions and assistance from employees where safety and health are concerned.
6. Management and supervisors of Wall Street Towing will set an exemplary example with good attitudes and strong commitment to safety and health in the workplace. Toward this end, Management must monitor company safety and health performance, working environment and conditions to ensure that program objectives are achieved.
7. Our safety program applies to all employees and persons affected or associated in any way by the scope of this business. Everyone's goal must be to constantly improve safety awareness and to prevent accidents and injuries.

Everyone at Wall Street Towing must be involved and committed to safety. This must be a team effort. Together, we can prevent accidents and injuries. Together, we can keep each other safe and healthy in the work that provides our livelihood.

President	Risk Manager
09/22/11	09/22/11

Table of Contents

COMMITMENT TO SAFETY 2
TABLE OF CONTENTS 3
EMPLOYEE SAFETY RESPONSIBILITIES 4-5
SAFETY ORIENTATON TRAINING 6
RETURN TO WORK PROGRAM 7
EMERGENCY ACTION PLAN 8-9
EMERGENCY CONTACT INFORMATION 10
SEXUAL HARASSMENT POLICY 11
WORKPLACE VIOLENCE 12
ACCESS TO EMPLOYEE EXPOSURE & MEDICAL RECORDS 13
VEHICLE USE POLICY 14
MOTOR VEHICLE RECORD (MVR) GRADING CRITERIA 15
OSHA COMPLIANCE PROGRAMS 16-17
FIRE PREVENTION & ELECTRICAL SAFETY 18
GENERAL SAFETY PRECAUTIONS 19-20
JOB SPECIFIC SAFETY PRECAUTIONS 21-26
EMPLOYEE ACKNOWLEDGEMENT FORM 27

Employee Safety Responsibilities

The primary responsibility of the employees of Wall Street Towing is to perform his or her duties in a safe manner in order to prevent injury to themselves and others.

As a condition of employment, employees MUST become familiar with, observe, and obey Wall Street Towing's rules and established policies for health, safety, and preventing injuries while at work. Additionally, employees MUST learn the approved safe practices and procedures that apply to their work.

Before beginning special work or new assignments, an employee should review applicable and appropnate safety rules.

If an employee has any questions about how a task should be done safely, he or she is under instruction ***NOT*** to begin the task until he or she discusses the situation with his or her supervisor. Together, they will determine the safe way to do the job

If, after discussing a safety situation with his or her supervisor, an employee still has questions or concerns, he or she is required to contact the Safety Coordinator.

NO EMPLOYEE IS EVER REQUIRED to perform work that he or she believes is unsafe, or that he or she thinks is likely to cause injury or a health risk to themselves or others.

General Safety Rules

Conduct

Horseplay, 'practical jokes,' etc., are forbidden. Employees are required to work in an injury-free manner displaying accepted levels of behavior. Conduct that places the employee or others at risk, or which threatens or intimidates others, is forbidden.

Drugs and Alcohol

Use and/or possession of illegal drugs or alcohol on company property or on company time are forbidden. Reporting for work while under the influence of illegal drugs or alcohol is forbidden.

Housekeeping

You are responsible to keep your work area clean and safe. Clean-up several times throughout the day, disposing of trash and waste in approved containers, wiping up any drips/spills immediately, and putting equipment and tools away as you are finished with them.

The following areas must remain clear of obstructions:

- Aisles/exits
- Fire extinguishers and emergency equipment
- All electrical breakers, controls, and switches

Injury Reporting

All work-related injuries must be reported to your supervisor immediately. Failure to immediately report injuries can result in loss of Workers' Compensation benefits. After each medical appointment resulting from a work-related injury, you must contact your supervisor to discuss your progress. You must also give your supervisor any paperwork that you received at the appointment.

Wall Street Towing provides Transitional Return to Work (light duty) jobs for persons injured at work. Transitional work is meant to allow the injured or ill employee to heal under a doctor's care while she/he remains productive. Employees are required to return to work immediately upon release.

Employee Safety Responsibilities

Off-Site Safety

a. Employees of Wall Street Towing are required to follow all off-site safety and security procedures during client visits.

b. If your client host does not advise you regarding safety hazards consider the following:

- Emergency exit location(s);
- Keep your eye on the path you are walking and avoid any tripping/slipping hazards. When on stairs maintain three point contact (hand on rail and feet on stairs),
- When visiting construction sites, eye protection, hearing protection, and hard hats are required. This equipment will be in the possession of the Wall Street Towing employee and not provided by the client
- Wear shoes that support your feet and are slip resistant
- Avoid clothing that is either constrictive or too loose; loose clothing be get caught in machinery or other equipment

These rules are established to help you stay safe and injury free. Violation of the above rules, or conduct that does not meet minimum accepted work standards, may result in discipline, up to and including discharge.

When working at a customer location, employees are required to follow the above rules, as well as all customer rules and procedures, and work in a manner that reflects positively on the company. Before operating any equipment at a customer location, permission must first be secured from the customer contact.

Safety Orientation Training

The Company is committed to providing safety and health related orientation and training for all employees at all levels of the Company. The Company will maintain and support a program to educate and familiarize employees with safety and health procedures, rules, and safe work practices. The training subjects and materials have been developed using industry best practices criteria and site-specific data.

The training may include, but not be limited to the following:

1. Company specific accident and incident data
2. Hazards associated with the work area
3. Hazards associated with a specific job or task
4. Operation of specific equipment
5. Personal protective equipment
6. Emergency procedures
7. Employee accident reporting requirements
8. Return to work program
9. Any OSHA required training not included or addressed above

Periodic Inspections

It is the policy of our Company that workplaces are subject to periodic safety and health inspections to ensure implementation and execution of our policies and procedures as relates to employees, contractors, and vendors.

All employees are responsible for cooperating during these inspections and managers and supervisors are responsible for initiating corrective actions to improve items discovered during the walk-through inspection.

Incident Reporting

Any work-related injury or suspected injury must be reported immediately to the Dispatcher and to the Office Manager. An Onsite Injury form must be completed. Failure to promptly report an injury may result in disciplinary action.

1. Manager on duty will authorize the injured employee to seek immediate attention from a medical practitioner. The employee must return documented proof of compliance by the next business day.
2. After each practitioner appointment, the employee must report to his/her supervisor to review his/her progress.
3. Wall Street Towing provides light duty work for employees recovering from injury. Employees are required to return to light duty work immediately upon release.
4. An accident investigation will be conducted to determine the root cause of the accident. The injured employee will be asked to participate in the investigation.

Return to Work Program

It is our goal to prevent work related injuries from happening. We are always concerned when one of our employees is injured or ill due to a work-related condition. We believe that such absences cost both Wall Street Towing and its employees. We want our injured employees to get the best possible medical treatment immediately to assure the earliest possible recovery and return to work.

Wall Street Towing has a workers' compensation program available for employees who have suffered work-related injuries. The program's administrator will determine, based upon their guidelines, whether you are eligible for wage loss or medical expenses under that program.

Wall Street Towing wants to provide meaningful work activity for all employees who become unable to perform all, or portions, of their regular work assignment. Thus, we have implemented a Return to Work program, which includes transitional or light duty work. The Return to Work program is temporary, not to exceed six months.

Employee Procedures

- All work related injuries should always be reported immediately to your supervisor no later than the end of the shift on which the injury occurs.
- If a **post-accident drug screen** is not performed the **same day** as the injury, the employee will only be paid up to one hour while taking time out to have the drug screen sample collected.
- You must complete and sign a Report of Injury or Illness form.
- When medical treatment is sought, the injured employee must advise their supervisor that they are seeking treatment and obtain a Return to Work Evaluation form. Regardless of the choice of physicians, the Return to Work form must be completed for each practitioner visit. Wall Street Towing will not accept a general note stating that you are only to be off of work.
- Under this program, temporary light duty work is available for up to sixty (60) days (with a review of your progress every 30 days) while you are temporarily unable to work in your regular job capacity. Transitional or light duty work beyond sixty (60) days, up to a maximum of six (6) months, will be evaluated on a case-by-case basis.
- If you are unable to return to your regular job, but are capable of performing transitional duty, you must return to transitional duty. Failure to do so will result in your not being eligible for full disability benefits under the workers' compensation program, and may result in disqualification for certain employee benefits and, in some cases, be a basis for termination.
- Employees who are unable to work and whose absences Wall Street Towing approves must keep us informed on a weekly basis of their status. Failure to do so will result in a reduction in benefits available and discipline, up to and including termination from employment.
- If you are unable to return to your regular job or transitional duty, your absence must be approved under the Family Medical Leave Act (FMLA) program. For this purpose, you need to complete a Family Medical Leave Request form and submit it to Management. You must also have your practitioner complete both the Return to Work Evaluation form and Return to Work Request / Physician's Authorization form.
- Employees who are not eligible for leave under FMLA must return to light duty or regular work if at all possible. If you are unable to return to any available work, your job position may be filled after a reasonable time. When able to do so, you will be entitled to return to a suitable position, if available and consistent with any limitations. However, you must keep us regularly informed of your status and any changes in your condition.
- Employees must provide a Return to Work form indicating they are capable of returning to full duty. Permanent restrictions will be evaluated on a case-by-case basis and relate to the performance of essential job functions. No permanent light duty positions will be created.
- Cooperate with our third-party administrator and provide accurate and complete information as soon as possible so that you receive all benefits to which you are entitled. If you have problems or concerns, please contact Management.

Emergency Action Plan

General Emergency Guidelines

- Stay calm and think through your actions
- Know the emergency numbers:
- Fire/Police/Ambulance 911
- Internal Emergency Number (734-476-3330)
- Office Manager (734-320 9718)
- Operator "0"
- Know where the exits are located
- In the event of any emergency, exit the building.
- Do not hesitate to call or alert others if you believe that an emergency is occurring, you will not "get in trouble."
- First aid supplies and emergency equipment are located in the dispatchers office, garage cabinet, and the office bathroom for use by those who are authorized and properly trained

Evacuation

- Employees will be notified of a fire alarm by a paged announcement.
- Upon becoming aware of a fire alarm, employees should immediately evacuate the job site. Do not delay evacuation to get personal belongings or to wait for co-workers. Also, all doors should be closed as the last person passes through.
- Supervisors should be the last persons to leave the area. Check the job site to be sure that all personnel have evacuated.
- Any employee having mobility, visual, hearing, or other condition, which may hinder them from becoming aware of an emergency or evacuating, should request special assistance.
- Upon exiting the building, all personnel should report for a headcount across the street from front entrance.
- If any employee is missing, an immediate report should be made to the incident commander who will in turn report to the first available fire department officer.
- Employees should stay together in a group so that periodic updates on the situation can be issued.
- The order to re-occupy a job site or building will be issued by the incident commander.
- In the event of inclement weather, the incident commander will make arrangements for all personnel to move to shelter.

Fire Safety

- Alert other persons in the immediate hazard area.
- Activate a fire alarm or call Dispatch to page an emergency announcement.
- If you have been trained, you can decide to use a fire extinguisher following these instructions:

  -P=Pull the safety pin
  -A=Aim the nozzle at the base of the fire
  -S=Squeeze the operating lever
  -S=Sweep side to side covering the base of the fire

  **When using a fire extinguisher always stay between the fire and an exit; stay low and back away when the fire is extinguished.*
  **Never feel that using a fire extinguisher is required. If the fire is too hot, too smoky or you are frightened, evacuate.*

- Have someone notify the incident commander of where the emergency is located. He/she will relay this information to the fire department.

Emergency Action Plan

Medical Emergency

- Upon discovering a medical emergency, call 911.
- Notify the supervisor and report the nature of the medical emergency and location.
- Stay with the person involved being careful not to come in contact with any bodily fluids.
- Send two persons (greeters) to the entrance to await the fire department.
- Often two fire department units will arrive, so the second greeter should wait at the entrance to receive the second unit while the first greeter escorts the fire dept. personnel to the scene.
- Employees in the immediate vicinity of the emergency, but not directly involved, should leave the area.
- Management will make any necessary notifications to family members of the person suffering the medical emergency.

Severe Weather

- The supervisor will monitor a weather alert radio. If a severe weather report is issued, she/he will immediately page the following announcement: nature of incident and directive for action. (This announcement will be repeated three times).
- Employees will shut down all equipment and will be instructed where to go for safety. The supervisor will take the weather radio with her/him. When the severe weather warning is cancelled, she/he will send runners to advise that it is safe to return to work areas. A general announcement will also be made.

Emergency Contact Information

FIRE DEPARTMENT: ___Ypsilanti Fire Department_____
TELEPHONE: _____734-482-9778_____

POLICE DEPARTMENT: __Ypsilanti Police Department_____
TELEPHONE: ___734-483-9510_____

EMERGENCY MEDICAL SERVICES (AMBULANCE): __Huron Valley Ambulance_____
TELEPHONE: ___734-994-4276_____

HOSPITAL: _____Saint Joseph Mercy Hospital_____
TELEPHONE: _____734-712-3456_____

JOBSITE TELEPHONE NUMBERS:

PROJECT NAME/NUMBER: _____Billy Salamey_____

ADDRESS: __4635 Hickory Ridge Ct Plymouth__Mich_____
TELEPHONE: __734-476-3330_____

SITE SUPERINTENDENT: __Fady Salamey_____
Cell/Home TELEPHONE: ___734-320-9718_____

Sexual Harassment Policy

The Company does not tolerate harassment of our job applicants, employees, clients, guests, vendors, customers, or persons doing business with us. Any form of harassment related to an employee's race, color, sex, religion, national origin, age, citizenship status, veteran status, or handicap is a violation of this policy and will be treated as a disciplinary matter. For these purposes, the term harassment includes, but is not limited to, slurs, jokes, or other verbal, graphic, or physical conduct relating to an individual's race, color, sex, religion, or national origin; sexual advances; requests for sexual favors and other verbal, graphic, or physical conduct of a sexual nature. Violation of this policy by an employee shall subject that employee to disciplinary action, up to and including immediate discharge.

Examples of conduct prohibited by this policy include but are not limited to:

- Unwelcome sexual flirtation, advances, or propositions;
- Verbal comments related to an individual's age, race, gender, color, religion, national origin, disability, or sexual orientation;
- Explicit or degrading verbal comments about another individual or his/her appearance;
- The display of sexually suggestive pictures or objects in any workplace location including transmission or display via computer;
- Any sexually offensive or abusive physical conduct;
- The taking of or the refusal to take any personnel action based on an employee's submission to or referral of sexual overtures; and
- Displaying cartoons or telling jokes that relate to an individual's age, race, gender, color, religion, national origin, disability, or sexual orientation.

Harassment of our employees in connection with their work by non-employees may also be a violation of this policy.

If you believe that you are being subjected to workplace harassment, you should:

1. Tell the harasser that his or her actions are not welcome and they must stop, if you feel comfortable enough to do so.
2. Report the incident immediately to your Manager, the Human Resources Manager, or the Employee Relations Department.
3. Report any additional incidents that may occur to one of the above resources.

Retaliation of any kind against an employee who reports a suspected incident of sexual harassment is prohibited. An employee who violates this policy or retaliates against an employee in any way will be subject to disciplinary action up to and including termination.

Workplace Violence

- Any employee who feels that she/he has been threatened should immediately report their concern to the supervisor and Management.
- If any person is observed exhibiting threatening behavior or making threatening statements, the person discovering the situation should warn others in the area and immediately notify Human Resources and stay away from the person exhibiting threatening behavior.
- Depending upon the level of concern, the police department] (911) should be called immediately.
- Never attempt to confront any person exhibiting threatening behavior.

If you have reason to believe that events in your personal life could result in acts of violence occurring at work, you are urged to confidentially discuss the issue with Management so that a prevention plan can be developed.

Access to Employee Exposure & Medical Records

Employees and former employees, who are, have been, or will be exposed to toxic substances or harmful physical agents, such as noise, can have access to exposure and medical records maintained by the Company upon request.

Vehicle Use Policy

To: All drivers of Wall Street Towing
Effective: 9/22/11

- This policy applies to:
  - Vehicles owned, leased, or rented to Wall Street Towing.
  - Personally owned vehicles driven by employees on behalf of Wall Street Towing.

The following policy has been established to encourage safe operation of vehicles, and to clarify insurance issues relating to drivers and Wall Street Towing.

- All drivers must have a valid driver's license.
- Motor Vehicle Records will be checked periodically. Driving privileges may be suspended or terminated if your record indicates an unacceptable number of accidents or violations. Should your record fall into our insurance carrier's guidelines of an, 'unacceptable driver,' your employment may be terminated.
- Your supervisor must be notified of any change in your license status or driving record.

When operating your own vehicle for Wall Street Towing business:

- Your Personal Auto Liability insurance is the primary payer. Wall Street Towing's insurance is in excess of your coverage.
- You should carry at least $300,000 per occurrence liability coverage. Evidence of insurance coverage is to be provided to Wall Street Towing each year, by a copy of your policy's Declaration page or a Certificate of Insurance.
- Wall Street Towing is not responsible for any physical damage to your vehicle. You must carry your own collision and comprehensive coverage.
- Report your mileage for expense reimbursement.

In the event of an accident.

- Take necessary steps to protect the lives of yourself and others.
- Comply with police instructions.
- Do not assume or admit fault. Others will determine liability and negligence after thorough investigation.
- Report the accident to Wall Street Towing as soon as possible.

By signing this document you are agreeing that you have read and understood the Vehicle Use policy, and will comply with it.

Employee's Signature _____ Date _____

8.7 Exhibit 7 - Compliance Program For Employees

OSHA Compliance Programs

Hazard Communication

1 All Wall Street Towing employees have a right to know what chemicals they work with, what the hazards are, and how to handle them safely.

2 Material Safety Data Sheets (MSDS) are documents provided by the supplier of a chemical. MSDS detail the chemical contents, associated hazards, and general safe handling guidelines. At Wall Street Towing, the MSDS collection is located at resource book in Dispatch Office]. Employees are free to utilize the MSDS as needed.

3 General rules for handling chemicals in an office environment are:
- Read all label warnings and instructions.
- Follow instructions for quantity. More is not better.
- Minimize contact with chemicals. Use double layer cloths or gloves to protect your skin and keep your face clear of the area to reduce inhalation.
- Always wash your hands after handling chemicals.
- If a chemical enters your eye(s) immediately hold open the injured eye(s) and rinse it/them with clean, cool water for 15 minutes. Then be sure to report the injury immediately.
- Any questions or concerns regarding chemicals should be reported to Management

4 All chemical containers must be labeled to identify contents and hazards. Most labels use numbers to rank the hazard level in three important areas:
- **FIRE** (red background color) - will the material burn?
- **HEALTH** (blue background) - is the material dangerous to my body?
- **REACTIVITY** (yellow background) - is the material dangerously unstable?

After each hazard (Fire, Health, and Reactivity), a number from 1-4 will be assigned. The number reflects the degree (or amount) of hazard:

-**0** Minimal
-**1** Slight
-**2** Moderate
-**3** Serious

Bloodborne Pathogens

1. Blood and other bodily fluids can carry pathogens, which are capable of causing diseases in others. This includes HIV, which leads to AIDS and hepatitis.

2. Because we cannot tell by looking at a person if they are infected with a pathogenic disease, we must take precautions following an illness or injury when bodily fluids are released.

3. In the event of a person losing bodily fluids, stay away from the area and warn others to also do so. You can still stay close to the ill/injured person to support him/her, just be sure to stay out of contact any bodily fluids.

4. In the event that you find spilled bodily fluids, a syringe, or other medically contaminated materials, do not attempt clean up by yourself. Call Management immediately for instructions.

Respiratory Protection

1. Do not perform operations requiring respirators, unless you have been approved for use of respirators, fitted and trained the company's respiratory protection program.
2. Inspect respirators for cracked or worn parts before and after each use and after cleaning.
3. Do not work in an area that requires the use of respiratory equipment, if you fail to obtain a tight seal between the respirator and your face.
4. Do not wear a respirator if facial hair prevents a tight seal between the respirator and your face.
5. Clean and sanitize respiratory equipment according to manufactures recommendations after each use.
6. Store respiratory equipment in a clean and sanitary location.

Personal Protective equipment (PPE)

Inspect PPE prior to each use. Do not use damaged PPE. You are required to maintain and keep PPE clean.

a) Safety Glasses - must be worn at all times in designated areas in this facility

b) Hard Hats - must be worn at all times in designated areas

c) Gloves - work gloves must be worn at all times when handling sharp or rough stock, welding, or performing other jobs, which could cause hand injuries. Synthetic gloves must be worn when handling chemicals.

d) Welding - appropriate filter lens, welding helmet, gloves, and sleeves are required for welders at all times.

e) Respirators - only employees trained and authorized to use respirators are allowed to do so.

f) Hearing Protection - is required in areas where noise exposure is more than 90dBA (85dBA if you already have experienced a hearing los

Lockout/Tagout

Prior to working on any machinery when guards are removed, every energy source (electrical, hydraulic, chemical, mechanical, etc) must be deactivated, stored energy dissipated, and the control locked in the off (safe) position

Never remove or tamper with a lockout performed by another employee or contractor. A lockout could consist of a lock applied to a control such as a switch, breaker, or valve. A tag containing words such as "DANGER - DO NOT OPERATE" may also be used for lockout. If you see the lock, the tag, or both applied to an energy control device it means, "Keep your hands off."

1. Do not perform any maintenance, inspection, cleaning, adjusting or servicing of any equipment without following the company's lockout/ tagout program.
2. If required to work on powered equipment (hydraulic, electrical, air, etc.), you must have your personal padlock with your name on it and personal key on your person at all times.
3. Disconnect and padlock all machine power disconnects in the off position before removing guards for the purpose of working "ON" or "IN" the machinery or approaching its unguarded parts. (NOTE: When more than one employee is working on a single piece of equipment, each employee must use his own padlock along with lock-out tongs to lock out the equipment. When the work is completed, he must remove only his lock.
4. Do not commence equipment repair or maintenance work until you have verified that the tagged/locked out switch or control cannot be overridden or bypassed.
5. Replace all guards before removing personal padlocks from the control.
6. Do not use or remove another employee's protective lock? Do not remove a lock from equipment unless you placed it there.
7. Before machinery is put back into use after LOCKOUT/TAGOUT, give a verbal announcement or sound a warning to fellow employees.

Fire Prevention & Electrical Safety

Fire Prevention

1. Smoking is only allowed in designated exterior smoking areas
2. No candles or open flames are allowed within the office facility.
3. Contractors performing hot work must contact Management for approval.
4. Only space heaters provided by the company are approved for use within the facility. Employees using space heaters are responsible to turn the heater off when leaving their desk for extended periods of time (lunch, end of the workday, etc.).
5. No flammable chemicals are allowed inside the building at any time. If you feel that there is a work-related need to use a flammable chemical, contact the supervisor for guidance on Hazard Communication and fire safety.

Electrical Safety

1. With the exception of independently fused multi-tap cords for computers, extension cords are not allowed.
2. Keep electric cords out of areas where they will be damaged by stepping on or kicking them.
3. Turn electrical appliances off with the switch, not by pulling out the plug.
4. Turn all appliances off before leaving for the day.
5. Never run cords under rugs or other floor coverings.
6. Any electrical problems should be reported immediately.
7. The following areas must remain clear and unobstructed at all times:
   - Exit doors,
   - Aisles,
   - Electrical panels, and
   - Fire extinguishers.

General Safety Precautions

Lifting

1. Plan the move before lifting; ensure that you have an unobstructed pathway.
2. Test the weight of the load before lifting by pushing the load along its resting surface.
3. If the load is too heavy or bulky, use lifting and carrying aids such as hand trucks, dollies, pallet jacks and carts, or get assistance from a co-worker.
4. If assistance is required to perform a lift, coordinate and communicate your movements with those of your co-worker.
5. Position your feet 6 to 12 inches apart with one foot slightly in front of the other.
6. Face the load.
7. Bend at the knees, not at the back.
8. Keep your back straight.
9. Get a firm grip on the object using your hands and fingers. Use handles when they are present.
10. Hold the object as close to your body as possible.
11. While keeping the weight of the load in your legs, stand to an erect position.
12. Perform lifting movements smoothly and gradually; do not jerk the load.
13. If you must change direction while lifting or carrying the load, pivot your feet and turn your entire body. Do not twist at the waist.
14. Set down objects in the same manner as you picked them up, except in reverse.
15. Do not lift an object from the floor to a level above your waist in one motion. Set the load down on a table or bench and then adjust your grip before lifting it higher.
16. Never lift anything if your hands are greasy or wet.
17. Wear protective gloves when lifting objects that have sharp corners or jagged edges.

Ladders & Stepladders

1. Read and follow the manufacturer's instructions label affixed to the ladder if you are unsure how to use the ladder.
2. Do not use ladders that have loose rungs, cracked or split side rails, missing rubber foot pads, or are otherwise visibly damaged.
3. Keep ladder rungs clean and free of grease. Remove buildup of material such as dirt or mud.
4. Do not place ladders in a passageway or doorway without posting warning signs or cones that detour pedestrian traffic away from the ladder. Lock the doorway that you are blocking with the ladder and post signs that will detour traffic away from your work.
5. Do not place a ladder at a blind corner or doorway without diverting foot traffic by blocking or roping off the area.
6. Allow only one person on the ladder at a time.
7. Face the ladder when climbing up or down it.
8. Maintain a three-point contact by keeping both hands and one foot or both feet and one hand on the ladder at all times when climbing up or down the ladder.
9. When performing work from a ladder, face the ladder and do not lean backward or sideways from the ladder. Do not jump from ladders or step stools.
10. Do not stand on tables, chairs, boxes or other improvised climbing devices to reach high places. Use the ladder or stepstool.
11. Do not stand on the top two rungs of any ladder.
12. Do not stand on a ladder that wobbles, or that leans to the left or right of center.
13. When using a straight or extension ladder, extend the top of the ladder at least 3 feet above the edge of the landing.
14. Secure the ladder in place by having another employee hold it if it cannot be tied to the structure.
15. Do not move a rolling ladder while someone is on it.
16. Do not place ladders on barrels, boxes, loose bricks, pails, concrete blocks or other unstable bases.
17. Do not carry items in your hands while climbing up or down a ladder.

General Safety Precautions

Housekeeping

1. Do not place materials such as boxes or trash in walkways and passageways.
2. Sweep up shavings from around equipment such as drill presses, lathes or planers by using a broom and a dust pan.
3. Mop up water around drinking fountains, drink dispensing machines and ice machines immediately.
4. Do not store or leave items on stairways.
5. Do not block or obstruct stairwells, exits or accesses to safety and emergency equipment such as fire extinguishers or fire alarms.
6. Do not block the walking surfaces of elevated working platforms, such as scaffolds, with tools or materials that are not being used.
7. Straighten or remove rugs and mats that do not lie flat on the floor.
8. Remove protruding nails or bend them down into the lumber by using a claw hammer.
9. Return tools to their storage places after using them.
10. Do not use gasoline for cleaning purposes.
11. Use caution signs or cones to barricade slippery areas such as freshly mopped floors.

Job-Specific Safety Precautions

Driver Safety

1. Do not operate a vehicle if you are fatigued or ill.
2. Do not operate a vehicle if you are taking medication whose container label indicates that the medication may cause drowsiness or other negative side effects.
3. Obey all CDL requirements, traffic laws and signs at all times.
4. Do not exceed posted speed limits.
5. Do not make sudden lane changes except in emergency situations.
6. Be prepared to stop at a changing traffic signal.
7. Do not follow other vehicles too closely. To determine if you are too close, watch the vehicle ahead of you pass a fixed object; begin counting "one thousand one, one thousand two, one thousand three"; if you reach the object before counting to three, you are following too closely.
8. Give yourself additional distance from other vehicles when it is raining, when you are being tailgated, or when you are driving over 45 miles per hour.
9. Do not drive the vehicle through, around or under any crossing gate or barrier at a railroad crossing while such gate or barrier is in motion to open or close.
10. Do not drive under an overhang without ascertaining proper clearance.
11. Do not jump from your vehicle; always maintain 3 points of contact.
12. Do not sit on your wallet when driving as this will eventually result in back pain.
13. Do not park close to an intersection or STOP sign because your truck may block the view of oncoming traffic or pedestrians.
14. When backing from sunlight into the shadow of a dock, stop for a few minutes and allow your eyes to adjust to the change in light, always back slowly.
15. Do not unload your truck without first setting the hand brake and chocking the rear wheels.
16. Never attempt to open rear or side doors of a trailer before first tapping the doors with tightly closed fist. A change from a hollow to a muffled sound could indicate that your load has shifted.
17. Never stand directly in front of a swing door when opening, always stand to the side. Always lock doors firmly in place to prevent them from swinging.
18. Always release loadbars or other product restraining devices slowly.
19. Place heavier loads on the floor of the vehicle and not on shelves.
20. Do not try to stop falling products unless you can do so safely.
21. Tighten your stomach muscles and use both hands when closing trailer roll up doors.
22. Secure hand cart inside or on vehicle before driving.
23. After hitching your trailer, always examine 5th Wheel lockpin to make sure that it is locked in place. Test the security of lockpin by driving the trailer forward slowly.

Avoid Aggressive Drivers

Aggressive driving is a serious problem which is responsible for many traffic accidents and fatalities. You should avoid aggressive drivers and potentially dangerous situations. If you encounter an angry or aggressive motorist:

1. Do not retaliate or in any way engage the other driver.
2. Do not make eye contact.
2. Keep your doors locked and your windows up.
3. Keep enough space between you and the vehicle in front of you to pull out from behind.
4. Do not underestimate the other driver's potential for aggression.

Job-Specific Safety Precautions

Don't Become an Aggressive Driver

Anyone can become an aggressive driver. Don't let stress and frustration get the best of you while driving.

1. Be patient and courteous.
2. Do not drive when angry, overtired, or upset.
3. Allow extra time to get to your destination.
4. When possible, change your schedule to avoid congestion.
5. Listen to relaxing music or books on tape.
6. Give other drivers the benefit of the doubt - all drivers make mistakes.
7. Avoid all conflict, even if you're right.

Pre-Trip Inspection

Each operator is responsible for the safe operation of his/her vehicle.
Drivers must make a daily inspection of the following items:

a) Steering
b) Brakes
c) Mirrors and lights
d) Horn and back-up alarm
e) Tires
f) Windshield wipers

Fueling

1. Turn the vehicle off before refueling.
2. Do not smoke while refueling a vehicle.
3. If you spill fuel on your hands, wash with soap and water.
4. Clean up small spills from around fuel tanks with paper towels or, rags before climbing onto tank.
5. If a large fuel spill occurs, do not walk through it; follow the company's reporting and clean up procedure.
6. Always stay in attendance when truck is being refueled

Vans and Small Delivery Trucks

1. Do not permit customers to climb into your van.
2. Do not permit employees to ride in the back of vans or trucks unless equipped with seat belts.
3. Always secure your load before leaving each customer location.
4. Do not attempt to back into a tight or awkward location unless you have a spotter.
5. Do not overexert yourself when retrieving items from your van; always move material as close to the back of the van as possible before attempting to lift them.
6. Do not stand directly in front of the van door when opening it as load could have shifted.
7. Before driving away from customer location, always check behind and around your vehicle for possible obstructions.
8. Do not move your vehicle without first fastening your belt.

Job-Specific Safety Precautions

Mechanics – General Rules

1. No smoking or eating while performing work.
2. Before eating or drinking, wash your hands with soap and water.
3. Wear safety glasses when working on a brake drum or rotor.
4. Use the rear engine start and stop buttons to control the engine when making repairs.
5. When reaching in and around the engine or changing oil, apply barrier cream on your arms to prevent oil from penetrating your skin.
6. Use flexible tubing to vent exhaust fumes to the outdoors when running engine while the shop doors are closed.

Hydraulic Lifts

1. Follow the operating instructions provided by the lift's manufacturer.
2. Wear eye protection when working under vehicles to block dirt, debris, and parts from entering your eyes.
3. Use and never by-pass the safety latches on the hydraulic lift contact pads.
4. Do not stand in front of vehicles that are being driven onto the lift.
5. Do not raise the lift with anyone inside the vehicle.
6. Remove all tools, cords, hoses, trash and any other debris from the lift area and wipe up all grease and oil spills before driving a vehicle into your service bay.
7. Do not use any lift that has cracked contact pads, cracked lift arms or any other visible damage.
8. Do not leave the controls unattended while the lift is in motion.
9. Do not block or "tie open" the lift's control while the lift is in motion.
10. Do not use the engine or transmission supports or stands as a substitute for jack stands.
11. If the vehicle begins to slip off of the lift, run in the opposite direction of the fall, but not toward a wall or work bench that might trap you between the object and the vehicle.
12. Before you lower the vehicle, remove tool trays, jack, engine, and transmission stands, and any other obstruction from under the vehicle.

Machine Safety

1. Do not remove, alter or bypass any safety guards or devices when operating mechanical equipment such as mechanical power presses, press brakes, metal working lathes, radial arm saws, drills, horizontal mill, punch press, or when bending or forming materials.
2. Replace guards, before starting the machine, after making adjustments or repairing the machine.
3. Do not try to stop a workpiece as it goes through any machine. If the machine becomes jammed, disconnect the power before clearing the jam.
4. Do not wear loose clothing, jewelry or ties in the machine shop.
5. Read and obey safety warnings posted on or near any machinery.
6. Long hair must be contained under a hat or hair net, regardless of gender.

Grinders & Grinding Wheels

1. Prior to installing a new grinding wheel, inspect the wheel for cracks or other visible damage by conducting a "ring "test. Tap the wheel gently with a plastic screwdriver handle to detect cracks that are not visible. If the wheel has a dead sound rather than a ring sound, do not use the wheel.
2. Do not use a grinding wheel that has chips, cracks or grooves.
3. Do not use the grinding wheel if it wobbles. Tag it "Out of Service ".
4. Adjust the tongue guard so that it is no more than 1/4 inch from the grinding wheel.
5. Adjust the tool rest so that it is no more than 1/8 inch from the grinding wheel.
6. Do not use a bench grinder if it is not firmly anchored to the work bench or other secure platform.
7. Do not install a grinding wheel whose labeled RPM is lower than the rated speed of the grinder.
8. Stand to one side of the plane of a rotating grinding wheel during the first few seconds of operation.
9. Grind on the side of the wheel only when it is made for side grinding.
10. Turn the grinder "off" when you have finished working with it and remain at the machine until it has completely stopped turning.

Job-Specific Safety Precautions

Hand Tool Safety

1. Do not continue to work if your safety glasses become fogged. Stop work and clean the glasses until the lenses are clear and defogged.
2. Tag worn, damaged or defective tools "Out of Service" and do not use them.
3. Do not use a tool if the handle surface has splinters, burrs, cracks or splits.
4. Do not use impact tools such as hammers, chisels, punches or steel stakes that have mushroomed heads.
5. When handing a tool to another person, direct sharp points and cutting edges away from yourself and the other person.
6. Do not carry sharp or pointed hand tools such as screwdrivers, scribes, chisels or files in your pocket unless the tool or your pocket is sheathed.
7. Do not perform "make-shift" repairs to tools.
8. Do not throw tools from one location to another or from one employee to another.
9. Transport hand tools only in tool boxes or tool belts. Do not carry tools in your hand or clothing when climbing.

Forklift Safety

1. Only employer authorized personnel may operate forklifts.
2. Do not exceed the forklift lift capacity (Refer to the lift capacity plate on the forklift).
3. Follow the manufacturer's guidelines concerning changes in the lift capacity before adding an attachment to a forklift.
4. Lift the load an inch or two to test for stability: If the rear wheels are not in firm contact with the floor, take a lighter load or use a forklift with a higher lift capacity.
5. Do not raise or lower a load while you are in route. Wait until you are in the loading area and have stopped before raising or lowering the load.
6. After picking up a load, adjust the forks so that the load is tilted slightly backward for added stability.
7. Drive with the load at a ground clearance height of 4-6 inches at the tips and 2 inches at the heels in order to clear most uneven surfaces and debris.
8. Drive at a walking pace and apply brakes slowly to stop when driving on slippery surfaces such as icy or wet floors.
9. Approach railroad tracks at a 45-degree angle.
10. Do not drive over objects in your pathway.
11. Do not drive into an area with a ceiling height that is lower than the height of the mast or overhead guard.
12. Steer wide when making turns.
13. Do not drive up to anyone standing or working in front of a fixed object such as a wall.
14. Do not drive along the edge of an unguarded elevated surface such as a loading dock or staging platform.
15. Obey all traffic rules and signs.
16. Sound the horn when approaching blind corners, doorways or aisles to alert other operators and pedestrians.
17. Do not exceed a working speed of five miles per hour and slow down in congested areas.
18. Stay a minimum distance of three fork truck lengths from other operating mobile equipment.
19. Drive in reverse and use a signal person when your vision is blocked by the load.
20. Look in the direction that you are driving; proceed when you have a clear path.
21. Do not use bare forks as a man-lift platform.
22. Do not load pallets of wood that are not banded on to the forklift.
23. Do not drive the forklift while people are on an attached aerial lift platform.
24. Drive loaded forklifts forward up ramps and in reverse when driving down a ramp.
25. Drive unloaded forklifts in reverse when going up a ramp & forward when going down a ramp.
26. Raise the forks an additional two inches to avoid hitting or scraping the ramp surface as you approach the ramp.
27. Do not attempt to turn around on a ramp.
28. Do not use "Reverse" to brake.
29. Lower the forks completely, turn off the engine and set the parking brake before leaving your forklift.

Job-Specific Safety Precautions

Compressed Gas Cylinders – Storage & Handling

1. Do not handle oxygen cylinders if your gloves are greasy or oily.
2. Store all cylinders in the upright position.
3. Place valve protection caps on gas cylinders that are in storage or not in use.
4. Do not lift cylinders by the valve protection cap.
5. Do not store compressed gas cylinders in areas where they can come in contact with chemicals labeled "Corrosive."
6. Do not place cylinders against electrical panels or live electrical cords where the cylinder can become part of the circuit.
7. Do not store oxygen cylinders near fuel gas cylinders such as propane or acetylene, or near combustible material such as oil or grease.
8. If a cylinder is leaking around a valve or a fuse plug, move it to an outside area away from where work is performed and tag it to indicate the defect.

Hand Truck Safety

1. When loading hand trucks, keep your feet clear of the wheels.
2. Do not exceed the manufacturer's load rated capacity. Read the capacity plate on the hand truck if you are unsure.
3. Place the load so that it will not slip, shift or fall. Use the straps, if they are provided, to secure the load.
4. For extremely bulky or pressurized items, such as gas cylinders, strap or chain the items to the hand truck.
5. Tip the load slightly forward so that the tongue of the hand truck goes under the load.
6. Push the tongue of the hand truck all the way under the load that is to be moved.
7. Keep the center of gravity of the load as low as possible by placing heavier objects below the lighter objects.
8. Push the load so that the weight will be carried by the axle and not the handles.
9. If your view is obstructed, ask a spotter to assist in guiding the load.
10. Do not walk backward with the hand truck, unless going up ramps.
11. When going down an incline, keep the hand truck in front of you so that it can be controlled at all times.
12. Move hand trucks at a walking pace.
13. Store hand trucks with the tongue under a pallet, shelf, or table.

Electrical Arc Welding

1. Obey all signs posted in the welding area.
2. Use the welding screen to shield other employees from flying slag and intense light.
3. Wear a welding helmet with filter plates and lenses, welding gloves, a long sleeve shirt and long pants when welding.
4. Do not perform welding tasks while wearing wet cotton gloves or wet leather gloves.
5. Do not change electrodes with bare hands; use dry welder's gloves.
6. Do not use the welding apparatus if the power cord is cut, frayed, split or otherwise visibly damaged or modified.

Welding/Cutting/Brazing

1. Obey all signs posted in the welding area.
2. Do not leave oily rags, paper such as blueprints or other combustible materials in the welding, cutting or brazing area.
3. Do not perform "hot work," such as welding, metal grinding or other spark producing operations, within 50 feet of containers labeled "Flammable" or "Combustible."
4. Use the red hose for gas fuel and the green hose for oxygen.
5. Do not use worn, burned or cracked hoses.
6. Do not use oil, grease or other lubricants on the regulator.
7. "Blow Out" hoses before attaching the torch.
8. Ignite torches with friction lighters only. Do not use a cigarette lighter.
9. Do not change electrodes with bare hands; use dry rubber gloves.
10. Bleed oxygen and fuel lines at the end of the work-shift.
11. Do not wear contact lenses when welding.
12. When welding, wear a welding helmet with filter plates and lenses, welding gloves, a long sleeve shirt, long pants, and an apron.
13. Wear clothing made of cotton, wool, or non-synthetic fibers. Wear long sleeve shirts, long pants, boots, and gloves.
14. Use the welding screen to shield other employees from flying slag and intense light.
15. Before welding place the floor fan behind you to keep welding fumes away from your face.
16. Do not use a torch on any container that is labeled "Flammable" or "Combustible."

Job-Specific Safety Precautions

Spray Painting

1. Store rags that have oil or paint on them in closed metal containers labeled "oily rags."
2. Press the pressure relief valve on painting canisters and painting guns prior to disconnecting them.
3. Do not eat, drink, smoke or apply cosmetics where spray painting is taking place.
4. Do not operate spark inducing tools such as grinders, drills or saws near containers labeled "Flammable" or in an explosive atmosphere such as paint spray booths or rooms.
5. Perform all spray painting operations in the spray booth or room.
6. Do not point the spray gun toward any part of your body or at anyone else.
7. Turn the control switch to the "on" position to operate the mechanical ventilation system before and during all spraying operations.

Employee Acknowledgement Form

Wall Street Towing is firmly committed to your safety. We will do everything possible to prevent workplace accidents and are committed to providing a safe working environment for you and all employees. We value you not only as an employee but also as a human being critical to the success of your family, the local community, and ABC Company. You are encouraged to report any unsafe work practices or safety hazards encountered on the job. All accidents/incidents (no matter how slight) are to be immediately reported to the supervisor on duty.

A key factor in implementing this policy will be the strict compliance to all applicable federal, state, local, and Wall Street Towing policies and procedures. Failure to comply with these policies may result in disciplinary actions. Respecting this, Wall Street Towing will make every reasonable effort to provide a safe and healthful workplace that is free from any recognized or known potential hazards. Additionally, Wall Street Towing subscribes to these principles:

1. All accidents are preventable through implementation of effective Safety and Health Control policies and programs.
2. Safety and Health controls are a major part of our work every day.
3. Accident prevention is good business. It minimizes human suffering, promotes better working conditions for everyone, holds Wall Street Towing in higher regard with customers, and increases productivity. This is why Wall Street Towing will comply with all safety and health regulations wh ch apply to the course and scope of operations.
4. Management is responsible for providing the safest possible workplace for Employees. Consequentiy, management of Wall Street Towing is committed to allocating and providing all of the resources needed to promote and effectively implement this safety policy.
5. Employees are responsible for following safe work practices, company rules, and for preventing accidents and injuries. Management will establish lines of communication to solicit and receive comments, information, suggestions, and assistance from employees where safety and health are concerned.
6. Management and supervisors of Wall Street Towing will set an exemplary example with good attitudes and strong commitment to safety and health in the workplace. Toward this end, management must monitor the company's safety and health performance, working environment, and conditions to ensure that program objectives are achieved.
7. Our safety program applies to all employees and persons affected or associated in any way by the scope of this business. Everyone's goal must be to constantly improve safety awareness and to prevent accidents and injuries.

Everyone at Wall Street Towing must be involved and committed to safety. This must be a team effort. Together, we can prevent accidents and injuries and keep each other safe and healthy in the work that provides our livelihood.

By signing this document, I confirm the receipt of Wall Street Towing's employee safety handbook. I have read and understood all policies, programs, and actions as described, and agree to comply with these set policies.

Employee Signature _____ Date _____

8.8 Exhibit 8 - Compliance With Existing Government Contracts and Amendments

Wall Street Towing currently operates under an active service contract with the Washtenaw County Sheriff's Office for towing services, including executed contract amendments dated April 15, 2026, under Contract No. 57313. Documentation included with this proposal confirms that the company has entered into and maintained contractual agreements with Washtenaw County for the provision of towing and related services.

The submitted contract amendments demonstrate that Wall Street Towing performs services under formally approved terms and conditions established by the County. These amendments include provisions governing permissible service charges, rate structures, and operational requirements, which are subject to approval and oversight by the Washtenaw County Sheriff's Office. The documents further confirm that pricing adjustments and operational updates are implemented through formal written amendments, and that all other terms of the contract remain in effect unless modified.

These records confirm that Wall Street Towing operates within a regulated public-sector contracting environment and complies with established municipal requirements related to pricing, service delivery, and contract administration. The existence of executed amendments further demonstrates ongoing participation in County-managed towing operations and continued adherence to contractual obligations.

WASHTENAW COUNTY
OFFICE OF THE SHERIFF

EST. 1823

ALYSHIA M. DYER, SHERIFF

April 15, 2026

Contract 57313.2

To Whom It May Concern:

Washtenaw County and the Washtenaw County Sheriff's Office wish to amend the contract with your agency. If this amendment is agreeable to you, please sign and return all copies of this letter. You will receive an executed copy of this letter upon completion.

Accordingly, I hereby amend the Service Contract #57313 between Washtenaw County on behalf of the Washtenaw County Sheriff's Office, and ***Wall Street Towing***, dated ***October 1, 2025***, as follows:

Amend ARTICLE I: SCOPE OF SERVICES: APPENDIX #4: **WASHTENAW COUNTY SHERIFF'S OFFICE – TOWING FEES** to include the following:

"Basic Tow Rate (includes standard use of a winch and normal clean-up which may include application, pick up and disposal of some oil dry) $200.00"

Add:

"Electric Vehicle Tow - $200.00 (within 8 miles)

Electric Vehicle Storage (Contained) - $100/ Day"

All other terms and conditions remain the same as in the original contract and any amendments. TOWING FEES posters will be updated and provided for posting on your premises.

ATTEST:

Lawrence Kestenbaum 04/23/2026
Lawrence Kestenbaum (DATE)
County Clerk/Register

WASHTENAW COUNTY

Gregory Dill (DATE)
County Administrator

APPROVED FOR CONTENT:
Accepted by:

Alyshia M. Dyer 04 / 20 / 2026
Alyshia M. Dyer (DATE)
Sheriff

Tow Contractor

Nabil Salamey 11/16/25
Nabil Salamey (DATE)
Owner

APPROVED AS TO FORM:

For

Michelle Billard (DATE)
Corporation Counsel

Original: Clerk
Contractor
cc: WCSO Accounts Payable
Purchasing

WASHTENAW COUNTY
OFFICE OF THE SHERIFF

EST. 1823

ALYSHIA M. DYER, SHERIFF

April 15, 2026

Contract 57313.1

To Whom It May Concern:

Washtenaw County on behalf of the Washtenaw County Sheriff's Office wishes to amend the contract with your agency. If this amendment is agreeable to you, please sign and return all copies of this letter. You will receive an executed copy of this letter upon completion.

Accordingly, I hereby amend the Service Contract #57313 between Washtenaw County on behalf of the Washtenaw County Sheriff's Office, and ***Wall Street Towing,*** dated ***October 1, 2025,*** as follows:

Amend ARTICLE II: SCOPE OF SERVICES: PERMISSABLE FEES 11.1.1.2 as follows:

> Generally, there will not be any fuel surcharge or processing fee concessions given to the contractor. Fuel surcharge or processing fees may not be billed to vehicle owners or their authorized representatives. Except, during times of significant surges in fuel pricing, contractors may charge a one-time, $15 flat-rate, fuel surcharge per one-way tow for tows less than 8-miles, except for those tows which are waived by superseding contract language. WCSO shall determine when the contractor may charge the fuel surcharge, and this determination will be communicated in writing. Similarly, WCSO shall determine when the contractor must discontinue charging the fuel surcharge and this determination will be communicated in writing. Upon receiving the notice to discontinue the fuel surcharge, the contractor must discontinue the charge at the start of the next business day.

All other terms and conditions remain the same as in the original contract.

ATTEST:

Lawrence Kestenbaum 04/23/2026
Lawrence Kestenbaum (DATE)
County Clerk/Register

WASHTENAW COUNTY

Gregory Dill (DATE)
County Administrator

APPROVED FOR CONTENT:

Accepted by:

04 / 20 / 2026
Alyshia M. Dyer (DATE)
Sheriff

Tow Contractor

Nabil Salamey (DATE)
Owner

APPROVED AS TO FORM:

For
Michelle Billard (DATE)
Corporation Counsel

Original: Clerk
Contractor
cc: WCSO Accounts Payable
Purchasing

NATIONWIDE

TOWING GROUP

RESPONSE TO:

Towing Services for City of Ypsilanti Police Department

221 N LINCOLN ST | YPSILANTI MI 48198

NATIONWIDE
TOWING GROUP

June 01, 2026

To: Selection Committee, Ypsilanti Police Department

Nationwide Towing Group is proud to submit this response to serve as a dependable, community rooted towing provider for the Ypsilanti Police Department. Founded and headquartered locally for over a decade, we focus on the safety, promptness, and top-notch service quality your department and the residents we all serve expect and deserve. We have reviewed the full RFP and addendum, and our proposal exceeds the minimum requirements outlined.

As a locally based provider, we now operate from our City-certified primary facility at 221 N Lincoln St, Ypsilanti, well within the three mile requirement, with two established, secure storage operations right here in the city. This local footprint allows us to respond with the speed and accessibility a police towing contract demands.

Our team of over 35 trained professionals operates 24/7/365, supported by state-of-the-art recovery equipment, real-time dispatch software, and helpful reporting tools that ensure our service accountability at every stage of the towing process. Our fleet is over double the City's minimum required truck counts across light/medium/heavy-duty classes, and we maintain the financial stability and enhanced infrastructure to perform this multi-year contract with excellence, starting on the first day of service.

Nationwide Towing Group is more than just a vendor; we strive to be a long-term service partner committed to improving our shared community. We are dedicated to clear, upfront fee schedules, chain-of-custody compliance, and treating every resident with courtesy and respect. Please see our pricing on page 99.

We welcome the opportunity to discuss how we are uniquely qualified to serve the City of Ypsilanti Police Department, as well as any feedback you are willing to share.

Thank you for your time and consideration.

AJ Furrha, *Owner*
Nationwide Towing Group

Nationwide Towing Group is proud to serve the Ypsilanti community with fast response times, professional staff, and dependable towing and roadside assistance.

Our primary, City-certified facility at 221 N Lincoln St, Ypsilanti anchors a strategically managed operation positioned to meet the Ypsilanti Police Department's towing needs, well within the City's three-mile requirement. Our secondary location at 2835 Coolidge Ave, Ypsilanti provides large-scale storage and overflow capacity, and our affiliated location at 191 Hiscock St in Ann Arbor stands by as additional backup if ever needed.

OPERATIONAL APPROACH & PHILOSOPHY

At Nationwide Towing Group, we prioritize reliability, accountability, and community service. Our in-house dispatch center operates 24 hours a day, seven days a week. We use real-time GPS-enabled dispatching and maintain a fleet positioned for rapid response, ready to meet the response-time expectations of the Ypsilanti Police Department.

All drivers complete daily pre-trip and post-trip vehicle inspections. We reinforce a strong safety culture through regular internal audits, continuous training, and routine mechanical performance checks. These practices ensure each vehicle is road-ready and fully compliant with public safety standards.

Nationwide Towing Group is more than a towing provider; we are an active community partner. We sponsor youth athletic teams and have donated multiple vehicles to the City of Ypsilanti Fire Department for live training exercises. Our team also supports local programs through charitable donations and participation in community events, helping fund public outreach and rehabilitation efforts.

NO COLLECTIONS PLEDGE

We are the only towing company in the Ypsilanti area that offers a No Collections Pledge for the public. When a vehicle is sold at auction, we do not pursue the previous owner for any unpaid balance. This policy reflects our belief in second chances and our commitment to reducing financial stress for individuals impacted by accidents or hardship. We work directly with vehicle owners to find fair, respectful resolutions that preserve their dignity during difficult times.

COMPLIANCE & CHAIN-OF-CUSTODY STANDARDS

Nationwide Towing Group is fully versed in secure towing and impound protocols and adheres strictly to chain-of-custody procedures, ensuring the secure handling of evidence and impounded vehicles. All tows are meticulously logged via our digital platform with time stamped photos, job notes, and documentation, ensuring transparency and audit readiness. We maintain full compliance with MCL 257.252a and all applicable local and state laws.

Our secure facilities are monitored by 24/7 digital surveillance, complete with floodlighting, restricted entry gates, steel fencing, and badge-controlled access. We are committed to safeguarding every vehicle in our possession with industry best practices and verified legal compliance, including dedicated areas for law enforcement holds and evidence retention.

Our drivers and storage personnel undergo annual training in evidence preservation, legal compliance, and police communication protocols, ensuring we are always prepared to collaborate effectively with the Ypsilanti Police Department and other agencies.

USE OF TECHNOLOGY

NATIONWIDE TOWING GROUP

FAST + PROFESSIONAL

Nationwide Towing Group leverages ***Towbook****, the leading software for professional towing operations. This cloud-based platform enables:*

- ✓ Real-time vehicle dispatching and location tracking
- ✓ Digital documentation, including job time stamps, photo logs, and signature capture
- ✓ Instant updates to YPD staff and partners
- ✓ Full audit trails for every vehicle interaction

Our investment in technology helps maintain 100% operational transparency and gives YPD officials real-time access to contract performance data, while improving dispatch coordination, accountability, and internal staff for YPD communication.

As an added option, NTG can provide pertinent YPD staff with direct access to our software, including a secure administrative login and unique user ID, enabling authorized personnel ***to dispatch calls directly to our team in real time.***

FLEET READINESS AND FACILITY CAPACITY

Our company maintains a diverse, well-serviced fleet, including:

- **Light, medium, and heavy-duty wreckers**
- **Rollbacks and flatbeds**
- **Emergency response roadside service vans**
- **Heavy Duty 50 Ton Rotator, allowing advanced recovery in any terrain or incident**

Each vehicle is assigned a scheduled maintenance plan, logged daily, and serviced in our in-house mechanical facility. We consistently invest in fleet upgrades—adding new tow trucks annually to ensure optimal readiness and compliance.

SEVERE WEATHER EVENT RESPONSE CAPACITY

Our secured storage lot has the capacity to hold 1,000+ vehicles, making us one of the largest providers in southeast Michigan. This enables us to easily accommodate large-scale impoundments, severe weather event response, or city-wide enforcement operations without disruption to service levels.

COMMITMENT TO EXCELLENCE

Nationwide Towing Group is dedicated to unwavering professionalism, ensuring public safety, and offering service with integrity. We bring the capacity, experience, technology, and ethical standards needed to handle complex City contracts. We remain grounded in our commitment to the people we serve. We are not just a vendor; we are a partner with a clear mission: to serve Ypsilanti Police Department with full service transparency, accountability, compassion, while maintaining quick response times.

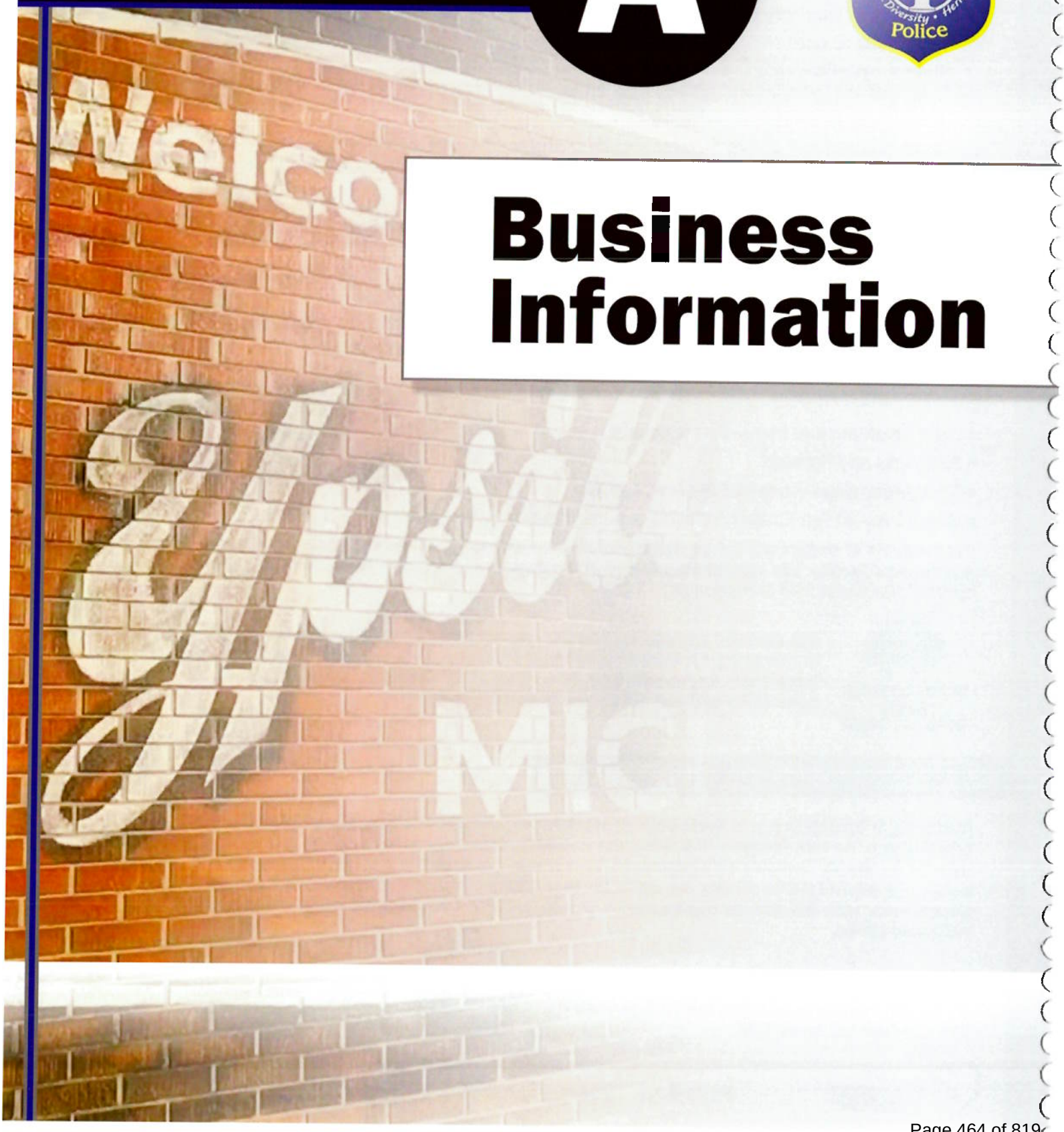
PUBLIC SAFETY FIRST

Respectfully submitted,
AJ Furrha, President, **Nationwide Towing Group**
2835 Coolidge Ave, Ypsilanti, MI

NATIONWIDE
TOWING GROUP

ADDENDA A

City of Ypsilanti
Pride. Diversity. Heritage.
Police



Business Information

NTG INFO

See attached COIs in Compliance section.

Company Name: Nationwide Towing Group

Total Years in Business: 10+

Years Towing Under the Bid Name: 10+

Owner: AJ Furrha

Federal Tax ID: 81-0826500

Primary Location: 221 N Lincoln St, Ypsilanti, MI 48198

Secondary Location: 2835 Coolidge Ave, Ypsilanti, MI 48198

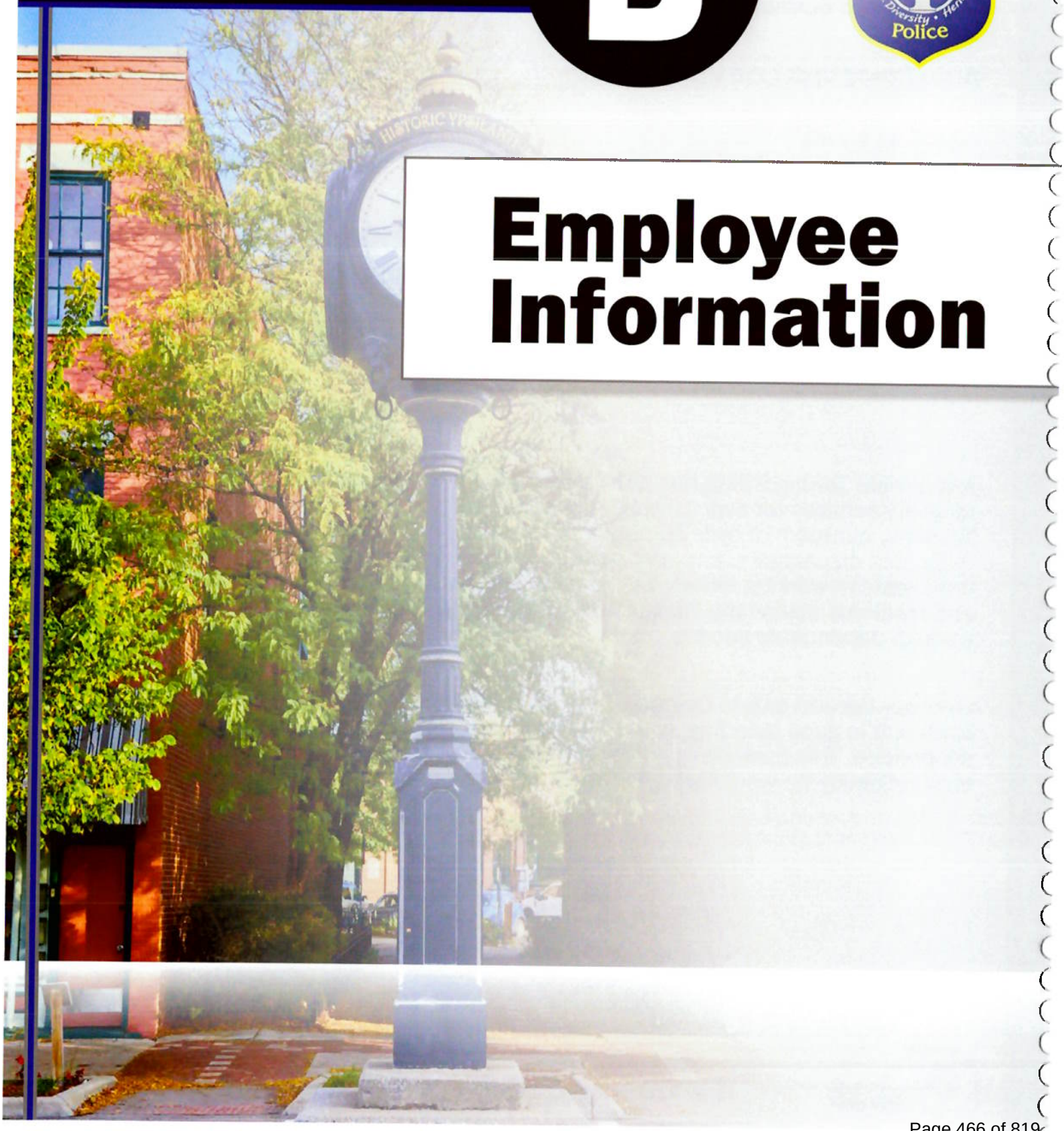
Nationwide Towing Group has provided reliable and professional towing and recovery services for over 10 years under our current name. Locally based in Ypsilanti, our team of over 35 personnel includes experienced drivers, dedicated dispatchers, and an on-site tow lot manager. Our experience comes from years of working closely with local businesses, government agencies, and residents across the Ypsilanti and Washtenaw County area, building trust through dependable service.

Over our decade-plus in operation, we have maintained all prior and current contracts in good standing, with none ever canceled, terminated, or suspended. This consistency reflects the stability, professionalism, and long-term reliability we would bring to the City of Ypsilanti Police Department.

NATIONWIDE
TOWING GROUP

ADDENDA B

City of Ypsilanti
Pride • Diversity • Heritage
Police



Employee Information

NTG STAFF

These 19 Nationwide staffers are proposed to serve the Ypsilanti Police Department contract, along with designated Admin staff, supported by our full roster total of 35+ cross-trained personnel in the event additional crews are needed.

All personnel are based at our primary location:
221 N Lincoln St, Ypsilanti, MI 48198

EMPLOYEE ROSTER AND EXPERIENCE

Name:	Years with Nationwide	Years in Towing Industry
Terry Whitlow	10 years	30 years
Stephen Hagerman	8 years	20+ years
Jeremey Chennault	7 years	13 years
Dwayne Gray	10 years	12 years
Allen Cook	10 years	30 years
Faiz Asoufy	8 years	15 years
Ahmad Dari	10 years	15 years
Ash Samaha	10 year	10 years
Mohammed Furrha	10 years	10 years
Chay Akrad	6 year	6 years
Jordan Parson	3 years	8 years
Cliff Shelton	8 years	12 years
Lorenzo Moore	3 years	7 years
Awws Mohamed	2 year	2 years
JJ issa	10 years	10+ years
Jim Cooper	9 years	20+ years
Samh Abdulkareem	2 years	4 years
AJ Furrha	10 years	12 years
Nidal Hamdan	10 years	17 years

EMPLOYEE TRAINING

Every Nationwide Towing Group operator is trained and certified on the safe operation and working functionality of each class of vehicle they are authorized to command, from light-duty wreckers and flatbeds to medium- and heavy-duty units and rotators. This includes proper load securement, winching, rigging, and recovery technique specific to each truck's capacity and controls, ensuring the right equipment is matched to every call.

Our personnel are also trained on Towbook, our cloud-based dispatch and accountability software, which logs every call with time stamps, photos, and documentation for full transparency. As part of onboarding and ongoing training, operators are instructed on the specific preferences and protocols of each client we serve, so the Ypsilanti Police Department's requirements are followed consistently on every call.

Beyond equipment and systems proficiency, our team completes EV handling training covering charging systems, battery thermal management, and high-voltage safety, areas that are increasingly critical as electric vehicles enter the impound stream. Drivers and storage personnel also receive ongoing instruction in evidence preservation, chain-of-custody handling, accident scene safety, and clear communication with law enforcement.

Our tow technicians and fleet managers have completed EV handling training courses, as shown on the following pages. This technology course has informed our staff of all features unique to EV's, helping them leverage this knowledge to ensure safety during transit and when stored on site.

Specifically, the course provided training on the intricacies of EV charging methods, battery thermal management, (especially critical in Michigan winters), and overall EV system operation, along with all other facets of training, equipping our staffers with the fundamental knowledge to confidently prep, handle, transport, and store EV's.

EV CERTS

NATIONWIDE TOWING GROUP

Udemy

CERTIFICATE OF COMPLETION

Electric Vehicle Technology

Faiz Asoufy

Instructors Er Prasanthkumar Palani

Udemy

CERTIFICATE OF COMPLETION

Electric Vehicle Technology

Dwayne Gray

Instructors Er Prasanthkumar Palani

Udemy

CERTIFICATE OF COMPLETION

Electric Vehicle Technology

Cliff Shelton

Instructors Er Prasanthkumar Palani

Udemy

CERTIFICATE OF COMPLETION

Electric Vehicle Technology

Ahmad Dari

Instructors Er Prasanthkumar Palani

Udemy

CERTIFICATE OF COMPLETION

Electric Vehicle Technology

Ahmad Furrha

Instructors Er Prasanthkumar Palani

Udemy

CERTIFICATE OF COMPLETION

Electric Vehicle Technology

Allen Cook

Instructors Er Prasanthkumar Palani

Udemy

CERTIFICATE OF COMPLETION

Electric Vehicle Technology

Awss Mohammed

Instructors Er Prasanthkumar Palani

Udemy

CERTIFICATE OF COMPLETION

Electric Vehicle Technology

Chay Akrad

Instructors Er Prasanthkumar Palani

Udemy

CERTIFICATE OF COMPLETION

Electric Vehicle Technology

Bradley Cooper

Instructors Er Prasanthkumar Palani

Udemy

CERTIFICATE OF COMPLETION

Electric Vehicle Technology

Ash Samaha

Instructors Er Prasanthkumar Palani

Udemy

CERTIFICATE OF COMPLETION

Electric Vehicle Technology

Jeremy Chennault

Instructors Er Prasanthkumar Palani

Udemy

CERTIFICATE OF COMPLETION

Electric Vehicle Technology

Jim Cooper

Instructors Er Prasanthkumar Palani

EV CERTS

NATIONWIDE
TOWING GROUP

Udemy

CERTIFICATE OF COMPLETION

Electric Vehicle Technology

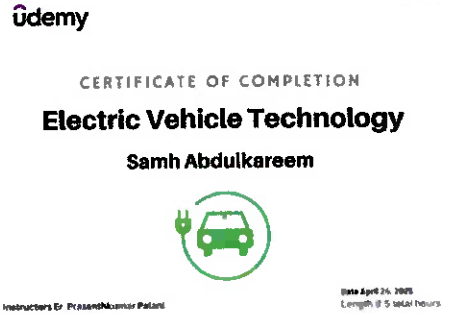
Terry Whitlow

Udemy

CERTIFICATE OF COMPLETION

Electric Vehicle Technology

Stephen Hagerman


Udemy

CERTIFICATE OF COMPLETION

Electric Vehicle Technology

Samh Abdulkareem

Udemy

CERTIFICATE OF COMPLETION

Electric Vehicle Technology

JJ Issa

Udemy

CERTIFICATE OF COMPLETION

Electric Vehicle Technology

Mohammed Furrha

Udemy

CERTIFICATE OF COMPLETION

Electric Vehicle Technology

Lorenzo Moore

Udemy

CERTIFICATE OF COMPLETION

Electric Vehicle Technology

Jordan Parsons

Driver Background – **Terry Whitlow**

Position: Heavy-Duty Rotator Wrecker Operator

*Terry Whitlow is a seasoned professional in the towing industry with over **30 years of experience**, specializing in **heavy-duty recovery and police department/accident/congested site towing operations**. Terry currently serves as a rotator wrecker operator for Nationwide Towing Group, where he plays a key role in complex recovery efforts, including overturned semis, accident scenes, and multi-vehicle incidents.*

*Throughout his career, Terry has worked directly with **numerous secure agencies**, maintaining a high standard of professionalism, safety, and efficiency in every operation. His extensive field knowledge, calm demeanor under pressure, and ability to handle advanced equipment make him a valuable asset to our company and a trusted partner to public safety personnel.*

*Terry has completed specialized training in **heavy-duty recovery, scene safety coordination, and evidence preservation protocols**, and continues to stay current with evolving towing standards. His long-standing commitment to excellence and public service makes him a leading example of Nationwide Towing Group's dedication to reliable and responsible towing services.*

Driver Background – **Stephen Hagerman**

Position: Heavy-Duty Tow Operator

*Stephen Hagerman brings extensive experience and professionalism to Nationwide Towing Group, with a career spanning **over two decades** in the towing industry, including years of **dedicated service in police towing operations.** Stephen is a highly **skilled heavy-duty tow operator**, known for his precision, calm under pressure, and deep understanding of recovery procedures.*

*Throughout his career, Stephen has worked closely with **multiple municipal agencies**, responding to accident scenes, impound calls, and emergency recoveries with efficiency and strict adherence to chain-of-custody protocols. His thorough approach and ability to manage sensitive situations make him a reliable point of contact for law enforcement personnel and dispatch teams.*

*Stephen has performed **complex recoveries involving commercial vehicles, rollovers, and scene clearings**, demonstrating exceptional technical ability with rotator and large-capacity wreckers. He remains committed to ongoing training and safety practices to ensure each tow is conducted in accordance with the highest industry standards.*

Stephen's reputation for reliability, skill, and professionalism underscores Nationwide Towing Group's commitment to excellence in every service call.

Driver Statement – **Jeremy Chennault**

Position: Light-Duty Tow Operator

"My name is Jeremy Chennault, and towing has been more than just a job for me—it's a passion I've followed for years. I've always enjoyed the sense of purpose that comes with helping people when they need it most. Whether it's recovering a stranded vehicle, responding to an accident, or assisting someone locked out of their car, I take pride in being someone the community can count on.

*What I love most about towing is the variety—no two days are ever the same. Every call is a new challenge, and I enjoy the problem-solving and quick thinking that's required on the spot. As a **light-duty tow operator**, I've had the opportunity to build strong relationships with customers, municipalities, and dispatch teams, and I'm proud to be a reliable part of the Nationwide Towing Group crew.*

Towing has taught me patience, discipline, and how to stay calm under pressure. It's rewarding to turn a stressful situation for someone into a positive experience. That's what keeps me going every day."

— Jeremy Chennault

Driver Statement – **Dwayne Gray**

Position: Light-Duty Tow Operator

"My name is Dwayne Gray, and I've been involved in the towing industry for several years as a dedicated light-duty operator. What drew me to towing was the opportunity to make a real difference—helping people in difficult, sometimes high-stress situations and turning those moments into relief and reassurance.

*Over the years, I've handled a wide range of **light-duty calls, from accident recoveries and breakdowns to lockouts and roadside assistance**. I take pride in representing Nationwide Towing Group with professionalism, safety, and respect on every call. For me, it's all about being dependable, responding quickly, and making sure the job is done right the first time.*

I enjoy the fast-paced environment, the teamwork, and most of all, the satisfaction that comes from being someone others can rely on when they need help the most. Towing is more than just moving vehicles—it's being part of a support system for the community."

— Dwayne Gray

Driver Statement – **Allen Cook**

Position: Light-Duty Tow Operator

"My name is Allen Cook, and I've been proudly working in the towing industry for over 30 years, specializing in light-duty towing with a strong background in critical site towing. Throughout my career, I've handled thousands of police rotation calls, accident scenes, impounds, and emergency roadside situations.

*What keeps me motivated in this profession is the sense of **responsibility and trust** that comes with serving both the public and municipalities. I understand the importance of maintaining a calm, respectful, and professional demeanor in high-pressure environments, and I take that responsibility seriously every time I'm dispatched to a scene.*

Towing for critical sites such as City properties requires precision, patience, and strong communication skills—all qualities I've developed and carried with me throughout my career. I'm proud to bring that experience and dedication to every call I respond to as part of the Nationwide team."

— Allen Cook

Driver Statement – **Faiz Asoufy**

Position: Tow Operator

*"My name is Faiz Asoufy, and towing isn't just a job for me—it's a career I'm passionate about. I've always believed in the importance of helping others, and towing gives me the opportunity to make a real difference in people's lives every day. Whether it's **rescuing a stranded driver**, clearing a roadway to keep traffic moving safely, or responding to a breakdown in the middle of the night, I take pride in being someone **the community can count on.***

What I love most about this work is the ability to provide calm and solutions in stressful situations. Every call is different, and each one gives me a chance to show professionalism, patience, and care. Being part of the Nationwide Towing team means I'm part of something bigger—keeping the roads safe and helping people when they need it most. That's something I'm proud of."

— Faiz Asoufy

Driver Statement – **Ahmad Dari**

Position: Heavy Duty Tow Operator

*"My name is Ahmad Dari, and I've been in the towing industry for many years, specializing in **heavy-duty recovery** and roadside service. Towing is more than just moving vehicles—it's about being the person people can depend on in high-pressure situations. I take pride in handling complex recoveries with precision, safety, and professionalism.*

*Alongside my work in towing, I also serve as a reserve police officer, which has given me a deep respect for law enforcement operations and the role towing plays in public safety. This dual experience helps me better understand **scene control, evidence protection, and communication with officers** at every level.*

*What I love most about towing is the challenge. No two calls are the same, and I enjoy the opportunity to think on my feet and solve tough problems. Knowing that my work helps **keep roads safe** and supports the community is what keeps me motivated every day." — Ahmad Dari*

Manager Statement – **Ash Samaha**

Position: Driver Manager & Lot Manager

"My name is Ash Samaha, and I proudly serve as both the Driver Manager and Lot Manager at Nationwide Towing Group. With many years in the towing industry, I've developed a deep respect for the work we do and the people who do it. Managing both the drivers on the road and the operations within the storage lot gives me a unique perspective into how critical every part of this service is—from the moment a call comes in to the secure handling of every vehicle we touch.

What I love most about this profession is the impact we make every day. Whether we're helping someone stranded on the side of the road or recovering a vehicle involved in a serious incident, we're often the first ones people see in their time of need. It's our job to show up with professionalism, safety, and care—and I'm proud to lead a team that does just that.

*As Driver Manager, I work closely with our operators to **ensure they're trained, prepared, and always operating at the highest standards.** Many of them have decades of experience, and I take pride in supporting their continued growth. As Lot Manager, I oversee the **safe storage and organization of hundreds of vehicles,** maintaining a secure, efficient environment that upholds the trust of law enforcement, private clients, and the community.*

Towing is not just about transporting vehicles—it's about restoring order in moments of chaos, being a steady hand in emergencies, and ensuring public safety. I'm honored to help shape a company culture where drivers are respected, operations are smooth, and customer care is always a priority." — Ash Samaha

---

Dispatcher Statement – **Mohammed Furrha**

Position: Dispatcher

*My name is Mohammed Furrha, and I am proud to serve as a dispatcher for Nationwide Towing Group. In this role, I am the critical **link between our customers and our towing operators** on the road. I coordinate calls 24/7 with precision and urgency to ensure that every service request is handled quickly, efficiently, and with the highest level of care.*

*What I love about being a dispatcher is the challenge of managing multiple calls, prioritizing urgent situations, and ensuring that the right truck is sent to the right location at the right time. **Communication is key** in this job, and I take great pride in keeping all parties informed with real-time updates through our Towbook dispatch software.*

*Our work can make a big difference in people's lives during stressful situations—whether it's a breakdown or accident—and knowing that I play a part in providing **swift and professional service** motivates me every day.*

*At Nationwide, we are a team dedicated to **safety, reliability, and respect for the community,** and I'm honored to contribute to that mission from the dispatch center. — Mohammed Furrha*

Dispatcher Statement – **Chay Akrad**

POSITION: DISPATCHER

*My name is Chay Akrad, and I proudly serve as a dispatcher for Nationwide Towing. Every day, I'm responsible for coordinating calls, **managing the flow of information between drivers and customers**, and ensuring that each job runs smoothly from start to finish.*

*What I enjoy most about dispatching is the fast-paced environment and the satisfaction of solving problems in real time. Whether it's sending out a driver to **help a stranded motorist or organizing a complicated heavy-duty tow**, I know that my actions directly impact how efficiently and safely we serve the community.*

*I take great pride in supporting our hardworking drivers, helping them **stay organized, informed, and focused** so they can do their jobs effectively. At Nationwide Towing, we're more than a team—we're a family committed to quality service and customer care. I'm honored to play a key role in that mission every single day.*

— Chay Akrad

Dispatcher Statement – **Jordan Parsons**

POSITION: DISPATCHER

*My name is Jordan Parsons, and I'm a dispatcher at Nationwide. In my role, I coordinate **incoming service calls, assign jobs to our drivers**, and maintain communication between customers and our team throughout the entire process.*

*What I enjoy most about dispatching is the opportunity to **bring order to high-pressure situations.** Every call is unique, and I take pride in making sure the right driver, with the right equipment, gets to the scene quickly and efficiently. I'm also passionate about providing clear and helpful communication to customers who are often going through stressful situations.*

Working with such a skilled team of operators makes my job even more rewarding. I see firsthand the dedication our drivers bring to every job, and it motivates me to give my best behind the scenes. I'm proud to be part of a company that values professionalism, teamwork, and community service.

— Jordan Parsons

Dispatcher Statement – **Cliff Shelton**

POSITION: DISPATCH MANAGER

*My name is Cliff Shelton, and I currently serve as the Dispatch Manager at Nationwide Towing. Before stepping into this leadership role, **I spent years on the road as a driver**, handling everything from light-duty to complex recovery calls. That hands-on experience helps me understand what our drivers face every day, and it allows me to manage dispatch operations with a high level of insight, accuracy, and respect for the job.*

*As Dispatch Manager, I'm responsible for **overseeing our entire dispatch team**, making sure calls are handled efficiently and safely, and ensuring our drivers are supported at every turn. I take pride in training new dispatchers, refining our communication processes, and **maintaining a strong connection** between our dispatch center and the drivers out in the field.*

Towing isn't just a job to me—it's a fast-paced, high-responsibility environment where people depend on us during critical moments. I love being able to lead a team that shares that same drive for professionalism, urgency, and care. Seeing our operation run smoothly and knowing we've helped someone in need—that's what keeps me passionate about what we do.

— Cliff Shelton

Driver Statement – **Lorenzo Moore**

POSITION: TOW OPERATOR

*My name is Lorenzo Moore, and I'm proud to be a tow driver with Nationwide Towing. Every day I come to work knowing that I have the **opportunity to help people** during some of their most stressful moments—whether they've been in an accident, broken down on the highway, or need a vehicle moved quickly and safely.*

What I enjoy most about towing is the fast-paced nature of the job and the satisfaction of solving real problems on the spot. It takes skill, patience, and a cool head to operate a tow truck in all conditions, and I take pride in doing it right every time.

Nationwide is more than just a workplace—it's a team of professionals who look out for one another. I appreciate being part of a company that values quality service, safety, and integrity. That motivates me to give my best on every call.

— Lorenzo Moore

Driver Statement – **Awss Mohamed**

POSITION: TOW OPERATOR

*My name is Awss Mohamed, and I take pride in being a driver at Nationwide Towing. Towing is more than just a job—it's about helping people in stressful, often vulnerable moments and **making a difference when it matters most**. Whether someone is stranded on the side of the road or involved in an accident, I know that my presence brings relief and a solution to their problem.*

What I enjoy most about this job is the responsibility and the trust that comes with it. Every call is different, and I like the challenge of adapting to different situations while keeping safety, professionalism, and customer care at the forefront.

Working at Nationwide has been a great experience. The team is supportive, the equipment is top-notch, and management always emphasizes doing the job right. I'm proud to represent this company and look forward to continuing to grow in this career.

— Awss Mohamed

Staff Statement – **Koko Mirza**

POSITION: HUMAN RESOURCE MANAGER

As the Human Resource Manager at Nationwide Towing Group, my role is all about supporting the incredible team that keeps our company moving. I'm proud to work for a company that not only values professionalism and safety but also places a strong emphasis on community, integrity, and the well-being of every employee.

*In HR, I focus on **building a strong workplace culture**—one that **encourages growth, respects diversity**, and supports the needs of both our team members and the communities we serve. Whether I'm onboarding a new driver, resolving an issue, or coordinating training and development, I take pride in making sure every team member feels heard, supported, and empowered to succeed.*

*Towing is a demanding industry, and **our team is made up of dedicated individuals** who show up every day ready to do tough work with compassion and commitment. It's my job—and my privilege—to make sure they're backed by the resources and support they need to thrive.*

— Koko Mirza, Human Resource Manager

Driver Statement – **JJ Issa**

LIGHT & HEAVY DUTY TOW OPERATOR | RESERVE POLICE OFFICER – CITY OF BELLEVILLE

Towing is more than just a career for me — it's a responsibility I take seriously, both on the road and in uniform. ***As a reserve police officer with the City of Belleville and a light and heavy-duty tow operator*** *with Nationwide Towing, I've dedicated my life to service and safety.*

Being part of both law enforcement and the towing industry gives me a unique perspective. I understand the critical importance of arriving quickly, handling each situation with professionalism, and ensuring the safety of everyone involved — whether it's during an accident recovery, a roadside emergency, or a vehicle impound. My dual experience allows me to ***operate with clarity, calmness under pressure, and a deep respect for procedures*** *and the people we assist.*

At Nationwide Towing, I'm proud to be part of a team that values integrity, reliability, and compassion. Every call I respond to is a chance to help someone, and that's what motivates me day in and day out. Whether I'm operating a rollback or a rotator, I approach every job with focus, care, and pride in the work we do.

— JJ Issa

Driver Statement – **Jim Cooper**

HEAVY-DUTY TOW TRUCK OPERATOR | CDL HOLDER – 20+ YEARS

With over 20 years as a CDL holder, driving and operating heavy equipment has been more than just a profession for me — it's been a lifelong craft. I've spent decades behind the wheel, and in that time, I've developed the skills, patience, and judgment that only come from hands-on experience in the field.

As a heavy-duty tow truck driver at Nationwide Towing Group, I bring that experience to every job I take on — from complex recoveries to routine roadside assistance. ***Safety, precision, and professionalism*** *are at the core of everything I do. I take pride in being able to handle even the toughest recoveries with confidence, knowing that my training and experience allow me to get the job done right the first time.*

I'm proud to be part of a ***company that values quality, teamwork, and community.*** *Every day, I get to work alongside skilled professionals who share a passion for helping others. For me, towing is about problem-solving, service, and making sure people get the help they need when they need it most.*

— Jim Cooper

Driver Statement – **Samh Abdulkareem**

POSITION: TOW OPERATOR

Being a tow truck operator is more than just a job for me — it's something I take pride in every day. I joined Nationwide Towing Group because I wanted to be part of ***a team that truly puts people first,*** *both in how we treat our customers and how we support one another as coworkers.*

What I enjoy most about towing is the ability to step in during stressful and unexpected situations and bring calm and resolution. Whether it's helping a stranded driver get back on the road or assisting with accident recovery, ***I know that my work makes a real difference in people's lives.*** *That sense of purpose is what keeps me motivated and committed to doing the best job possible.*

Nationwide Towing Group has given me the tools, training, and support to grow as a professional. I take pride in representing a company that stands for integrity, professionalism, and care. I look forward to continuing to serve our community with reliability and respect.

— Samh Abdulkareem

Owner's Statement – **AJ Furrha**

"Towing isn't just a job to me — it's a calling."

From a young age, I found myself drawn to the pace, precision, and purpose behind this industry. I didn't just want to build a successful towing business; I wanted to build a company that stood for something — one that helped people when they were at their most vulnerable and contributed to the greater good of our community.

As the owner of Nationwide Towing Group, I take tremendous pride in what we've built. Every call we answer, every vehicle we recover, and every situation we respond to reflects our deep commitment to professionalism, compassion, and reliability. But what really drives me is knowing that the work we do isn't just about equipment or trucks — it's about people.

Behind every tow is someone who needs help, and we make sure they receive it with care, respect, and dignity.

That same mindset fuels our commitment to the community. **Giving back is not something we do occasionally — it's embedded in our company culture.** We've donated vehicles to the City of Ypsilanti Fire Department for training purposes, supported community events, sponsored school fundraisers and sports, and contributed to programs that uplift our neighbors.

I'm especially proud of the fact that we offer policies like our **No-Collections Pledge**, ensuring that customers who are already facing hardship aren't burdened further after their vehicle has been sold. **We're here to serve** — not to take advantage.

Leading this company also means surrounding myself with a team that shares the same values. I'm proud of every one of our drivers, dispatchers, mechanics, managers, and administrative staff who show up every day with **integrity and purpose**. Watching them grow, succeed, and support each other is one of the most rewarding parts of my role. They're not just employees, they're family.

At the end of the day, I love what I do because it gives me the chance to make an impact — on individuals, families, and the community as a whole. I'm honored to lead a company that's about more than towing. It's about trust, service, and heart.

— AJ Furrha
Owner, Nationwide Towing Group

Training

Every Nationwide Towing Group operator is trained and certified on the safe operation and working functionality of each class of vehicle they are authorized to command, from light-duty wreckers and flatbeds to medium- and heavy-duty units and rotators. This includes proper load securement, winching, rigging, and recovery technique specific to each truck's capacity and controls, ensuring the right equipment is matched to every call.

Our personnel are also trained on Towbook, our cloud-based dispatch and accountability software, which logs every call with time stamps, photos, and documentation for full transparency. As part of onboarding and ongoing training, operators are instructed on the specific preferences and protocols of each client we serve, so the Ypsilanti Police Department's requirements are followed consistently on every call.

Beyond equipment and systems proficiency, our team completes EV handling training covering charging systems, battery thermal management, and high-voltage safety, areas that are increasingly critical as electric vehicles enter the impound stream. Drivers and storage personnel also receive ongoing instruction in evidence preservation, chain-of-custody handling, accident scene safety, and clear communication with law enforcement.

Driver's License Information & Records

All Nationwide Towing Group drivers hold valid Michigan driver's licenses appropriate to the class of vehicle operated, with license status monitored on an ongoing basis. Driver's license information and driving records are maintained on file and available for inspection by the City of Ypsilanti upon request. See the actual ID numbers listed on the following page.

Employee Benefits.

Nationwide Towing Group invests in a stable, long-tenured workforce. All eligible employees are offered company-provided benefits, including medical, dental, and accidental insurance coverage. This investment in our people supports low turnover, experienced crews, and consistent, dependable service for the City of Ypsilanti Police Department.

NTG EMPLOYEE LICENSES

The following Nationwide Towing Group personnel proposed to serve the City of Ypsilanti Police Department contract hold valid Michigan driver's licenses appropriate to the class of vehicle operated. License status is monitored on an ongoing basis.

Driver	Driver's License #	State
Terry Whitlow	W340 789 447 623	MI
Stephen Hagerman	S500 777 184 820	MI
Jeremy Chennault	C543 402 760 860	MI
Dwayne Gray	G600 157 138 929	MI
Allen Cook	C200 051 455 989	MI
Faiz Asoufy	A210 244 029 638	MI
Ahmad Dari	D600 035 661 192	MI
Ash Samaha	S500 072 035 552	MI
Mohammed Furrha	F600 609 008 282	MI
Chay Akrad	A900 000 106 343	MI
Jordan Parson	P625 439 564 549	MI
Cliff Shelton	S435 119 075 293	MI
Lorenzo Moore	M610 346 744 162	MI
Awws Mohamed	M902 000 130 721	MI
JJ Issa	I200 414 730 325	MI
Jim Cooper	C160 367 051 549	MI
Samh Abdulkareem	A900 000 249 008	MI
AJ Furrha	F600 035 729 851	MI
Nidal Hamdan	H535 630 575 159	MI

All drivers hold valid Michigan driver's licenses. Complete driver records are maintained on file and available for inspection by the City of Ypsilanti upon request.

NATIONWIDE
TOWING GROUP

ADDENDA C

City of Ypsilanti
Pride • Diversity • Heritage
Police

Service Availability

24 hr SERVICE
EVERYDAY

24/7/365 SERVICE

We operate 24 hours a day, 365 days a year, including all holidays and weekends, with no interruption in service.

We are fully staffed with drivers and dispatchers around the clock, and we maintain night and holiday coverage equal in staffing and equipment to our daytime operations. Vehicle releases are also available 24/7 with proper authorization, so officers and residents are never left waiting for access.

Our 24/7 capability extends to our entire fleet, not just a limited on-call crew. All units across every class, light/medium/heavy-duty, are available around the clock, so the correctly rated truck can be dispatched at any hour without delay.

Our close proximity allows us to provide rapid response... in minutes to City center.

Dispatch & Accountability

All requests are managed through our centralized, in-house dispatch center, staffed continuously by trained dispatchers. We use Towbook, a cloud-based towing management platform, to log, dispatch, and track every call from request to completion. When a call comes in, our dispatcher assigns the nearest appropriately rated unit using GPS and live availability, and the driver receives the job digitally with all relevant details. Each step, arrival, hookup, transport, and completion, is time-stamped, and on-scene photos, notes, and documentation are stored securely for a full audit trail.

As an added option, we can provide the Ypsilanti Police Department with secure, direct access to our Towbook system, including a unique administrative login, allowing authorized personnel to dispatch calls and monitor activity in real time.

Proven Daily Volume

Our operation manages high daily call volume, including approximately 80 to 90 service calls per day through our AAA contract and roughly 20 commercial and fleet calls per day. This sustained throughput, handled by trained staff under established protocols, demonstrates our capacity to respond consistently and reliably without strain on service levels.

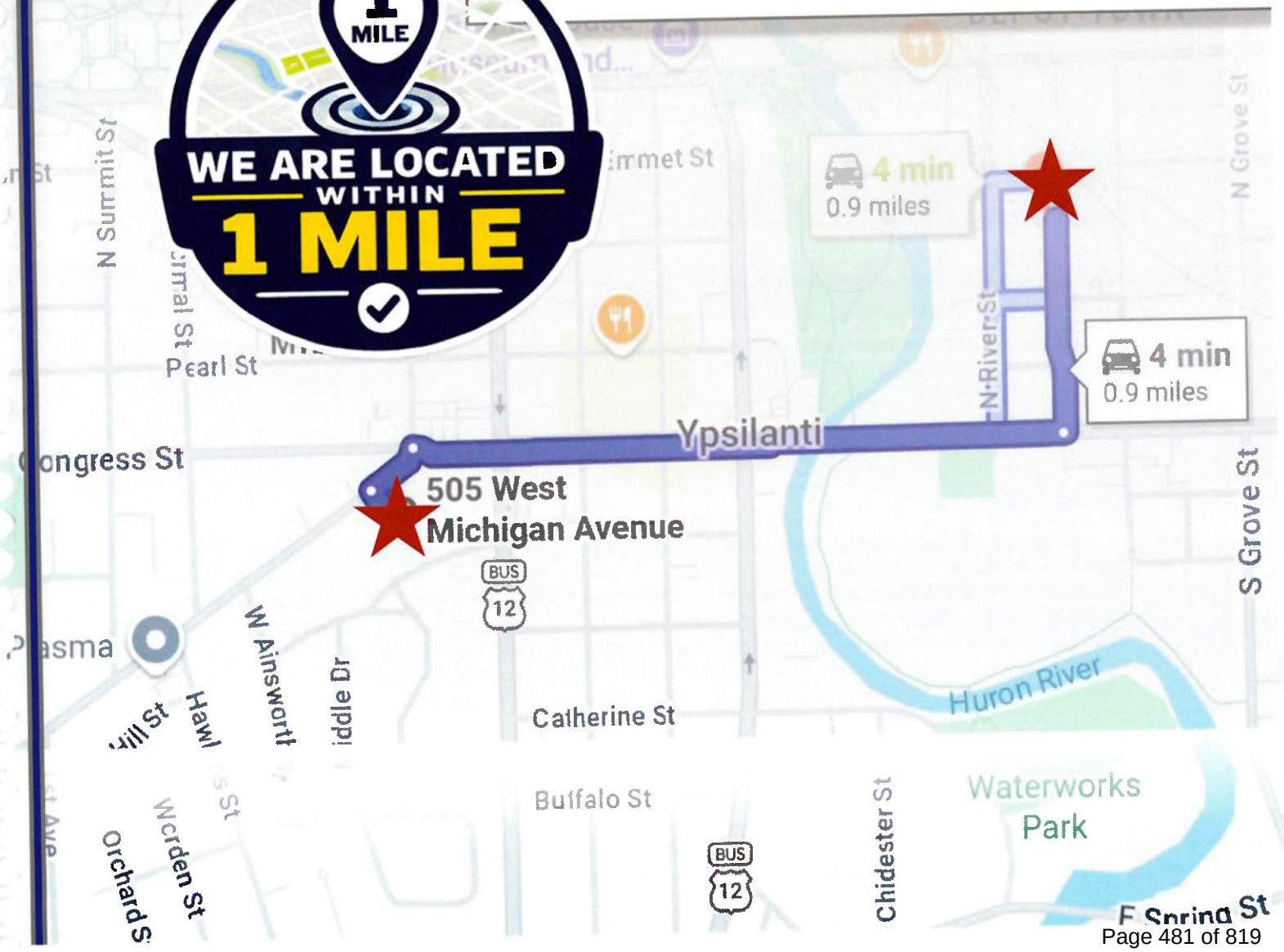
Recognized Affiliations

Nationwide Towing Group is an authorized AAA Preferred Service Provider, a relationship maintained for over five years, and is affiliated with State Farm. These long-standing partnerships reflect a consistent record of dependable, accountable service.

NATIONWIDE
TOWING GROUP

ADDENDA D

Primary Service Point



PRIMARY LOCATION

We are located under 1 MILE from both the YPD and City center.

221 N Lincoln St, Ypsilanti, MI 48198 our primary towing and storage facility, located in downtown Ypsilanti just 0.9 miles from the Ypsilanti Police Department, a three-to-five-minute response under normal conditions and well within the City's three-mile requirement.

Secondary Location

2835 Coolidge Ave, Ypsilanti, MI 48198 – established operational base providing large-scale storage and overflow capacity.

Hours of Operation

Towing & Dispatch: 24/7/365

Office & Vehicle Releases: 24/7/365, with proper authorization

Storage & Facility Details

Our secured storage operation has the capacity to hold over 1,000 vehicles, making us one of the largest providers in the area and allowing us to absorb large-scale impounds, severe-weather events, or surge enforcement without disruption. Capacity includes:

20 indoor auto spaces

1,000+ outdoor auto spaces

100+ tractor-trailer / combination-vehicle spaces

The yard features high-strength LED lighting, 8-foot steel fencing, gated and badge-controlled access, and 24/7 surveillance with AI camera technology. The lot surface is asphalt millings and concrete. Separate impound, evidence-hold, and general storage zones are maintained on site.

Every police tow is photo-documented in Towbook at the scene before the vehicle is moved, time-stamped through transport, and placed in an access-restricted evidence-hold area. This protects the integrity of vehicles tied to investigations, OWI holds, or forfeiture, from hook to hold.

Because police impounds generate steady owner-retrieval traffic, our release counter is staffed for 24/7 releases with posted procedures and clear, upfront fee schedules, so residents are not left stranded and officers are not drawn into release disputes.

Truck Details

Nationwide Towing Group operates a fleet of 35+ specialized equipment units spanning light-duty wreckers and flatbeds, medium- and heavy-duty trucks, and specialty recovery equipment including a 2023 Kenworth T880 50-ton rotator. Because our fleet spans every class, we can match the right truck to each call without sending a second unit or subcontracting out, whether for a sedan, a box truck, or an overturned commercial vehicle. This reduces roadside wait and scene exposure. Our fleet exceeds the City's required minimums in every class. All units carry GPS and cameras and undergo daily pre-trip and post-trip inspections. (Full truck specifications and compliance documentation appear in Addenda H.)

EQUIPMENT COMPLIANCE EXCEEDED

Equipment That Exceeds the Requirement, and the Capability Behind It

As the table below above shows, Nationwide Towing Group fields double the City's required minimum in every class, eight light-duty, six medium-duty, and four heavy-duty tow units, for a total of eighteen dedicated tow vehicles against the nine required. This depth means the correctly rated truck is dispatched on the first call, whether the assignment is a passenger sedan, a loaded box truck, or an overturned commercial vehicle, without the delay of calling for a second unit or subcontracting the work to an outside company.

Truck Class	City Minimum	Nationwide Provides
Light Duty	4	**8**
Medium Duty	3	**6**
Heavy Duty	2	**4**
TOTAL TOW UNITS	**9**	**18**

Dedicated tow units only. Nationwide operates a total fleet of 33+ units including specialty recovery and scene-support equipment.

Our heavy-recovery capability is anchored by a 2023 Kenworth T880 50-ton rotator, supported by a 20-ton heavy wrecker and a heavy semi-tractor, equipment that allows us to clear large or complex wreck scenes quickly and return roadways to service. Rapid clearance is not just a convenience; on an active scene it reduces secondary-crash risk, shortens lane closures, and limits the time officers must spend managing traffic rather than the incident.

Beyond the tow fleet, Nationwide maintains a range of specialized recovery and scene-support equipment that lets us handle complicated incidents entirely in-house:

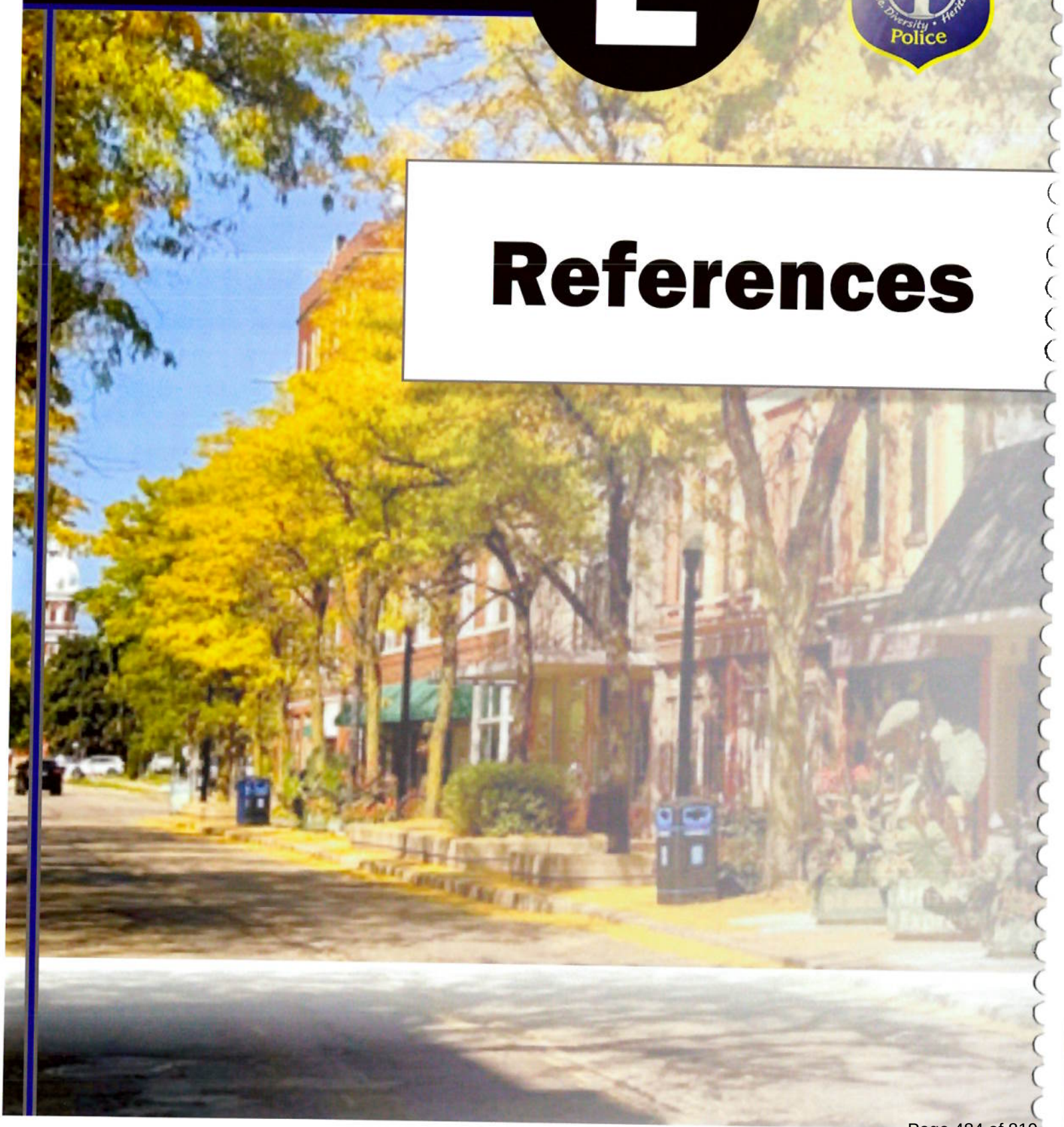
- *Wheel loaders, a backhoe, and a skid steer for debris removal, off-road recovery, and clearing material from a crash or storm scene.*
- *Traveling-axle and 55-ton lowboy trailers, plus a box truck and bucket truck for transporting heavy equipment, multiple vehicles, or oversized loads in a single trip.*
- *A dedicated street sweeper for accident-scene cleanup, glass, debris, and fluids, so a roadway is returned to safe, usable condition rather than simply cleared of vehicles.*
- *A dump trailer for hauling away wreck debris and contaminated material.*
- *FireBox EV containment systems for the safe isolation and handling of electric-vehicle fires and thermal-runaway events, an increasingly important capability as more EVs enter the impound stream.*

Taken together, this fleet of 33+ equipment units (including 24 trucks to serve the City) means Nationwide is equipped not only to tow, but to fully clear and restore a scene, an end-to-end capability that keeps officers focused on the incident and gets City roadways back in service faster.

NATIONWIDE
TOWING GROUP

ADDENDA E

City of Ypsilanti
Pride. Diversity. Heritage.
Police



References

EXPERIENCE

1. AAA – Auto Club Group
Contact: Kelly Wilcher, Senior Field Rep.
Email: kwilcher@autoclubgroup.aaa.com
Phone: 313-739-8874

2. Ypsilanti Township
Contact: Belinda Kingsley, Community Compliance Director
Email: bkingsley@ypsitownship.org
Phone: 734-544-3651

3. Great Lakes Water Authority
Contact: Mahfuz Rahman, Procurement Mgr.
Email: mahfuz.rahman@glwater.org
Phone: 313-964-9263

4. City of Ypsilanti Fire Department *(Community Impact Reference)*
Contact: Cliff Pope, Fire Marshal
Email: cpope@cityofypsilanti.com
Phone: 734-482-9778

5. Washtenaw County Sheriff *(Most similar services to this contract)*
Contact: Teresa Fox, Account Clerk
Email: foxt@washtenaw.org
Phone: 734-973-4394

Nationwide Towing Group is proud to support the local community through ongoing engagement and meaningful contributions. We have donated vehicles to assist with fire department training exercises and regularly participate in community events.
Our No Collections Pledge reflects a commitment to compassion and second chances: individuals facing financial hardship are never sent to collections. Instead, we work directly with them to establish fair, manageable payment plans, easing the burden during an already difficult time, an approach that matters in a community where a towed vehicle can mean a missed shift or a missed school run.

As reflected in our references and the experience of our team, Nationwide currently holds contracts with government agencies, including Ypsilanti Township, and routinely performs court-ordered impounds on their behalf.

ADDITIONAL REFERENCES

Ford Motor Company (Varsity Ford)
Mike Collins
Mikec@varsityford.com
888-996-0362

Global Educational Excellence
Suleiman Haidarah
Haidarahs@gee-edu.com
313-477-0406

Chrysler, Jeep, Dodge (Cueter)
Chad Hively
Chively@cueterchrysler.com
734-434-2424

Truck & Trailer Specialties
JonLuea
Jluea@ttspec.com
517-552-3855

Multicultural Academy
Terry F.
Tfarha@umcesp.com
734-677-0732

762 properties
Gino Roman
762properties@gmail.com
734-772-2252

See also letters of reference included.

These added references have been regularly receiving NTG's professional towing services in different capacities. For example, GEE and the Multicultural Academy, we have performed school bus and fleet vehicle towing in support of their transportation operations. Truck & Trailer Specialties in Howell has relied on our services for the towing of municipal, government, and specialty vehicles. Lastly, 762 Properties utilizes Nationwide Towing Group for all towing and impound needs across their multi-family residential portfolio of properties, demonstrating our capacity to support large-scale property management clients.

REFERENCE LETTER 1

The Auto Club Group
1 Auto Club Drive
Dearborn, MI 48126-2694
www.AAA.com

1/2/25

Nationwide Towing Group (MI611)
Ypsilanti MI 48197

To Whom It May Concern:

This this letter is to inform you that Nationwide Towing is a current Preferred Service Provider (PSP) for the AAA Michigan Emergency Road Service contract for the city of Ann Arbor along with surrounding cities to include: Ypsilanti, Belleville, Romulus and parts of Canton, MI. The owner strives on delivering "Totally Satisfied" service to our AAA members and has been contracted with the club for over 5 years now.

If you should need additional information, please feel free to contact myself, Kelly Wilcher at 313-739-8874.

Sincerely,

Kelly Wilcher
Senior Field Representative
Automotive Services
313-739-8874

AAA Chicago Motor Club • AAA Michigan AAA Minnesota/Iowa • AAA Nebraska • AAA North Dakota • AAA Wisconsin • Auto Club Insurance Association • Auto Club Trust

REFERENCE LETTER 2

Township Supervisor
Brenda L. Stumbo
Township Clerk
Heather Jarrell Roe
Township Treasurer
Stan Eldridge

YPSILANTI TOWNSHIP
— ORDINANCE DEPARTMENT —

Trustees
John Newman II
Gloria Peterson
Debbie Swanson
Ryan Hunter

October 19, 2023

To Whom It May Concern –

I am writing to recommend the services of Nationwide Towing. I have worked with AJ Furrha and Nationwide Towing on numerous projects for over a year, and have known the Furrha family in a professional capacity for several additional years.

Nationwide Towing has become the preferred contractor for the Ypsilanti Township Ordinance Department. We have utilized Nationwide Towing to assist with removing vehicles and trailers from properties as required by court orders, among other requests.

I have found AJ Furrha and Nationwide Towing to be very responsive to our requests, honest in their ability to perform services requested, and they are able to provide service in a very prompt manner. We have involved them in several difficult situations, and they handled the job in a professional, courteous manner.

I am happy to recommend the services of Nationwide Towing. If you have any questions, please feel free to contact me.

Sincerely,

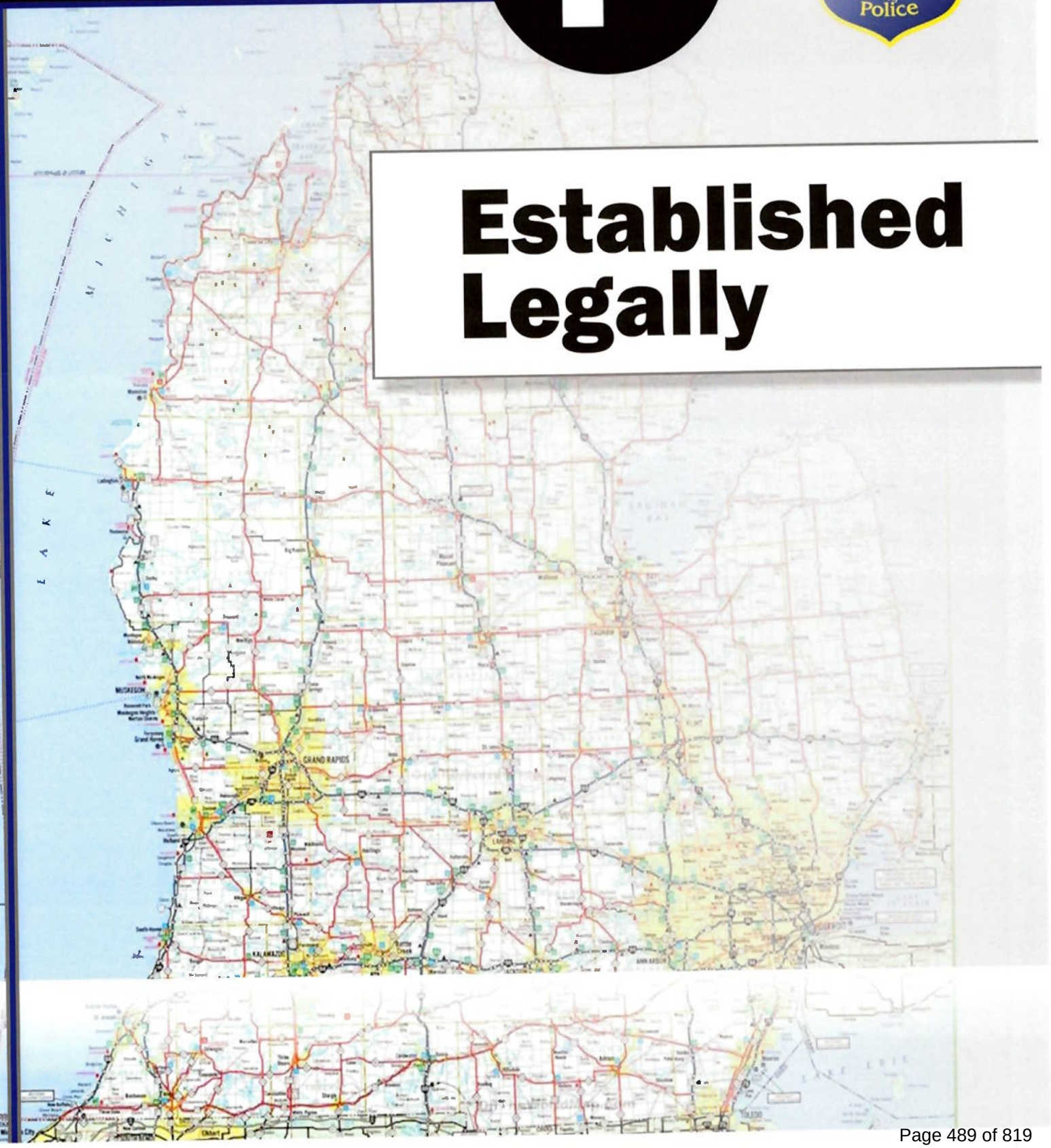
Belinda Kingsley
Community Compliance Director
Direct Number (734) 544-3651

NATIONWIDE
TOWING GROUP

ADDENDA F

City of Ypsilanti
Pride • Diversity • Heritage
Police

Established Legally



LARA Corporations Online Filing System
Department of Licensing and Regulatory Affairs

Form Revision Date 07/2016

CERTIFICATE OF ASSUMED NAME

For use by DOMESTIC LIMITED LIABILITY COMPANY

Pursuant to the provisions of Act 23, Public Acts of 1993, the undersigned execute the following Certificate:

1. The identification number assigned by the Bureau is: 802013331
2. The name of the limited liability company is: MICHIGAN ROADSIDE ASSISTANCE GROUP LLC
3. The assumed name under which business is to be transacted is:

NATIONWIDE TOWING GROUP

This document must be signed by an authorized officer or agent (corporations); a member, manager, or an authorized agent (limited liability companies); or general partner (limited partnerships):

Signed this 27th Day of March, 2023 by:

Signature	Title	Title if "Other" was selected
Ahmed Furrha	Member	

By selecting ACCEPT, I hereby acknowledge that this electronic document is being signed in accordance with the Act. I further certify that to the best of my knowledge the information provided is true, accurate, and in compliance with the Act.

○ Decline ●●●●● ◉ Accept

Filed by Corporations Division Administrator Filing Number: 223670012450 Date: 04/04/2023

MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS

FILING ENDORSEMENT

This is to Certify that the CERTIFICATE OF ASSUMED NAME

for

MICHIGAN ROADSIDE ASSISTANCE GROUP LLC

ID Number: 802013331

to transact business under the assumed name of
NATIONWIDE TOWING GROUP

received by electronic transmission on March 27, 2023 ***, is hereby endorsed.***

Filed on April 04, 2023 ***, by the Administrator.***

The document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.

Expiration Date: December 31, 2028

LICENSING AND REGULATORY AFFAIRS
Corporations, Securities & Commercial Licensing Bureau
TUEBOR
CIRCUMSPICE

In testimony whereof, I have hereunto set my hand and affixed the Seal of the Department, in the City of Lansing, this 4th day of April, 2023.

Linda Clegg, Director
Corporations, Securities & Commercial Licensing Bureau

CITY OF YPSILANTI
BUSINESS OCCUPANCY AND LICENSE APPLICATION
This form is to be completed by the business owner and any managers of the business.
$90 NON-REFUNDABLE INITIAL APPLICATION FEE

BUSINESS INFORMATION

Property Address*	221 N LINCOLN ST	Unit/Suite*	A

☐ New Business ☑ Existing Business ☐ Ownership Change

Business Name*	NATIONWIDE TOWING GROUP		
Date Opened/Plan to Open*	Existing Business	Days and Hours of Operation*	24/7
Business Phone*	734.492.5800	Additional Phone	N/A
Business Email*	AJ@AZNATIONWIDE.COM		

Please provide a detailed description of use.
Continue use as Towing, storage, and impound

BUSINESS OWNER INFORMATION

Business Owner Name*	AJ FURHA					
Ownership Type*	☐ Individual ☐ Corp. ☐ Partnership ☑ LLC ☐ Sole Proprietorship					
Owner's Birth Date*	11/05/94					
Owner's Mailing Address*	Number and street name	2835 coolidge Ave				
	City	YPSILANTI	State	MI	Zip	48198
Email Address*	AJ@AZNATIONWIDE.COM					
Direct Phone #*	734.680.9331	Additional Phone #				

PROPERTY OWNER INFORMATION (IF DIFFERENT)

Owner Name*	Troy Shamun					
Owner's Mailing Address*	Number and street name	48 Potter Dr				
	City	Belleville	State	MI	Zip	48111

Business floor plan/layout required: Show merchandise racks, counters, seating arrangements, aisles, restrooms, exits, office(s), storage, etc., including width measurements of doorways and aisles.
Bars/food establishments: Current licenses from Washtenaw County Health Department and State of Michigan Liquor Control Commission must be attached.
By signing below, I hereby affirm that the information provided on this application is true and accurate.

SIGNATURE OF BUSINESS OWNER

Owner Signature*		Date*	05/21/26

* = indicates required fields to fill out or form will be returned

CITY OF YPSILANTI BUILDING DEPARTMENT
1 South Huron, Ypsilanti, MI 48197
734 482 1025

CITY OF YPSILANTI
BUSINESS REGISTRATION
This form is to be completed by the business owner and any managers of the business.

PROPERTY INFORMATION			
Property Address*	221 N LINCOLN ST	Unit/Suite*	A
Property Owner*	TROY SHIPMAN		

BUSINESS INFORMATION	
Business Name*	NATIONWIDE TOWING GROUP
Ownership Type (LLC, etc.)*	LLC S CORP
Days and Hours of Operation*	24/7

BUSINESS OWNER INFORMATION						
Business Owner Name*	AJ FURRHA					
Owner's Mailing Address*	Number and street name	2835 COOLIDGE AVE				
	City	YPSILANTI	State	MI	Zip	48198
Email Address*	AJ@A2NATIONWIDE.COM					
Direct Phone #*	734.680.9331	Additional Phone #				

BUSINESS MANAGER/AGENT INFORMATION			
Manager/Agent Name*	AJ FURRHA		
Email Address*	AJ@A2NATIONWIDE.COM		
Direct Phone #*	734.680.9331	Additional Phone #	

SIGNATURE OF OWNER AND MANAGEMENT

Pursuant to Chapter 22 of the Ypsilanti City Code, one individual must claim responsibility of the above business by signing and completing this form as the registered owner or manager. If the manager is someone other than the owner, the owner must also sign this form. The above is required and must be completed before a business occupancy permit is issued. The information on this form will be kept confidential to the degree allowed by the Freedom of Information Act.

Signature of Owner*		Date*	05-21-26
Signature of Management*		Date*	05/21/26

* = indicates required fields to fill out or form will be returned

CITY OF YPSILANTI BUILDING DEPARTMENT
1 South Huron, Ypsilanti, MI 48197
734 482 1025

CONTINUE ON NEXT PAGE FOR VACANT BUSINESS REGISTRATION

CITY OF YPSILANTI
VACANT BUSINESS REGISTRATION
This form is to be completed by the owner or management of the vacant business or commercial property.

PROPERTY INFORMATION	
Property address*	N/A
Vacancy Is...*	☐ Indefinite ☐ Temporary until _____
Reason(s) for Vacancy*	N/A
Plans for Property*	**Any plans relating to restoration, demo, reuse, etc.? How long will it take?** Continued use, Not vacant
Other Information	

SEC. 18-194 OF CITY OF YPSILANTI ORDINANCE

(a) ***Generally.*** All persons owning a vacant building at which one or more triggering events have occurred during the period it qualifies as a vacant building or within 60 days prior to its initial designation as a vacant building shall deposit an amount as designated below monthly unless specifically waived in an escrow account with the city until the structure no longer qualifies as a vacant building. Interest, if any, earned on the escrow account shall be retained by the city to reimburse the city for its costs in maintaining the account. The city may deduct from the escrow account its fees for inspections of the vacant buildings, any costs incurred by the city in securing the vacant building, any emergency costs it incurs with regard to the vacant building, and any other costs which it is otherwise authorized by law to deduct. If the vacant building is "regularly occupied" and no longer qualifies as a vacant building, any funds remaining in the escrow account, after all costs are subtracted, shall be returned to the current owner, owner's agent, or the "owner/agent." If the vacant building is not repaired, renovated, and "regularly occupied", and becomes a dangerous building as defined by the city code, the city may apply the funds in the escrow account toward the repair or demolition of the building or toward such other action as the law allows.

(1) For a vacant building that meets all of the following conditions: 1) Presently can be legally "regularly occupied," 2) Is secured and all other necessary safety precautions have been taken, 3) Both the interior and exterior of the building and premises are maintained, and 4) Other than being vacant, complies with this division and all applicable laws, ordinances, and regulations, the monthly escrow is waived.

(2) A new or existing building or structure undergoing significant construction progress on a continual basis without a triggering event other than remaining a vacant building for 12 months or more shall have the monthly escrow waived.

(3) For all other vacant buildings, including buildings also designated as dangerous, the monthly escrow shall be $300.00.

(b) *Sale or transfer.* Escrow funds shall not be refunded upon the sale or transfer of a vacant building unless the vacant building is "regularly occupied" and no longer qualifies as a vacant building. Nothing in this provision authorizes the sale or transfer of a vacant building that it is not lawful to otherwise sell or transfer. Persons desiring to be reimbursed for the escrow funds should address that issue with the persons or persons to whom the vacant building is being sold or otherwise transferred.

Building & Code Enforcement
One South Huron St.
Ypsilanti, MI 48197
Phone: (734) 482-1025

www.cityofypsilanti.com

Certificate Invoice

Invoice Date:
See Invoice Dates Below

Due By:
See Due Dates Below

Amount Due:
$90.00

Property Address:
221 N LINCOLN ST

Certificate Number: CBOP-26-0150
Parcel Number: 11-11-09-130-021

Treasury Code: 100

NATIONWIDE TOWING GROUP
2835 COOLIDGE AVE
YPSILANTI, MI 48198-9263

Detach upper portion and return with payment

Please make checks payable to City of Ypsilanti

Invoice Detail

Invoice Number	Invoice Date/ Due Date	Cert Number	Address	Amount Due
00091236	05/26/2026 06/25/2026	CBOP-26-0150	221 N LINCOLN ST	**$90.00**

Fee Details	Quantity	Description	Amount Billed
	1.00	Business Application Fee	$90.00

Certificate of Compliance will not be issued until all outstanding inspection invoices have been paid

A 20% late fee will be assessed to invoices not paid by the above due date

We are not equipped for online or over-the-phone payments

Failure to pay this invoice within 30 DAYS will result in collection by the City Treasurer as provided by Chapter 18, Section 18-154(b)(2), of the Ypsilanti City Code. If you have any questions regarding this invoice, please contact the Building Department before the due date.

Thank you for your cooperation throughout the inspection process.

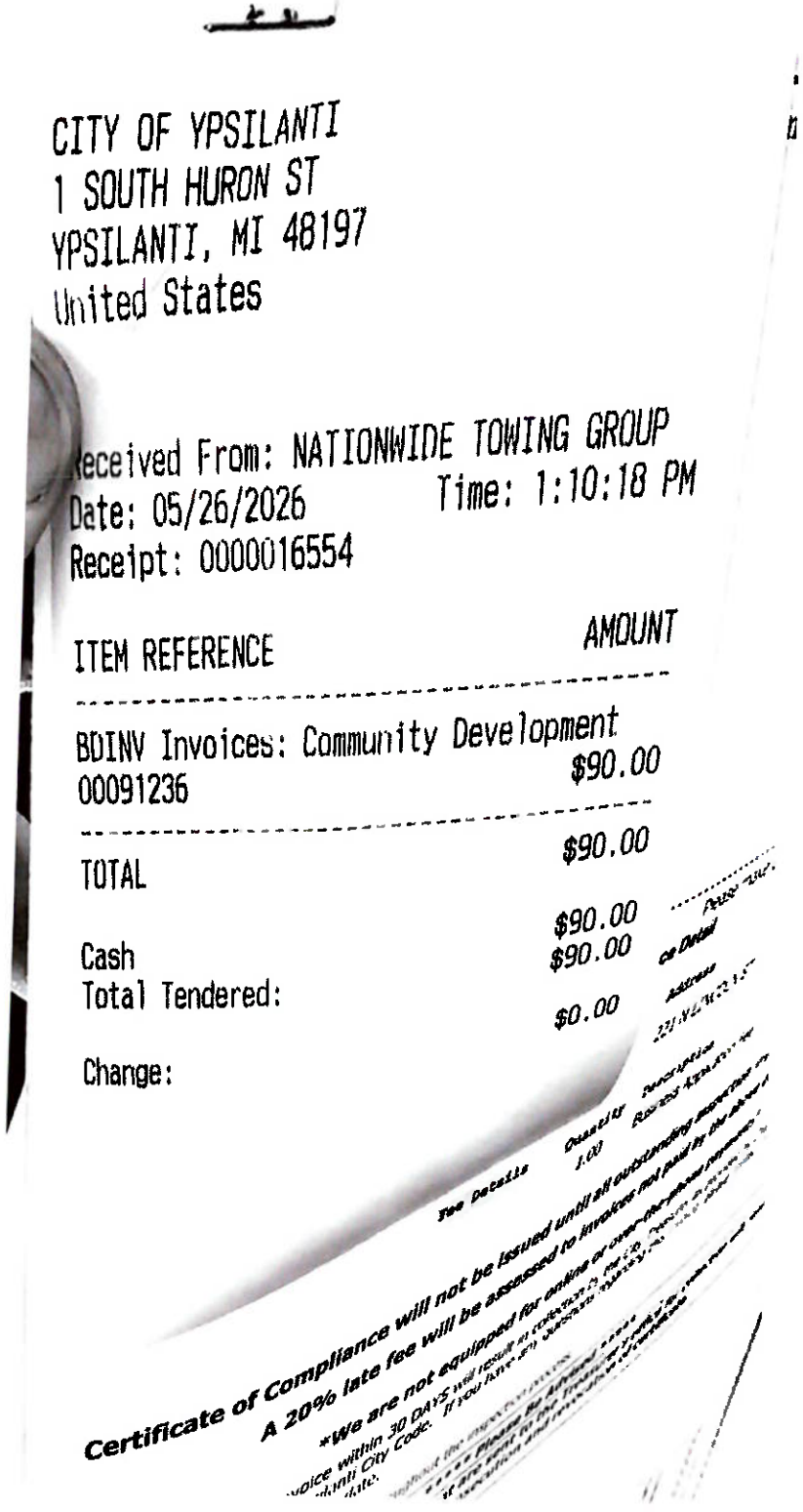
***** Please Be Advised *****

Unpaid rental inspection invoices that are sent to the Treasurer's office for collection will result in increased costs, prosecution and revocation of certificate.

CITY OF YPSILANTI
1 SOUTH HURON ST
YPSILANTI, MI 48197
United States

Received From: NATIONWIDE TOWING GROUP
Date: 05/26/2026 Time: 1:10:18 PM
Receipt: 0000016554

ITEM REFERENCE	AMOUNT
BDINV Invoices: Community Development 00091236	$90.00
TOTAL	$90.00
Cash	$90.00
Total Tendered:	$90.00
Change:	



Certificate of Compliance will not be issued until all outstanding invoices are paid in full.
A 20% late fee will be assessed to invoices not paid by the due date.
***We are not equipped for online or over the phone payments.**

City of Ypsilanti

Building Department
One South Huron St.
Ypsilanti, MI 48197
Phone: (734) 482-1025

Certificate of Compliance

Property Address

221 N LINCOLN STE A

Certificate Holder:

NATIONWIDE TOWING GROUP C/O AJ
221 N LINCOLN
YPSILANTI, MI 48197

Responsible Party:

FURRHA, AJ
2835 COOLIDGE AVE
YPSILANTI, MI 48198-9263

The above structure substantially complies with the minimum requirements of the City of Ypsilanti Property Maintenance Code and may be used for the number of apartments and rooms as indicated below.

This Certificate Does Not Represent Compliance With The Americans With Disabilities Act Of 1991. This certificate only applies to the structure's use under the City of Ypsilanti Property Maintenance Code and in no way does it approve the use under the city's Zoning Ordinance. Zoning approval can only be issued by the City Planner. All zoning questions should be referred to the Planning & Development Department at (734) 483-9646.

Certificate #: CBOP-26-0150
Classification:
Date Issued: 05 29 26

Apartments/Rooms: 1
Inspector: Delonzo Weaver
First Inspection: 06 01 26
Certificate Expires: 06 01 28

Certificate expires at the end of certification period and not valid unless date issued is noted above

TOWING BUSINESS

Joe Meyers
Community Services Director

NATIONWIDE
TOWING GROUP

ADDENDA G

City of Ypsilanti
Pride • Diversity • Heritage
Police

Exclusive Leases

Storage Facilities

Nationwide Towing Group maintains a compliant, secured storage area at its primary facility, 221 N Lincoln St, Ypsilanti, MI 48198, held under a ten-year commercial lease that grants Nationwide exclusive use of the property for towing, vehicle storage, and impound operations. This long-term commitment reflects Nationwide's permanent, stable presence within the City of Ypsilanti for the full life of the contract and beyond.

The facility provides a fully fenced, secured yard with separate impound, evidence-hold, and general storage zones, 8-foot steel fencing, gated and badge-controlled access, high-strength LED lighting, and 24/7 surveillance with AI camera technology. These features ensure that vehicles, including those held for investigation or evidentiary purposes, are stored securely and with controlled access.

Additional large-scale storage capacity is available at our secondary location, 2835 Coolidge Ave, Ypsilanti, supporting overflow, long-term holds, and high-volume impound events.

Copies of the executed, notarized commercial lease for 221 N Lincoln St, including the exclusive-use provision, and the previously executed lease for 2835 Coolidge Ave are included in the supporting documents section of this response.

COMMERCIAL LEASE AGREEMENT

This Commercial Lease Agreement ("Agreement") is made and entered into on this _28th__ day of _May_____, 2026, by and between:

Landlord: Stallion Towing / Troy Shipman
Address: 48 Potter Dellev.- Ilc
Phone/Email: 7348349448

and

Tenant: AJ Furrha / Nationwide Towing Group
Address: 2835 Coolidge Ave Ypsilanti Mi 48198
Phone/Email: 734.680.9331/ AJ@A2nationwide.com

Landlord and Tenant may be referred to individually as a "Party" and collectively as the "Parties."

---

1. Premises

Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, the property located at:

221 N Lincoln St, Ypsilanti, MI 48198

The leased Premises shall include the entire building, fenced yard, parking areas, vehicle storage areas, driveways, gates, access areas, ingress/egress rights, and all areas necessary for Tenant's towing, impound, vehicle storage, equipment parking, administrative, and related business operations.

Tenant shall have the right to use the Premises for towing operations, police towing, impound storage, vehicle storage, truck parking, equipment parking, dispatching, administrative use, and all related lawful business purposes.

---

2. Exclusive Use and Possession

Tenant shall have the exclusive right to occupy, possess, and use the Premises during the term of this Agreement.

Landlord shall not lease, license, grant access to, or allow any other person or business to use the Premises, building, fenced yard, parking areas, or vehicle storage areas without Tenant's prior written consent.

Landlord shall not interfere with Tenant's business operations, access, vehicle storage, police towing work, impound operations, customer access, employee access, or equipment use.

---

3. Term

The term of this Agreement shall be for ten (10) years, beginning on May 25, 2026, and ending on April 24, 2036, unless extended or terminated in accordance with this Agreement.

Tenant shall have the option to renew this Agreement for an additional five (5) year term upon written notice to Landlord before the expiration of the original term.

---

4. Rent

Tenant shall pay Landlord rent in the amount of:

One Dollar ($1.00) per year

Rent shall be due annually on or before the first day of each lease year.

Landlord acknowledges that the reduced rent is being provided as part of the business arrangement between the Parties and in consideration of Tenant using the Premises for towing, impound, and related business purposes.

---

5. Quiet Enjoyment

So long as Tenant is not in material default of this Agreement beyond any applicable cure period, Tenant shall peacefully and quietly have, hold, occupy, and enjoy the Premises without interruption, interference, disturbance, or obstruction by Landlord or anyone claiming through Landlord.

Landlord shall not take any action that interferes with Tenant's use of the Premises or Tenant's ability to satisfy any requirements connected to a Ypsilanti Police Department or City of Ypsilanti towing contract.

6. Ypsilanti Police Department / City of Ypsilanti Towing Contract Protection

Landlord acknowledges that Tenant is entering into this Agreement for the purpose of supporting Tenant's towing operations, including Tenant's ability to qualify for, maintain, perform under, and remain compliant with any Ypsilanti Police Department and/or City of Ypsilanti towing contract.

For as long as Tenant, Nationwide Towing Group, holds, maintains, performs under, remains eligible for, or remains an approved towing provider under any Ypsilanti Police Department or City of Ypsilanti towing contract, Landlord shall not:

a. Terminate this Agreement;
b. Force Tenant to vacate the Premises;
c. Sell, transfer, convey, assign, mortgage, or otherwise dispose of the Premises in any way that affects Tenant's possession or lease rights;
d. Interfere with Tenant's access to the building or fenced yard;
e. Restrict Tenant's vehicle storage, impound, towing, or equipment parking operations; or
f. Take any action that would cause Tenant to lose, violate, or become noncompliant with the Ypsilanti Police Department or City of Ypsilanti towing contract.

Any sale, transfer, conveyance, assignment, mortgage, or change in ownership shall be fully subject to this Agreement, and any buyer, successor, lender, assignee, or new owner must honor Tenant's rights for the full remaining term, including any renewal rights.

This section shall survive any sale, transfer, assignment, mortgage, foreclosure, or change in ownership of the Premises.

7. No Sale Without Tenant Protection

Landlord shall not sell, transfer, assign, or convey the Premises unless the buyer or new owner signs a written acknowledgment agreeing to honor this Agreement and Tenant's right to remain in possession for the full lease term and any renewal period.

Any attempted sale without protecting Tenant's rights shall not terminate, reduce, or affect Tenant's rights under this Agreement.

Tenant may record a memorandum of lease with the county register of deeds to provide notice of Tenant's rights under this Agreement.

Landlord agrees to sign any reasonable memorandum of lease requested by Tenant.

8. Use of Premises

Tenant may use the Premises for lawful business purposes related to:

- Towing operations
- Police towing
- Impound storage
- Vehicle storage
- Equipment storage
- Truck parking
- Recovery equipment
- Dispatching
- Administrative operations
- Customer release of vehicles
- Any related towing or transportation business purpose

Tenant shall not use the Premises for illegal activity or in a manner that knowingly violates applicable law.

9. Condition of Premises

Tenant accepts the Premises in its current "as-is" condition.

Landlord represents that Landlord has authority to lease the Premises and that, to Landlord's knowledge, there are no existing agreements that would prevent Tenant from using the Premises as described in this Agreement.

10. Utilities and Expenses

Unless otherwise agreed in writing, Tenant shall be responsible only for utilities and expenses directly related to Tenant's use of the Premises after the lease begins.

Tenant shall not be responsible for any prior balances, liens, taxes, assessments, code violations, environmental conditions, or debts existing before the start date of this Agreement.

11. Maintenance and Repairs

Tenant shall keep the Premises reasonably clean and orderly for Tenant's business operations.

Tenant shall be responsible for damage caused by Tenant's negligence or intentional misconduct.

Landlord shall remain responsible for any structural issues, roof issues, foundation issues, major building systems, pre-existing conditions, title issues, taxes, assessments, and any conditions not caused by Tenant.

Tenant may make reasonable improvements, repairs, signage, fencing, security, cameras, lighting, gates, office improvements, lot improvements, and operational upgrades necessary for Tenant's business operations, provided such improvements are lawful.

Unless otherwise agreed in writing, Tenant shall have the right to remove Tenant-installed equipment, cameras, signs, gates, business fixtures, office equipment, and trade fixtures at the end of the lease.

---

12. Insurance

Tenant shall maintain reasonable business liability insurance for Tenant's operations.

Landlord shall maintain insurance on the building and property ownership interests, unless otherwise agreed in writing.

Tenant shall not be responsible for insuring Landlord's ownership interest in the real estate.

---

13. Compliance and Cooperation

Tenant shall comply with applicable laws relating to Tenant's business operations.

Landlord shall reasonably cooperate with Tenant regarding zoning, permitting, police towing requirements, city requirements, inspections, licensing, and any documentation needed for Tenant to qualify for or maintain towing contracts.

Landlord shall sign reasonable documents confirming Tenant's right to occupy and use the Premises if required by the City of Ypsilanti, Ypsilanti Police Department, insurance companies, vendors, or government agencies.

---

14. Landlord Access

Landlord may enter the Premises only upon reasonable prior notice to Tenant, except in the case of a true emergency.

Landlord's access shall not interfere with Tenant's towing operations, impound operations, vehicle releases, police-related work, stored vehicles, equipment, employees, customers, or business operations.

Landlord shall not access secured impound areas, stored vehicles, police holds, customer vehicles, or Tenant's records without Tenant's permission unless required by law.

---

15. Default and Cure Rights

Tenant shall not be considered in default unless Landlord gives Tenant written notice describing the alleged default in detail.

Tenant shall have thirty (30) days to cure any non-payment or lease violation after receiving written notice.

If the issue reasonably requires more than thirty (30) days to cure, Tenant shall not be in default so long as Tenant begins curing the issue within thirty (30) days and continues working in good faith to complete the cure.

Landlord shall not terminate this Agreement for minor, technical, or non-material violations.

---

16. Limitation on Landlord Termination

Landlord may terminate this Agreement only if Tenant commits a material default, receives written notice, and fails to cure within the required cure period.

Landlord may not terminate this Agreement because:

a. Landlord wants to sell the property;
b. Landlord receives a higher offer;
c. Landlord wants to lease the Premises to another party;
d. Tenant obtains or performs under a City of Ypsilanti or Ypsilanti Police Department towing contract;
e. Tenant uses the Premises for lawful towing, impound, storage, or related business operations;

or
f. Ownership of the Premises changes.

---

17. Assignment and Subleasing

Tenant may not assign or sublease the entire Premises without Landlord's written consent, which shall not be unreasonably withheld.

However, Tenant may allow affiliated companies, employees, contractors, vendors, law enforcement agencies, customers, insurance companies, transporters, and business invitees to access and use the Premises as needed for Tenant's business operations.

---

18. Indemnification

Tenant shall be responsible for claims arising from Tenant's negligence or intentional misconduct.

Tenant shall not be responsible for claims, losses, damages, code violations, environmental conditions, structural defects, title issues, taxes, liens, or conditions that existed before Tenant's occupancy or were caused by Landlord or third parties not under Tenant's control.

Landlord agrees to indemnify and hold Tenant harmless from claims arising out of Landlord's ownership of the Premises, pre-existing conditions, title issues, taxes, liens, or Landlord's negligence or misconduct.

---

19. Signs, Cameras, Security, and Improvements

Tenant may install business signs, cameras, lighting, security systems, fencing, gates, office equipment, and other reasonable improvements necessary for Tenant's towing, impound, and vehicle storage operations, subject to applicable laws and permits.

Landlord shall not remove, block, cover, disable, or interfere with Tenant's signs, cameras, security systems, gates, locks, lighting, or equipment.

---

20. Memorandum of Lease

Tenant may record a memorandum of this Agreement with the Washtenaw County Register of Deeds or other appropriate recording office.

Landlord agrees to sign any reasonable memorandum of lease requested by Tenant to protect Tenant's leasehold interest and provide notice to future purchasers, lenders, or third parties.

---

21. No Partnership

Nothing in this Agreement shall create a partnership, joint venture, employment relationship, agency relationship, or ownership interest between Landlord and Tenant.

---

22. Notices

Any notice required under this Agreement shall be in writing and delivered personally, by certified mail, recognized delivery service, or email if agreed by the Parties.

Landlord Notice Address:
Stallion Towing / Troy Shipman
Address: 48 potter belleville Mi
Email: Stallion tow1@gmail.com

Tenant Notice Address:
AJ Furrha / Nationwide Towing Group
Address: 2835 Coolidge Ave Ypsilanti Mi 48198
Email:AJ@A2nationwide.com

---

23. Governing Law

This Agreement shall be governed by and interpreted under the laws of the State of Michigan.

---

24. Entire Agreement

This Agreement contains the entire understanding between the Parties. Any changes, amendments, or modifications must be in writing and signed by both Parties.

25. Binding Effect

This Agreement shall be binding upon the Parties and their heirs, successors, representatives, assigns, purchasers, lenders, and future owners of the Premises

---

SIGNATURES

LANDLORD

Stallion Towing / Troy Shipman

Signature: _____

Printed Name: Troy Shipman

Title: Owner

Date: 5-28-26

TENANT

AJ Furrha / Nationwide Towing Group

Signature: _____

Printed Name: AJ Furrha

Title: Owner

Date: 05/28/26

NOTARY ACKNOWLEDGMENT

State of Michigan
County of Washtenaw

The foregoing instrument was acknowledged before me on this 28 day of May, 2026, by Troy Shipman, on behalf of Stallion Towing, as Landlord, and AJ Furrha, on behalf of Nationwide Towing Group, as Tenant.

ETICIA GONZALEZ
Notary Public, State of Michigan
County of Washtenaw

Notary Public: Leticia Gonzalez

County: Washtenaw

My Commission Expires: Jan 22, 2030

Acting in the County of: Washtenaw

Teresa Jones

LETICIA GONZALEZ
Notary Public, State of Michigan
County of Washtenaw
My Commission Expires Jan. 22, 2030
Acting in the County of Washtenaw

SECONDARY LOCATION LEASE

NATIONWIDE TOWING GROUP
2835 COOLIDGE AVE
YPSILANTI, MI 48198
LEASE

CBOR
Commercial Board of REALTORS®

DISCLAIMER

This form is not intended to be a substitute for the legal advice of competent counsel. The user has the responsibility to determine whether the forms are appropriate or effective in a particular situation. The user should make certain that the form complies with current law, both state and federal. The authors and CBOR and its employees disclaim any liability arising from the use of this form. Any user of the form waives and releases all possible claims against the authors and CBOR and its officers, directors and employees. CBOR acknowledges the contributions of Ken Posner and Gregg Nathanson in creating this form.

COUZENS LANSKY
ATTORNEYS & COUNSELORS

Gregg A. Nathanson, Esq.
Couzens, Lansky, Fealk, Ellis, Roeder & Lazar, P.C.
39395 W. Twelve Mile, Suite 200
Farmington Hills, MI 48331
Ph. 248-489-8600
Fax 248-324-3087
gregg.nathanson@couzens.com

Commercial Lease

Basic Lease Terms Summary ("Terms Summary"):

Landlord:

Sky Holdings Group LLC
191 Hiscock St Ann Arbor, Mi 48103
Email:
Phone

Email:
Phone:

Tenant:

Nationwide Towing Group
2835 Coolidge Ave Ypsilanti MI 48198
Email: aj@a2nationwide.com
Phone:

Email:
Phone:

Lease: The Lease is this agreement and all attached exhibits.

Premises: The specific part of the Property (defined below) that is being leased by the Landlord to the Tenant, containing approximately 4500 square feet.

Property: The building or real estate that contains the Premises, with the address: 2835 Coolidge Ave, Ypsilanti MI 48198

Dates: Lease Date (date signed): 05/01/2025
Possession Date: 05/01/2025
Construction Period (if any): N/A days (starting on the Possession Date) Rent Date (the date that rent begins, check one):

- ☐ On the Lease Date.
- ☒ On the Possession Date.
- ☐ On the first day following the Construction Period.
- ☐ On the date Certificate of Occupancy is received.

Term (number of full months after Rent Date): 240 months (unless terminated under Section 16(C).
Termination Date: 05/01/2045
Option Term(s) (if any) 5 Year Option (2-5/yr)

Rent and Deposit:

Annual Base Rent: $ 60,000.00 .

Monthly Base Rent: $ 5000.00 .

Rent Abatement: $ N/A .

Rent Escalations or Changes during the Term: See Exhibit: _____.

Security Deposit: $ 5000.00 .

Total Due at Lease Signing: $ 10000.00 .

Tenant Improvements: As is

Tenant's Pro-Rata Share: N/A

A.F

Use: Towing & Vehicle Storage , Scrap Yard, Junk Yard, vehicle salvage yard

Broker(s):

Landlord's Agent
N/A
Email:
Phone:

Tenant's Agent
N/A
Email:
Phone:

Broker Commission due Landlord's Agent:

Upon Lease execution: $ N/A .
Upon Extension Term: $ N/A .

Guarantor(s):

N/A
Email:
Phone:

N/A
Email:
Phone:

Exhibits and Attachments (all are fully incorporated into this Lease):

Exhibit A:
Exhibit B:
Exhibit C:
Rider:

Section 1. Lease of Premises.

(A) Lease. The Landlord leases the Premises and the Tenant accepts the Premises on the terms in this Lease.

(B) Description. If a description of the Premises or the Property is attached as an exhibit, then that exhibit shows the approximate size, layout, and location of the Premises and the Property on the Lease Date.

(C) What is included. The Premises do not include the exterior walls, the roof, the area between the ceiling and the roof, the area beneath the floor, or any rights to light or air over any property. The Landlord reserves the right to use those spaces, at any time, to install or maintain pipes, utility lines, conduits, or other methods of transmitting matter across or around the Premises.

(D) Changes to the Property, other than the Premises. The Landlord reserves the right, in its sole discretion, to change the Property's layout, walkways, parking areas, or any other part of the Property: to expand or contract the Property; or to add, remove, or change floors, levels, common areas, land, landscaping, signs, parking decks, designated or special parking areas, or buildings.

(E) Condition when Delivered to the Tenant. The Tenant has inspected the Premises, is satisfied with its condition, is satisfied that the Premises are suitable for the Tenant's purposes, and accepts the Premises "AS IS." No one has made any representations or warranties to the Tenant about: (1) the Property's physical condition, (2) the land for the Property, (3) the Property's rents, leases, expenses, future tenants, business operation, profitability, or (4) any other matter affecting the Premises or the Property, except if and to the extent set forth elsewhere in this Lease. The Tenant waives any implied warranties for the Premises and the Property.

(F) Landlord Work. The Landlord shall only be responsible for performing work, including tenant improvements, if any, described in an attached Exhibit signed by Landlord and Tenant.

Section 2. Term.

(A) Lease Date. The Lease Date is the date that all parties sign this Lease. On the Lease Date, this Lease is binding on all parties, even if the Landlord has not delivered possession of the Premises or if Rent is not yet due. If the Premises are ready for immediate occupancy and Landlord delivers possession of the Premises to Tenant on the Lease Date, then the Lease Date is also the Possession Date.

(B) Possession Date. If the Premises are not ready for immediate occupancy on the Lease Date because: (1) the Premises' construction has not been completed before the Lease Date, (2) the Premises are occupied by a different tenant on the Lease Date, or (3) Landlord has not delivered possession of the Premises to Tenant, then the Possession Date will be the date the Landlord delivers possession to the Tenant. The Possession Date is the earliest of: (1) the date Landlord delivers possession of the Premises to Tenant, (2) the date the Tenant actually takes physical possession of, or brings any personal property to, any part of the Premises, or (3) the date the Tenant acknowledges in writing receipt of the keys to the Premises. If the Landlord is not able

Lease term is extended by the amount of the delay and the Tenant releases the Landlord from any claims of damage the Tenant might suffer because of a delay in the Possession Date.

(C) Rent Date. The Rent Date is the first date that the Tenant must pay Rent, as defined in the Terms Summary. Events beyond the Tenant's control do not excuse the Tenant from paying Rent on the Rent Date. In other words, storms, floods, strikes, laws, or other events outside the Tenant's control, do not delay the Rent Date or the Possession Date.

(D) Term and Termination. The Tenant's obligation to pay rent begins on the Rent Date. If the Tenant has been granted any right to occupy the Premises without paying the minimum monthly rent, then the occupancy without minimum monthly rent is completed before the Rent Date. The Term of the Lease is identified in the Terms Summary. The Term of the Lease is the total number of full months that the Tenant is allowed to occupy the Premises, so long as the Tenant is not in default,

Section 3. Rent.

(A) Rent. The base or minimum Rent is identified on the Terms Summary. After the Rent Date, all Rent is due on the first day of each following month. The first month's rent and Security Deposit is due when the Tenant delivers the executed Lease. Rent is paid in advance for occupancy during the coming month. Payments are due at the Landlord's address on the Terms Summary or by electronic transfer to the Landlord's bank. If the Rent Date is not the first day of a calendar month, then the rental for that month is prorated over the remaining days in that month. The Landlord does not need to give any notice or make any demand for Rent and the Tenant may not offset or deduct any amounts that the Tenant claims due because of the Landlord's breach.

(B) Additional Rent. All amounts that the Tenant must pay to the Landlord under this Lease, such as Taxes, Common Area Maintenance Expenses, Insurance, and other charges are "Additional Rent." Additional Rent is due together with minimum Rent. The Landlord's remedies for the Tenant's failure to pay any Additional Rent are the same as the remedies for the failure to pay minimum Rent. Anytime the term "Rent" is used in this Lease it means both the "Rent" on the Terms Summary and all "Additional Rent."

(C) The Effect of Partial Payments. Any payment less than the total amount then due from the Tenant is a "partial payment." The Landlord may, but is not required to, accept a partial payment. The Landlord's acceptance of a partial payment does not relieve the Tenant of its obligation to pay the balance and does not affect the Landlord's right to recover possession (if the Landlord is pursuing any remedy under Section 16 (such as eviction or termination)). The Landlord may elect to apply partial payments to the oldest Rent due or in any other order selected by the Landlord. The Landlord may ignore any restrictive endorsement or attempts to create a new agreement based on a check's negotiation.

Section 4. Taxes.

(A) Real Property Taxes. The Tenant must pay Tenant's Pro-Rata Share of all Taxes. Tenant's Pro-Rata share is identified on the Terms Summary. The term "Taxes"

(including sewer, water, and other utility fees), or governmental charge levied, assessed, or imposed (directly or indirectly) relating to the Property and imposed by any lawful authority during any part of the Lease term. The term "Taxes" does not include Landlord's income taxes.

(B) The Tenant's Taxes. The Tenant must pay when due: (1) any taxes levied or assessed against the Tenant's property at the Premises (i.e., merchandise, fixtures, etc.), (2) any taxes against the Tenant's interest in the Premises, and (3) any sales, use, or similar tax.

Section 5. Utilities.

(A) The party designated below must pay all charges relating to the identified utility, and must pay all costs related to hooking these utilities up to the Premises:

Utility	Landlord	Tenant	Not Applicable
HVAC	☒	☐	☐
Gas	☐	☒	☐
Electric	☐	☒	☐
Water	☐	☒	☐
Telephone	☐	☒	☐
Sewer or Septic	☒	☐	☐
Trash/Dumpster	☐	☒	☐
Janitor/Cleaning	☐	☒	☐
Elevator	☐	☐	☒
Security or Alarm System	☐	☒	☐
Fiber Optic	☐	☐	☒
Landscaping/Snow removal	☐	☒	☐
Sprinkler System	☐	☐	☒
Pest Control	☐	☒	☐
	☐	☐	☐
	☐	☐	☐
	☐	☐	☐
	☐	☐	☐

(B) The Landlord's Utility Obligations. For those utilities identified above that the Landlord will provide, the Tenant must pay the charges as Additional Rent. The Landlord is not obligated to continue to provide any utility. If the Landlord stops providing a utility, the Tenant is responsible for connecting its facilities to other suppliers. The Landlord is not responsible for any damage to the Tenant (or its agents or customers) because of any problem with a utility that the Landlord or any other entity provides. The Landlord may select the method for allocating among the Property tenants the cost of any utility that is not separately metered. Tenant is responsible for any items above where the responsible party is not indicated.

Section 6. Maintaining the Premises.

(A) Obligation to Maintain the Premises. The Tenant must keep the Premises in good, clean, and operating condition. The party designated below is responsible for all repairs, replacements, and maintenance relating to that component (if a component is not listed below or a responsible party has not been designated, then the Tenant is solely responsible to repair, replace, or maintain that item):

Component	Landlord	Tenant	Not Applicable
HVAC	☒	☐	☐
Roof, exterior walls, foundation and other structural components	☒	☐	☐
Fire suppression and security systems	☒	☐	☐
Interior doors, door frames, and hardware	☒	☐	☐
Exterior doors, door frames, and hardware			
Windows, window frames and hardware	☒	☐	☐
Grounds maintenance, landscaping, and irrigation	☒	☐	☐
Mechanical and electrical systems	☒	☐	☐
Lights, ballasts, lamps, and bulbs	☐	☒	☐
Signage - Pylon	☐	☐	☒
Signage – Fascia	☐	☐	☒
Signage – Monument	☐	☐	☒
Signage – Door or entry	☐	☒	☐
Pest control	☐	☒	☐
Fences and gates	☐	☒	☐
Yards and storage areas	☐	☐	☐
Fire suppression and security systems	☒	☐	☐
Interior and exterior doors, door frames, and hardware	☒	☐	☐
	☐	☐	☐
	☐	☐	☐
	☐	☐	☐

(B) Unconditional Obligations. Tenant's obligation to maintain the Premises is unconditional, regardless of whether full replacement or simple repair is needed. If the Landlord determines that the Tenant or its employees or agents or invitees have abused the plumbing facilities or the adjoining or connecting sewer lines or mains or used them for any purpose other than that for which they were constructed or threw any foreign substance in them, then the Tenant must pay all expense of any breakage, stoppage, damage, cleaning or additional repair

(C) Limitations on the Tenant's Ability to Alter the Premises:

(1) ***The Landlord's Consent is Required.*** The Tenant must get the Landlord's approval for any alteration to the Premises that is structural or costs more than $1,000. The Tenant may not make any penetration through the Premises' roof, floor, or walls without obtaining Landlord's prior written approval.

(2) ***Improvements Belong to the Landlord.*** All additions, repairs, and changes to the Premises become part of the Premises and at Landlord's option belong to the Landlord after termination of the Lease. At termination, the Tenant may remove property only as allowed in Section 12(D).

(D) Trash Dumpster and Removal. The Tenant will provide its dumpsters or containers for the storage and disposal of trash and will provide for the rental, maintenance and periodic emptying of its trash dumpster or containers, at the Tenant's own expense.

(E) The Tenant's Must Keep the Premises Free of Liens. The Tenant must keep the Premises free of liens. The Landlord is not responsible for the payment of any of the Tenant's work. No one may attach the Landlord's interest in the Property for payment of any work. Each contract for construction with the Tenant must provide that the contractor will look only to the Tenant for payment. The Tenant defends and indemnifies the Landlord against all claims, liabilities and costs associated with the Tenant's work and any liens claimed by people providing work or materials to the Tenant. The Tenant must remove any lien or encumbrance within ten days after it is created.

(F) Hazardous Materials. The Tenant may not use, store, dispose, or handle any hazardous material at the Premises. The Tenant defends and indemnifies the Landlord from all claims, liabilities, penalties, forfeitures, losses, settlements, judgments, fees, costs, or expenses (including attorneys' fees), or death of or injury to any person or property arising from, related to, or caused, in whole or in part, directly or indirectly, by any hazardous materials released or brought onto the Premises or the Tenant's violation of any environmental law or regulation, even if the Lease has terminated.

(G) Payment for Services Rendered by Landlord. In the event that Landlord at any time shall, at the request of Tenant or on Tenant's behalf, either perform or cause to be performed, itself or by its agents, employees or contractors, any work in connection with the Premises, or shall supply or cause to be supplied any materials to the Premises, and the cost of such services, work or materials is to be borne by Tenant under the terms of this Lease or otherwise, Landlord shall invoice Tenant for such costs, which sum shall be payable by Tenant within 5 days after delivery of such invoice. All such sums shall constitute and be treated as Additional Rent hereunder and, if Tenant shall fail to pay the same in a timely fashion, Landlord, in addition to all other remedies available to it, shall be entitled to exercise all remedies available to it under this Lease for nonpayment of rent.

[illegible] shall apply all proceeds from the "all risk" insurance [illegible]

Section 7. Common Areas.

(A) Definition of Common Areas. The Common Areas include: (1) area not specifically leased to another tenant, and (2) areas available for the use of the tenants and their customers in the Property (e.g., parking areas, roads, sidewalks, etc.).

(B) Use of Common Areas. The Tenant has a non-exclusive license to use the Common Areas in conjunction with all other tenants and customers at the Property, provided that the Tenant's use (or the use by its customers) do not place unreasonable demands on those areas. The Tenant may not use the Common Areas for the display or sale of merchandise or signs. The Landlord exclusively controls and manages the Common Areas and may use them at its sole discretion.

Section 8. Common Area Maintenance Expenses.

The Tenant must pay its Pro-Rata Share of all Common Area Maintenance expenses. Common Area Maintenance expenses include all costs and expenses of every kind that are paid or incurred by the Landlord in operating, managing, maintaining, repairing, replacing, servicing, or insuring the Common Areas and the Property's buildings or roofs. If the Property includes other premises used by other tenants, then the Landlord may allocate annual Taxes and Common Area Maintenance expenses among all tenants in the Property. The Landlord may estimate those expenses, and charge the Tenant a monthly amount based upon the estimate. After the final expense is known, the Landlord will adjust the amount constituting Tenant's Pro-Rata Share. If the estimate was inadequate, then the Tenant must pay the deficiency immediately after the Landlord sends an invoice. If the estimate causes a surplus, then the Tenant gets a credit for the surplus against the same category of future charges.

Section 9. Use of the Premises.

(A) Restrictions on the Tenant's Use. The Tenant may not: 1) deface or injure the Property, 2) permit any objectionable noise or odor to be emitted, 3) permit anything to be done on the Property that is dangerous; offensive; creates a health hazard or nuisance; or disturbs others; or 4) interferes with any other tenant's operations.

(B) The Tenant's Specific Use. The Tenant's specific Use and business are the primary reasons the Landlord selected the Tenant. The Tenant may not operate the Premises for any other use.

(C) Tenant's Obligation to Obey Laws. The Tenant must obtain, and pay for, all licenses, consents, approvals and permits to conduct its business. The Tenant must comply with all present and future laws, ordinances, regulations, or rules of any governmental authority relating to the Premises and the Tenant's business.

(D) The Landlord's Regulations. The Tenant must comply with all present and future regulations established by the Landlord. The Landlord may change the Regulations or add new regulations, provided that the changes are commercially reasonable and nondiscriminatory. The failure to comply with any Regulation is a default under this Lease. The Landlord may enter the Premises at all reasonable hours for the purpose of inspecting them.

(E) Parking. The Landlord has absolute control of all parking at the Property and can move, change, segregate, or regulate the parking in any manner. The Landlord may designate particular areas for parking by particular tenants, their employees, or their customers and may issue regulations to enforce those designations.

(F) The Landlord's Access to the Premises. The Landlord may enter the Premises at reasonable times for repairs, maintenance, alterations, and showing the leased premises to prospective tenants or purchasers, and for any other reasonable purpose. The Landlord may enter the Premises after the normal business hours if the entry is necessary to complete emergency repairs. During the last six months of the Lease, the Landlord may place a sign on the Premises advertising the Premises for rental. At any time the Landlord may place a sign on the Premises advertising the Property for sale.

Section 10. Assignment and Subletting Prohibited.

The Tenant is absolutely prohibited from assigning this Lease, or any right or interest, voluntarily, involuntarily, or by operation of law, from encumbering all or any part of the Tenant's interest in this Lease, from subletting any part of Premises, and from permitting any subtenant or concessionaire on the Premises ("Assignment"). If the Tenant is an entity, and not an individual, the following actions are an Assignment:

(1) Dissolution, merger, consolidation, or reorganization of the entity.

(2) Transferring control, ownership, or the right to receive (directly or indirectly) a significant part of the profits or losses from the Tenant's operations at the Premises to a person or entity other than the persons or entities having that right on the Lease Date.

(3) A change in the identity of the persons or entities controlling more than 25% of the interests that are allowed to vote regarding any of the following: (1) the distribution of income or profits from the entity, (2) the entity's dissolution or termination, (3) any change in the identity of any of the entity's owners.

Section 11. Signs.

The Tenant must get the Landlord's written approval for the design, location, and installation of the Tenant's signs. The Tenant must pay all costs relating to installation and maintenance of signs. The Landlord reserves the right to place signs on the exterior walls and in the common areas of the Property. All signs must comply with local ordinances, at Tenant's expense.

Section 12. End of Lease.

(A) No Right to Renew. If the Tenant is not in default and unless Tenant has an Option to Extend as outlined in Section 12(E) if applicable, the Lease ends on the Termination Date identified in the Terms Summary section of this Lease. If the Tenant defaults, then the Lease may terminate earlier, at Landlord's option, as provided in Section 16(C). After the Termination Date, the Tenant's interest in the Premises is terminated and the Tenant has no further right to occupy the Premises. The Lease can be renewed or extended only by a written document signed by both the Landlord and the Tenant. The Landlord's agents do not have any authority to grant renewals or extensions.

(B) If the Tenant "Holds Over" after the Term's End. If the Tenant does not vacate the Premises after the Termination Date ("holds over"), the Landlord may treat the Tenant as a tenant from month-to-month. Because the Landlord may have obligations to deliver the space to a new tenant immediately after the end of the Term and because the Tenant's failure to comply with this section may cause damages to the Landlord that are difficult to measure, the Tenant agrees to pay use and occupancy charges equal to 200% of the monthly rent and other charges that were due under the Lease in the final month of the Term. These liquidated damages will not be pro-rated for partial months. The Tenant must also pay to the Landlord all damages relating to the Tenant's failure to promptly vacate the Premises, including the Landlord's liability, if any, to third parties.

(C) Returning the Premises to the Landlord. The Tenant must return the Premises in as good condition as the Premises were in on the Lease Date, except for reasonable wear and tear. If the Tenant has made improvements to the Premises, those improvements belong to the Landlord and must be surrendered at the end of the Term. The Landlord may elect, by written notice given to the Tenant at least 60 days before the end of the Term, to require the Tenant to remove any improvements and fixtures installed by Tenant and return the Premises in the condition on the Lease Date. The Tenant must pay all costs to restore the Premises to that condition and must complete the demolition and repairs in a neat and professional manner so that the Premises are in that condition on the last day of the Term. If the Tenant does not return the Premises as required by the Landlord's notice, then the Tenant must pay 120% of demolition and repair costs incurred by the Landlord. Also, the Tenant must pay charges for use and occupancy until the demolition and repairs are completed.

(D) Removal of the Tenant's Equipment. If the Tenant is not in default on the Termination Date, then the Tenant may remove its "trade fixtures" and personal property that are not affixed to the Premises (unless a particular fixture was furnished by the Landlord or at the Landlord's expense). The Tenant must pay all costs to restore the Premises to the condition that existed on the date that possession was delivered to the Tenant. Any of the Tenant's property remaining at the Premises after the Termination Date is treated as abandoned. The Landlord may dispose of that property in any manner and the Tenant must pay the costs of storing or removing that property. The Tenant releases the Landlord from any claims associated with the care or maintenance of that property.

Section 13. Indemnity and Insurance.

(A) Tenant Indemnity and Insurance. The Tenant agrees to defend and indemnify the Landlord, its members, managers, officers, directors, stockholders, beneficiaries, partners, representatives, agents, and employees from all liabilities, losses, damages, and claims of any kind (including reasonable attorneys' fees) because of any injury, damage, or death to persons or property in any way connected with the Premises or the Tenant's use of the Property. The Tenant must look solely to its insurance for compensation for loss to its property and injuries to its people from any cause relating to the Premises or the Tenant's occupancy. The Tenant must maintain "all risk" coverage insuring its personal property and improvements for 100% of their insurable replacement value. The Tenant must apply all proceeds from the "all risk" insurance to

coverage (including bodily injury, property damage, and contractual liability) with combined single limit coverage not less than $2,000,000. The Tenant must maintain plate glass insurance for the replacement of all damaged plate glass at the Premises. The Tenant must maintain workers' compensation and employer's liability insurance. If any aspect of the Tenant's business or the construction of the Tenant's Premises causes the Property's insurance premiums to be higher than they would ordinarily be, then the Landlord can bill those additional costs directly to the Tenant.

(B) Policy Provisions. The Tenant's insurance companies must be both licensed to do business in Michigan and acceptable to the Landlord. The Tenant must provide the Landlord with certificates showing that the Landlord is a named insured and that the policy can be canceled only after 30 days' notice to the Landlord. All policies must be primary policies, not contributing with, or in excess of, coverage the Landlord carries. The Tenant's deductible under any policy may not be more than $10,000.

(C) Increased Insurance Hazard. The Tenant must not do or permit anything that will tend to increase the insurance rates on the Premises or the Property. The Tenant agrees to pay as additional Rent any increase in premiums for insurance resulting from any of the acts or occurrences described in this subsection, even if the Landlord has consented to those acts.

(D) Landlord's Insurance. Landlord shall maintain insurance, including, but not limited (a) commercial general liability insurance, (b) property insurance, (c) business interruption, loss rent insurance, on the building and Premises in amounts and of the type typically maintained by landlords of similar premises and operations, including such coverages and with such insurance companies as Landlord shall determine. The Tenant shall pay Tenant's Pro-Rata Share of all insurance maintained by Landlord. Landlord shall provide Tenant with an invoice for payment of Tenant's Pro-Rata Share of insurance, together with payment of Taxes and Common Area Maintenance.

Section 14. Destruction. If the Premises are damaged so that within 90 days after beginning repairs the Landlord cannot or fails to restore the Premises to the condition before the damage, or if the Landlord's insurance is not sufficient and available to timely complete those repairs, then the Landlord has the option for 180 days after the damage to elect either to: (1) do the repairs, at its sole expense, or (2) to terminate the Lease upon 30 days' notice. The Tenant must pay Rent during the repairs. If the repairs take longer than 180 days, then the Tenant's obligation to pay Rent abates during that additional period.

Section 15. Default. The following are Tenant defaults: (A) abandoning or vacating the Premises, (B) failing to pay any Rent under this Lease when due, (C) failing to open for business within 30 days after the Rent Date, (D) failing to perform any other term or condition of this Lease within 30 days after notice from the Landlord (if the same default occurs twice within a 12-month period, then the Landlord is no longer required to provide the notice in this Section 15(D)), (E) making an assignment for the benefit of creditors or appointing a receiver to take possession of the Premises, (F) a levy upon the Tenant's property that is not discharged within five days, and (G) any default under any promissory note or other agreement made the Tenant or a Guarantor and relating

Section 16. Remedies.

(A) The Landlord's Remedies. After a default, the Landlord may do one or more of the following: (1) apply all or part of the Security Deposit to the amount due, (2) pay any amounts it determines to be necessary or appropriate to cure the Tenant's default and charge the Tenant, as Additional Rent, for all amounts paid on the Tenant's behalf, (3) evict the Tenant, and terminate its right to possession, as provided in subsection (B), (4) terminate the Lease, pursuant to subsection (C), and (5) sue Tenant for all damages resulting from Tenant's default and/or (6) take any other action or remedy available to Landlord under this Lease, at law or in equity.

(B) The Landlord's Right to Evict the Tenant after Default. If the Tenant defaults, the Landlord may elect to evict the Tenant and recover possession by summary proceedings, as provided by statute. For this section, any notice to the Tenant that the Landlord has failed to receive Rent is a demand for possession for nonpayment of Rent due, as specified in MCLA 600.5714(1)(a) or any successor statute. After the Landlord secures a judgment of possession and after the Court issues a writ of restitution, the Tenant remains liable for all damages because of the Tenant's premature abandonment. After the Landlord is restored to possession, the Landlord may terminate the Lease (as provided in subsection (C)), or the Landlord may relet the Premises for the Tenant's account without terminating the Lease. All amounts received after a reletting are applied in the following order: (1) for the payment of Rent under this Lease, (2) the costs of reletting, (3) any other amounts owed by the Tenant to the Landlord (including, without limitation, repairs to premises, remodeling the Premises for a replacement tenant, paying leasing or brokerage fees, and discharging liens on the Premises), (4) to be applied to future Rent, as it becomes due, and (5) if the amounts received from reletting are not adequate to meet these obligations, then the Tenant must pay the difference. If the amounts received from reletting are more than sufficient to meet these obligations, the Landlord may keep the difference. The Tenant will not assert any counterclaim in an eviction action.

(C) The Landlord's Right to Terminate the Lease after Default. After a default, the Landlord may elect, instead of recovering possession under subsection (B) above, to terminate the Lease. A termination of the Lease must be in writing, signed by the Landlord, and cannot be implied. Termination of the Lease does not relieve the Tenant of liability after the Termination Date. Instead, the Tenant remains liable for all damages that the Landlord suffers because of the default and/or premature abandonment by the Tenant. In other words, the Tenant's obligations survive the Lease termination and the Landlord may recover all damages it suffers because of that early termination. Those damages include the Rent due under this Lease, all expenses incurred in recovering the Premises (including reasonable attorneys' fees), the costs of remodeling the Premises for a new tenant, brokerage fees for locating a new tenant, and any other amounts directly or indirectly related to the Tenant's default.

(D) The Landlord's Right to Accept Partial Payments. After beginning proceedings to evict or terminate, as provided in subsections (B) or (C), the Landlord may elect to keep any partial payments from the Tenant. Those partial payments will not affect the Landlord's remedies. The court may issue a writ of restitution without further hearing

(E) Security Deposit. On the Lease Date, the Tenant must deposit the Security Deposit with the Landlord. The Landlord can deposit the Security Deposit with its general operating revenues. The Landlord may apply the Security Deposit to any amount owed by the Tenant. After the Landlord applies the Security Deposit, the Tenant must, upon demand by the Landlord, restore the full Security Deposit within ten days after written request. The Landlord's acceptance of the Security Deposit before the Lease is signed does not create a binding Lease. The Tenant is not entitled to any interest on the Security Deposit. In the absence of evidence satisfactory to the Landlord of any assignment of the right to receive any part of the security deposit, the Landlord may return the Security Deposit to the original Tenant, regardless of one or more assignments of the Lease. If the Landlord transfers any part of its interest in the Property, the Landlord may transfer the Security Deposit to the assignee for the benefit of the Tenant and the Landlord is then released from all liability for the security deposit. The holder of a mortgage or any secured lender is not responsible for the security deposit unless they have received the Security Deposited under this Lease.

(F) Interest on Unpaid Rent and Default Fees. If any amount due from the Tenant is not received by the Landlord within five days of its due date, then the Tenant must pay a administrative service fee to compensate Landlord for handling such late payment, equal to 5% of the overdue amount. Delinquent Rent also bears interest at the rate of 7% or the prime rate at JPMorgan Chase Bank, whichever is higher, but in no event higher than the highest lawful rate. The payment of these fees does not excuse the default.

(G) The Landlord Can Require Certified Funds. If the Tenant fails to timely pay any amounts due under this lease or if any of the Tenant's checks are returned unsatisfied, then the Landlord may require the Tenant to pay all subsequent amounts in certified funds.

(H) Attorneys' Fees. The Tenant must pay the Landlord the reasonable attorneys' fees that the Landlord incurs in securing possession or in enforcing or attempting to enforce the Lease, whether or not legal proceedings are commenced. These fees will be invoiced with, and must be paid with, the Tenant's other rent.

(I) Security Interest. Tenant hereby grants to Landlord a lien and security interest, as security for payment of all Rent and any other charges payable by Tenant and the performance of all of Tenant's obligations, in and upon all Tenant equipment, fixtures and inventory, merchandise and other personal property now or hereafter placed on or in the Premises. Such lien shall include the right to prevent removal of said property from the Premises and may be enforced, upon nonpayment of Rent or any other default by Tenant's hereunder, by the re-entry, taking and sale, lease, or other disposition of such property. Landlord shall have all rights and remedies upon default provided by law, including those set forth in the Michigan Uniform Commercial Code. The sale, lease or other disposition of Tenant's property shall be either public or private after at least 10 days' notice to Tenant at Tenant's last known address, and Landlord shall have the right and privilege to be a purchaser at any such sale, lease or other disposition of the property if reasonable under the circumstances. Any and all proceeds obtained at such sale shall be applied first to the cost of such sale, including reasonable attorneys' fees

for nonpayment of Rent and/or any other charges, and any balance to the reduction of any principal sum due hereunder for Rent. Sale or retention under such lien shall not be deemed to waive, alter, limit or affect in any manner whatsoever, but shall be in addition to, any other remedies available to Landlord upon nonpayment of Rent or other charges under this Lease or otherwise. Tenant shall execute any financing statements or other documents requested by Landlord in order to evidence or perfect such lien and security interest at such time or times determined by Landlord, and Landlord has the right to prepare, execute and file any UCC Financing Statements on its own without further action or consent by Tenant.

(J) Limitation of the Tenant's Remedies. The Tenant must make any claim relating to this Lease within 12 months after the action or event creating liability. The Tenant waives any right of redemption and any right to a jury trial for any claim under this Lease. The Landlord is not responsible for any loss or damage caused by the acts or omissions of persons occupying adjoining premises, caused by burst, stopped or leaking water, gas or sewer pipes, or caused by any other force within the Premises that is outside the Landlord's control. The Landlord's liability is limited to the Landlord's interest in the Premises. Any judgment against the Landlord relating to the Lease can be satisfied solely out of the proceeds from the execution upon the Premises, and the Landlord and Landlord's, members, managers, officers, directors, employees and agents are expressly released from any liability. The Landlord may assign or transfer its interest in this Lease, the Premises or the Property. Upon the transfer of the Landlord's interest in the Premises, the Landlord is relieved of all liability to the Tenant. The Landlord's other property is not subject to levy, attachment, or execution for satisfaction of any judgment against the Landlord.

Section 17. Landlord's Lender. This Lease is and shall be either prior to or subject and subordinate to the lien of any mortgage now or hereafter placed on all or any portion of the Property, at the option of Landlord or its lender/mortgagee. Tenant shall execute a subordination and attornment agreement in form and content reasonably acceptable to Landlord and its lender/mortgagee from time to time, upon request, to evidence any such (priority or) subordination; provided, that such subordination and attornment agreement shall include a non-disturbance obligation by the lender/mortgagee on behalf of itself and its successors in interest to honor this Lease and not to disturb Tenant's occupancy or the exercise of its rights hereunder as long as Tenant complies with the terms of this Lease. In the event Tenant shall fail or refuse to comply with the foregoing without reasonable excuse, Tenant hereby irrevocably appoints Landlord as its attorney-in-fact with full power and authority to execute and deliver in the name of the Tenant any such instrument. The Tenant must provide estoppel certificates to the Landlord or its lender, within ten days after written request.

Section 18. Condemnation. If all or part of the Premises are taken by eminent domain, with or without litigation, then this Lease no longer applies as to the property taken or transferred under threat of condemnation, on the date the title vests in the condemning authority. As to the property not taken, the Landlord has the option, for 90 days after the taking, to either: (1) terminate this Lease, or (2) elect to continue this Lease and restore the Premises to a practicable architectural unit. If the taking relates to

terminate this Lease, or (B) continue this Lease and make the modifications the Landlord decides appropriate to modify the Property in light of the taking. If the Premises' size is reduced because of a taking, the Rent is adjusted pro-rata. The Tenant's claim to any part of the award from the condemning authority is limited to claims that are not recoverable by the Landlord and do not reduce the Landlord's claim (e.g., moving expenses, etc.).

Section 19. Force Majeure. Neither party shall be deemed in default with respect to the performance of any obligation on its part to be performed under this Lease (other than the payment of money) if such default shall be due to any strike, lockout, civil commotion, war-like operation, invasion, rebellion, hostilities, military or usurped power, sabotage, governmental regulations or controls, inability to obtain any material or service, or through acts of God or other cause or causes, whether similar or dissimilar to those enumerated, beyond the control of such affected party, and the period for such affected party to perform such obligation shall be extended by a period equal to the period of delay caused by such reason.

Section 20. Quiet Enjoyment. Landlord covenants that Tenant may peaceably and quietly enjoy the Premises, subject to the terms, provisions, covenants, agreements, stipulations, rules or conditions of this Lease, upon Tenant's paying the Rent and observing and performing all the terms, provisions, stipulations, rules, agreements, covenants and conditions, on Tenant's part to be observed and performed, without molestation or hindrance by any person holding under or through Landlord.

Section 21. Accord and Satisfaction. No payment by Tenant or receipt by Landlord of a lesser amount than the Rent then due shall be deemed to be other than on account of the Rent due, nor shall any endorsement or statement on any check or any letter accompanying any check or payment as Rent be deemed an accord and satisfaction, and Landlord may accept such check or payment without prejudice to Landlord's right to recover the balance of such Rent or pursue any other remedy provided in this Lease.

Section 22. Brokerage. The Tenant represents to the Landlord that it has not dealt with any broker, agent, or finder in connection with this Lease, except those identified on the Terms Summary. The Tenant indemnifies the Landlord from any claim by any other broker that claims to have dealt with the Tenant. Landlord agrees to pay the first broker listed in the Terms Summary section above ("Landlord's Agent"), a leasing commission as set forth in the Terms Summary. Such commission shall be due and payable in full upon full execution of this Lease. In addition, Landlord agrees to pay Landlord's Agent a leasing commission as set forth in the Terms Summary at such time as Tenant exercises its first Extension Term under the Lease (if applicable). Landlord grants Landlord's Agent the right to record a lien against the Property to secure payment of any broker commissions. All commissions shall be due and payable to Landlord's Agent. If a second broker is listed in the Terms Summary above, such second broker shall look to the Landlord's Agent for payment of any cooperating or shared commissions which shall be due and payable if and only to the extent commission payments are received by the Landlord's Agent.

any of those documents, then the main body of the Lease controls.

Section 23. Effects of Signatures. Each person signing this Lease represents to the other parties that the person is authorized to sign the Lease in the capacity they are signing. Each signer represents that the other party is not required to get the consent or approval of anyone before relying upon this Lease. If the Tenant is made up of more than one person or entity, then every reference to the Tenant means each entity or person.

Section 24. Americans with Disabilities Act. The Landlord makes no warranty whether the Premises or the Property conforms to the requirements of the Americans With Disabilities Act of 1990 (42 U.S.C. 12101 et seq.) or its regulations and guidelines, as they may be changed from time to time, including the ADA Accessibility Guidelines ("ADAAG") (collectively referred to as "ADA"). The Tenant is solely responsible for all costs related to the Premises' compliance with the ADA or related to the Tenant's operations, including, among other things, requirements under Title I of the ADA concerning the Tenant's employees.

Section 25. Notices. All notices, demands, consents, and reports relating to this Lease must be in writing and delivered to the recipient's address or e-mail address given above by any of the following means: (A) hand delivery, (B) registered or certified mail, postage prepaid, with return receipt requested, (C) Federal Express, UPS, or other reputable overnight courier services that provides for a return receipt, or (D) electronically.

(A) Notice made in accordance with this section is effective on the date of delivery, if delivered by hand or electronically, on the third business day after mailing, if mailed first class, registered or certified mail, or on the next business day after mailing or deposit with an overnight courier service if delivered by express mail or overnight carrier.

(B) If either party elects to use electronic communication, then the communications must be by e-mail sent to the e-mail address set forth in the Terms Summary above (or to such other address as the Landlord and the Tenant may later specify in writing or electronically). Each party is solely responsible to insure that the other's email address is "white listed" to ensure that messages will not be caught by a spam filter or similar electronic filtering. E-mails are deemed received if they have been sent to the e-mail address provided in the Terms Summary above, even if not actually received by the other party because of a spam filter or a technological problem beyond the sender's control. A response by one party to any email sent to the email address of the other party is conclusive proof of the functionality of the email address as required under this Lease. Each party is solely responsible for maintaining a viable e-mail address, for regularly checking its e-mail account(s), and for managing all spam filters applied to the account(s).

Section 26. No Reservation. The submission of this Lease by the Tenant to the Landlord is not a reservation or option for the Premises. It is an offer to lease the Premises and is irrevocable for 30 days after delivery to the Landlord. This Lease is binding only after both the Landlord and the Tenant sign.

Section 27. Successors and Assigns. This Lease is binding upon the parties' permitted successors and assigns.

any of those documents, then the main body of the Lease controls.

☐ Landlord and Tenant shall each appoint a commercial real estate broker who is an expert in determining fair market rent of similar properties in a similar geographic location. If the Brokers' determinations of fair market rent are within ten percent (10%) of each other, then the average shall be used to determine the minimum monthly and annual Rent. If the Brokers' determinations of fair market rent are more than ten percent (10%) apart, then the brokers shall jointly select a third, independent commercial real estate broker. The parties shall take the independent broker's determination of fair market rent and the other broker whose determination is nearest to the independent broker and average the two for purposes of determining the minimum monthly and annual Rent.

Section 31. Lease Interpretation.

(A) Interpretation. This Lease is not intended to require anything contrary to law. If there is any conflict between any provision of this Lease and any law that the parties cannot legally waive by this Lease, then that law controls.

(B) The Lease May Be Executed in Counterparts. The Landlord and the Tenant may sign multiple copies of this same Lease (i.e., counterparts) and each identical copy, when signed and delivered, is an original. All counterparts, taken together, are one instrument.

(C) Headings Are for Convenience Only. The headings in this Lease are for convenience only and do not affect the parties' substantive rights.

(D) Severability. The unenforceability, invalidity or illegality of any provision of this Lease shall not render any other provision unenforceable, invalid or illegal.

(E) Time. Time is of the essence of this Lease.

(F) Authority. Each party represents and warrants to the other that it has full authority, power and right to execute and deliver, and perform its obligations under, this Lease, and that the individual executing this Lease on such party's behalf is and has been duly authorized to do so in accordance with such party's organizational and governing documents.

(G) Binding Effect. All provisions hereof shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, personal representatives, and permitted successors and assigns.

(H) Entire Agreement. This Lease sets forth all of the covenants, agreements, stipulations, promises, conditions and understanding between Landlord and Tenant concerning the Premises and there are no disclosures, representations, warranties, covenants, agreements, stipulations, promises, conditions or understandings, either oral or written, between them other than herein set forth.

(I) Attachments to the Lease. This Lease, the Terms Summary, the Exhibits, and all the addenda attached to this document, taken all together, govern the relationship between the parties. These documents must be read together to determine the parties' obligations relating to the Premises and the Property. If there is any conflict between any of those documents, then the main body of the Lease controls.

(J) Acknowledgments. The parties acknowledge that:

(1) they have read this Lease,

(2) they have been represented by an independent lawyer or have elected not to be represented by a lawyer, even though they were advised to seek the advice of independent counsel and they were given plenty of opportunity to do so,

(3) they are equally responsible for the wording and terms of this Lease as a result of drafting, negotiating, or approving the wording of specific terms and that there is no presumption burdening any party based upon drafting,

(4) this Lease may only be changed by a written document signed by the party against whom enforcement of any waiver, change, or modification is sought, and

(5) this Lease contains the entire agreement between the parties regarding the Lease and the Premises, and

(6) the parties intend that all prior negotiations regarding this Lease, whether written or oral, be integrated into this document.

(K) No Recording. Tenant shall not record a copy of the Lease, or any memorandum of the lease, with the Register of Deeds, without Landlord's prior written consent, which consent shall not be unreasonably delayed or withheld with respect to a memorandum which discloses only the identity of the parties, the description of the Premises and the term of the Lease. The form of such written memorandum shall be mutually agreed-to by Landlord and Tenant, and Tenant shall upon request execute and deliver a recordable form of discharge of such memorandum.

Section 32. Special Provisions:

(A)_____

(B)_____

(C)_____

(D)_____

(E) _____

_____

_____

Landlord:

Sky Holdings Group LLC

By: _____

Its: owner

Dated: 05/01/25

Tenant:

NATIONWIDE TOWING GROUP

By: _____

Its: Owner

Dated: 05-01-25

By: _____

Its: _____

Dated: _____

Guarantors:

_____

Dated: _____

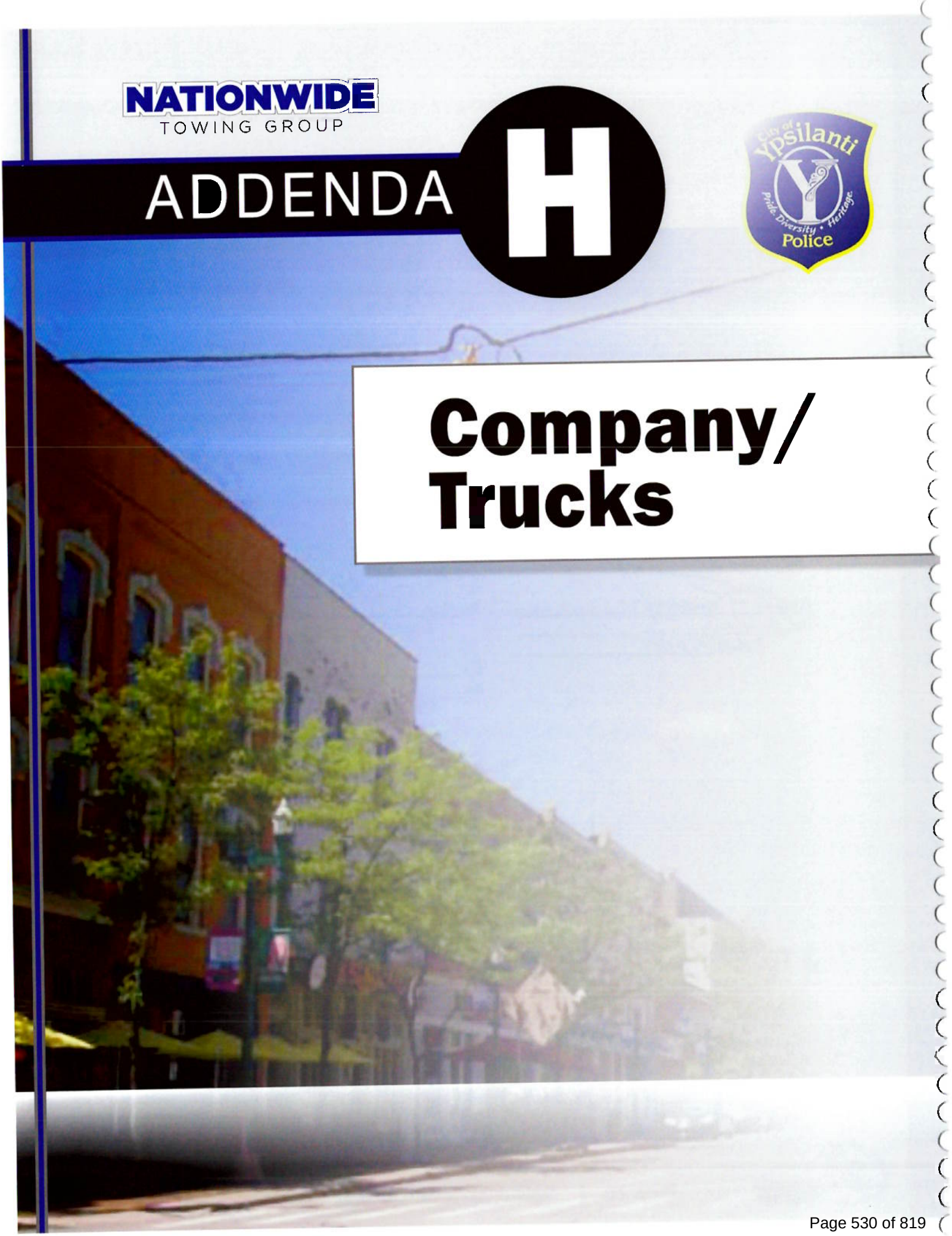
_____

Dated: _____

NATIONWIDE
TOWING GROUP

ADDENDA H

City of Ypsilanti
Pride • Diversity • Heritage
Police



Company/ Trucks

SELF-PERFORMED SERVICES

Nationwide Towing Group is the sole contracting entity for this proposal. All equipment, personnel, and facilities committed to the City of Ypsilanti Police Department contract operate under Nationwide Towing Group.

For large-scale or simultaneous-incident support, Nationwide has access to additional resources through its affiliated sister company, Nationwide Towing Group II (191 Hiscock St, Ann Arbor, MI). This affiliate provides supplemental capacity and overflow support when needed, but is not a required party to the performance of this contract. Nationwide Towing Group alone is fully equipped to meet and exceed all requirements of this contract.

All tow units committed to this contract are properly registered, insured, and DOT-compliant, and undergo daily pre-trip and post-trip inspections. Example vehicle registrations, cab cards, and DOT compliance documentation are included with a full list being available upon request. The following list details Nationwide's complete fleet committed to this contract, including dedicated tow units across every class as well as the specialized support and scene-recovery equipment that allows us to clear and restore an incident scene in-house.

LG VEHICLES

LIST OF LARGE TRUCKS AND SPECIAL EQUIPMENT:

1.	LD Wrecker	2018 RAM 4500
2.	LD Wrecker	2021 FORD F-550
3.	MD Rollback	2018 FREIGHTLINER
4.	LD Rollback	2019 FORD F-550
5.	MD Rollback	2021 INTERNATIONAL
6.	LD Rollback	2020 FORD F-550
7.	LD Rollback	2020 FORD F-550
8.	MD Rollback	2022 FREIGHTLINER
9.	MD Rollback	2022 FREIGHTLINER
10.	LD Rollback	2021 RAM 5500
11.	MD Rollback	2023 FREIGHTLINER
12.	HD Wrecker	2017 INTERNATIONAL 20-Ton
13.	LD Service	2022 FORD MAVERICK
14.	LD Service	2018 FORD F-550 w/Crane
15.	LD Service	2023 CHEVROLET SILVERADO
16.	LD Rollback	2023 FORD F-550
17.	LD Rollback	2023 FORD F-550
18.	LD Service	2018 RAM 2500
19.	HD Rollback	2016 FREIGHTLINER M2
20.	HD Rotator	2023 KENWORTH T880 50-Ton
21.	LD Service	2010 FORD E-350
22.	MD Wrecker	2023 RAM 5500 12-Ton
23.	HD Semi Truck	2012 FREIGHTLINER
24.	Skid Steer	2023 KUBOTA SVL75
25.	Containment	FIREBOX EV SYSTEM
26.	Loader	2019 JCB WHEEL LOADER
27.	Loader	2004 CAT 938
28.	Trailer	2016 EAGER BEAVER 55-Ton
29.	Backhoe	2013 JOHN DEERE 310SJ
30.	Dump Trailer	2025 PJ TRI/AXLE
31.	Bucket Truck	2013 Ford F-550
32.	Dump Trailer	2025 PJ Tri/Axle
33.	Street Sweeper	2012 International (accident cleanup)
34.	EV Containment	FireBox EV System
35.	35 Ton Wrecker	2008 Peterbuilt

The NTG fleet includes nearly 35 equipment pieces, large and small, and is inspected daily by drivers, who complete both pre-trip and post-trip inspections, and fill out checklists before traveling, to ensure full DOT compliance, ensurir staff and public safety, and supporting operational readiness for the Ypsilanti Police Department.

Our fleet includes:

- Multiple light-duty wreckers
- Flatbed/rollback trucks
- Medium-duty trucks
- Heavy-duty wreckers
- Rotators
- Service/roadside assistance vehicles
- Forklifts and support yard equipment

All vehicles are GPS tracked, equipped with dash and rear cameras, and connected to our central dispatch system through Towbook, our cloud-based towing software. This allows for complete visibility, real-time updates, and histori tracking of all jobs, providing transparency and coordination with the YPD.

Our fleet is regularly serviced and upgraded according to manufacturer specifications, with major maintenance conducted at our in-house facility. This ensures high reliability and minimizes service disruptions.

INVENTORY SPEC'S

#	Vehicle Class	Make, Year, Model	GVW	oom(Qty,Type,Capaci	Winch(Qty,Size)	Cable(Size, Qty)	LiftType	Rear Axle Config	Notes
1	LDWrecker (2)	2018RAM4500	16500	1Hydraulic,8-ton	1,8,000lbs	3/8"100ft,2	Wheel Lift	Dual	Unit#N-37
2	LDWrecker	2021FORDF-550	18000	N/A	1,8,000lbs	3/8"75ft,1	Rollback	Dual	Unit#N-57
3	MDRollback	2018FREIGHTLINER	26000	N/A	1,10,000lbs	7/16"75ft,1	Rollback	Dual	Unit#N-53
4	LDRollback	2019FORDF-550	18000	N/A	1,8,000lbs	3/8"75ft,1	Rollback	Dual	Unit#N-51
5	MDRollback	2021INTERNATIONAL	25999	N/A	1,10,000lbs	7/16"75ft,1	Rollback	Dual	Unit#N-55
6	LDRollback	2020FORDF-550	18000	N/A	1,8,000lbs	3/8"75ft,1	Rollback	Dual	Unit#N-6
7	LDRollback	2020FORDF-550	18000	N/A	1,8,000lbs	3/8"75ft,1	Rollback	Dual	Unit#N-59
8	MDRollback	2022FREIGHTLINER	26000	N/A	1,10,000lbs	7/16"75ft,1	Rollback	Dual	Unit#N-60
9	MDRollback	2022FREIGHTLINER	26000	N/A	1,10,000lbs	7/16"75ft,1	Rollback	Dual	Unit#N-61
10	LDRollback	2021RAM5500	19500	N/A	1,8,000lbs	3/8"75ft,1	Rollback	Dual	Unit#N-63
11	MDRollback	2023FREIGHTLINER	26000	N/A	1,10,000lbs	7/16"75ft,1	Rollback	Dual	Unit#N-62
12	HDWrecker (2)	2017INTERNATIONAL20-Ton	33000	2Hydraulic,20-ton	2,15,000lbs	1/2"100ft,2	WheelLift,Sling	Tandem Dual	Unit#N-66
13	LD Service	2022FORDMAVERICK	5000	N/A	N/A	N/A	N/A	Single	Unit #5
14	LD Service	2018FORDF-550w/Crane	18000	N/A	N/A	N/A	N/A	Dual	Unit#N-75
15	LD Service	2023CHEVROLETSILVERADO	10000	N/A	N/A	N/A	N/A	Single	Unit#N-15
16	LDRollback	2023FORDF-550	18000	N/A	1,8,000lbs	3/8"75ft,1	Rollback	Dual	Unit#N-69
17	LDRollback	2023FORDF-550	18000	N/A	1,8,000lbs	3/8"75ft,1	Rollback	Dual	Unit#N-68
18	LD Service	2018RAM2500	9000	N/A	N/A	N/A	N/A	Single	Unit#N-10
19	HDRollback	2016FREIGHTLINERM2	52000	N/A	2,20,000lbs	1/2"100ft,2	Rollback	Tandem Dual	Unit#N-70
20	HDRotator	2023KENWORTHT88050-Ton	66000	1Hydraulic,50-ton	5,25,000lbs	5/8"100ft,5	Rotator, Wheel Lif	TriAxle	Unit#N-71
21	LD Service	2010FORDE-350	9000	N/A	N/A	N/A	N/A	Single	Unit#N-11
22	MDWrecker	2023RAM550012-Ton	19500	1Hydraulic,12-ton	1,10,000lbs	7/16"100ft,2	Wheel Lift	Dual	Unit#N-12
23	HDSemiTruck	2012FREIGHTLINER	52000	N/A	1,40,000lbs	5/8"100ft,1	N/A	TriAxle	20-tonwinch,Unit#N-40
24	Skid Steer	2023KUBOTASVL75	9000	N/A	N/A	N/A	Bucket, Grapple, Sweeper	Tracks	Multiple attachments
25	Containment	FIREBOXEV SYSTEM	N/A	N/A	N/A	N/A	N/A	N/A	EVIsolationSystem
26	Loader	2019JCB WHEELLOADER	30000	N/A	N/A	N/A	Bucket	Axle	
27	Loader	2004CAT938	38000	N/A	N/A	N/A	Bucket	Axle	
28	Trailer	2016EAGERBEAVER55-Ton	N/A	N/A	N/A	N/A	Lowboy	TriAxle	
29	Backhoe	2013JOHN DEERE310SJ	17000	N/A	N/A	N/A	Backhoe	Axle	
30	Dump Trailer	2025PJTRI/AXLE	N/A	N/A	N/A	N/A	Dump	TriAxle	

NATIONWIDE TOWING GROUP

SAFETY CHECKS

All vehicles listed in this proposal are fully operational and meet all relevant inspection and certification standards.

Pre-Trip & Post-Trip Inspection Protocols: Every vehicle undergoes routine pre-trip and post-trip inspections to ensure:

- Mechanical integrity
- MDOT compliance
- Safety readiness for field deployment
- Each unit is ready to perform
- Each unit is well maintained to ensure consistent reliability and performance

RELIABILITY YOU CAN TRUST TRUST

Pre-Trip Inspection

- [ ] Check fluid levels (oil, coolant, transmission, brake)
- [ ] Inspect tires (tread depth, pressure, visible damage)
- [ ] Test all exterior lights (headlights, taillights, flashers)
- [ ] Ensure horn, wipers, and mirrors are functioning
- [ ] Confirm emergency equipment is stocked:
  - [ ] Fire extinguisher (charged and accessible)
  - [ ] Warning triangles or flares
  - [ ] First aid kit
- [ ] Inspect winch and towing apparatus
- [ ] Check for fluid leaks under vehicle
- [ ] Ensure registration and insurance documentation is onboard
- [ ] Perform a full walk-around to inspect for visible damage

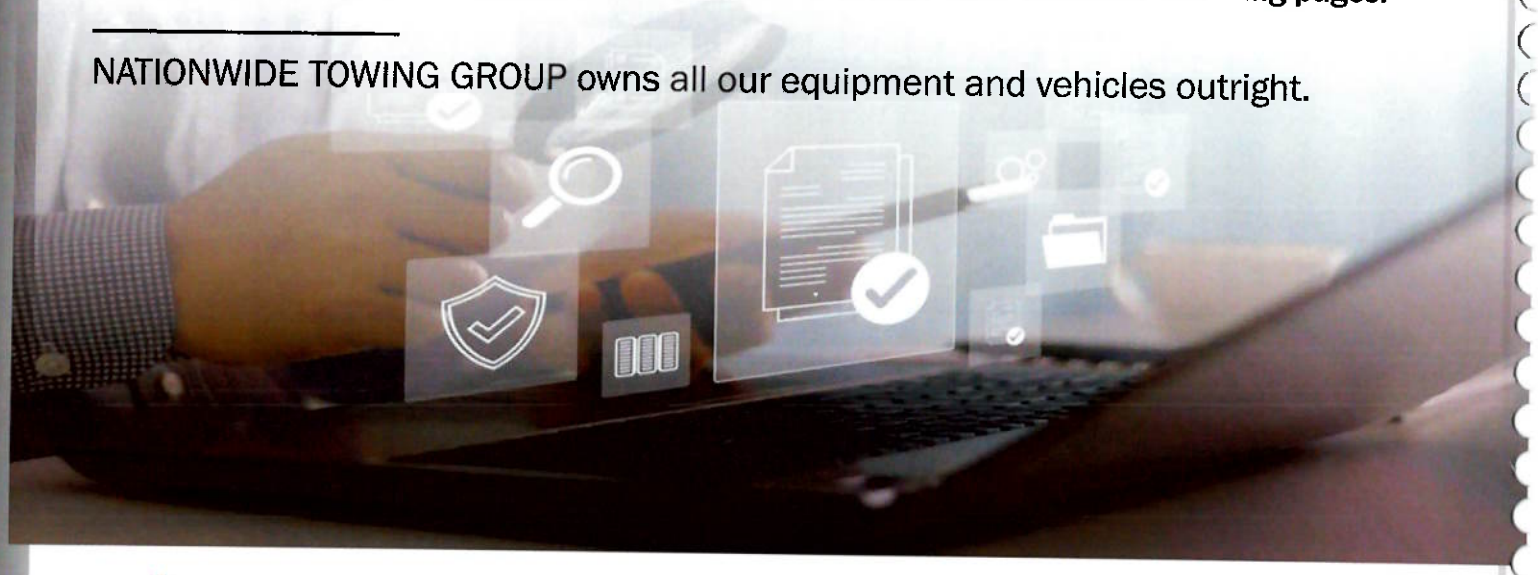
Post-Trip Inspection

- [ ] Check for new dents, scratches, or body damage
- [ ] Clean interior and remove debris
- [ ] Inspect tires again for wear or puncture
- [ ] Re-check fluid levels if vehicle was heavily used
- [ ] Confirm winch, chains, and rigging were properly stowed
- [ ] Log any maintenance needs or issues in the vehicle report
- [ ] Sign off on completed inspection log

NATIONWIDE TOWING GROUP

Photographs of our dedicated equipment and vehicles are attached on the following pages.

NATIONWIDE TOWING GROUP owns all our equipment and vehicles outright.



REQUIRED ONBOARD EQUIPMENT CHECKLIST

Each wrecker listed in this proposal is equipped with the following items. All items marked "Y" are present on every truck and verified in daily inspections:

Equipment Item Present on every truck?

- ☑ Push Broom
- ☑ First Aid Kit (Fully Stocked)
- ☑ Shovel
- ☑ Tow Lights
- ☑ Lock Out Tools
- ☑ Flashlight
- ☑ Gas Can
- ☑ Air Tank
- ☑ Tool Kit
- ☑ Tire Changing Equipment
- ☑ Jumper Cables
- ☑ Snatch Block(s)
- ☑ Device for Communication
- ☑ Emergency Flares or Triangles
- ☑ Emergency Flasher System
- ☑ Emergency Warning Lights (360°)
- ☑ Fire Extinguisher (ABC Rated)
- ☑ Floor Oil Dry

YES! IT'S ON EACH TRUCK!

NATIONWIDE TOWING GROUP

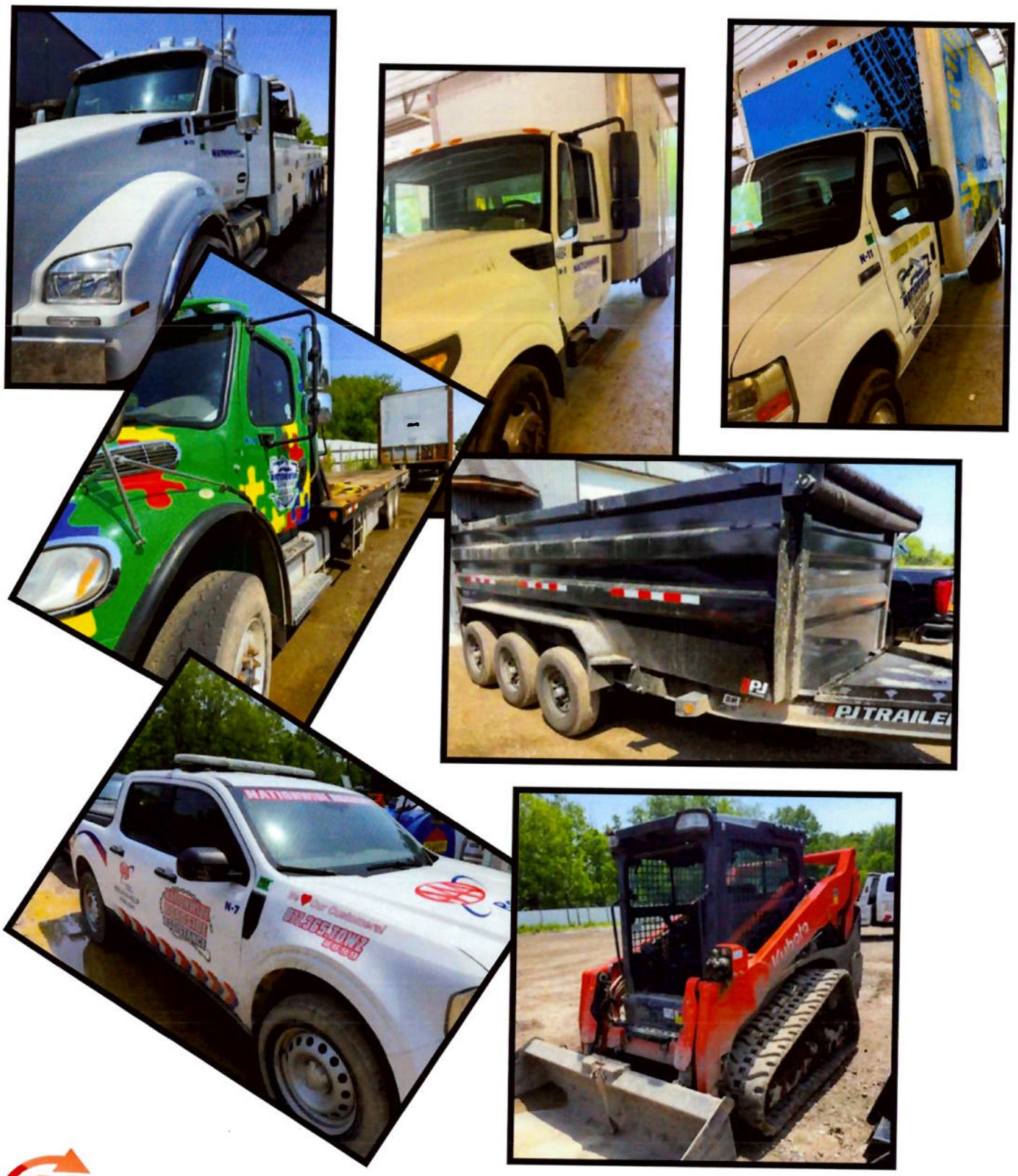
*Note: Additional equipment is purchased and upgraded regularly, on a 6-12 mo. basis.

NTG FLEET

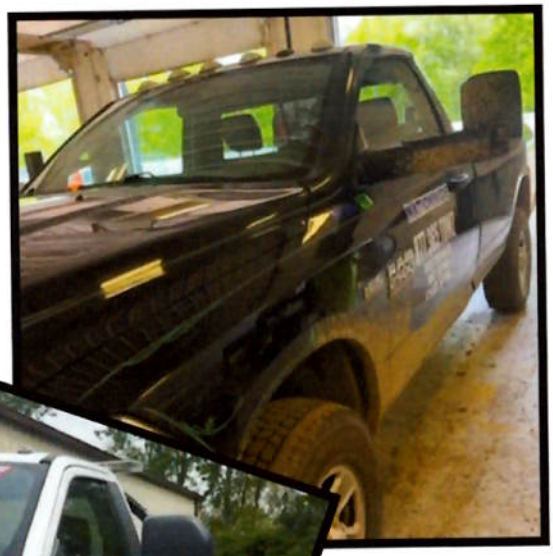
877-365-TOWZ
Eager Beaver
877-365-TOWZ
JCB
AAA.com
877.365.TOWZ

NTG FLEET

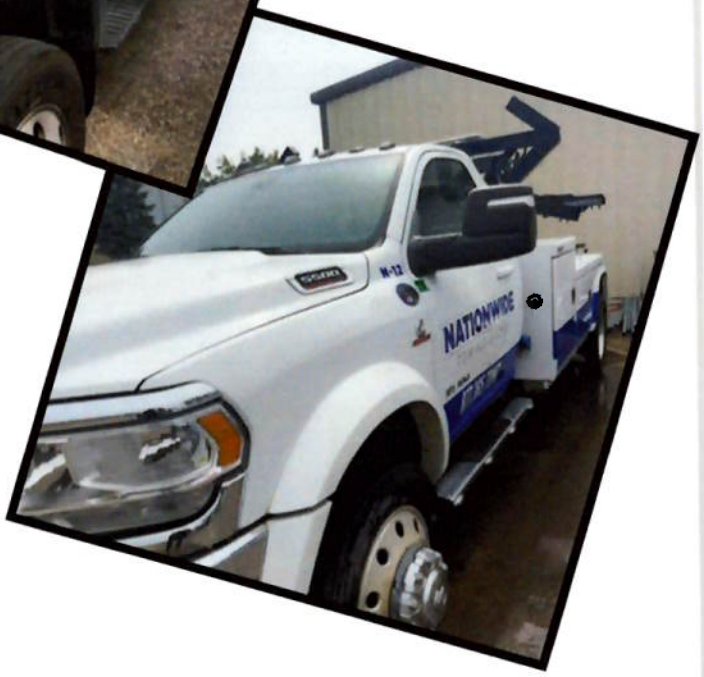
NTG FLEET



NTG FLEET



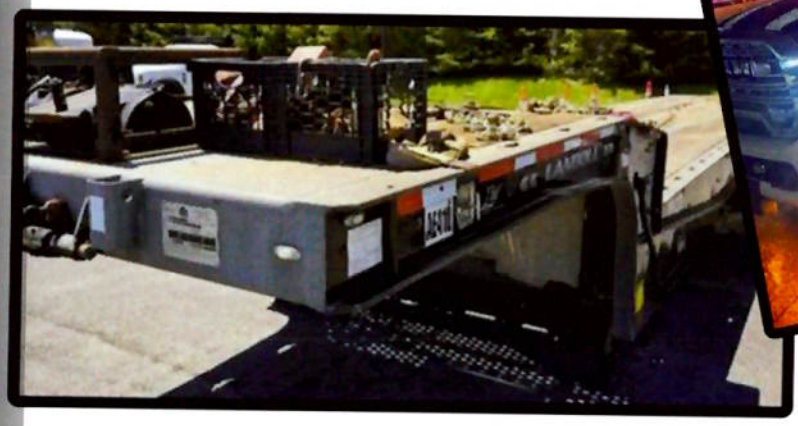
RELIABILITY YOU CAN TRUST TRUST



NTG FLEET

24 HOUR EMERGENCY SERVICE

We Bank The Blue
NATIONWIDE
TOWING GROUP
877.365.TOWZ



NATIONWIDE
877.365.TOWZ

NATIONWIDE
877.365.TOWZ

IX. Signature Page

Bidder Information:

- Signature:
- Printed Name: AJ Furrha
- Title: Owner
- Telephone: 734-680-9331
- Federal Tax ID: 81-0826500
- Company Name: Nationwide Towing Group
- Company Address: 221 N Lincoln Street
- City, State, Zip: Ypsilanti, MI 48198

Company Structure: ( ) Partnership ( ) Non-Profit Corp (✓) Profit Corp ( ) Other

NATIONWIDE
TOWING GROUP
ADDITIONAL INFO
1
City of Ypsilanti
Pride. Diversity. Heritage.
Police
Technology
City of Ypsilanti
Pride. Diversity. Heritage.

TECHNOLOGY

towbook

CLOUD-BASED SOFTWARE OFFERED TO THE YPSILANTI PD BY NTG

Nationwide Towing Group uses top-of-the-line technology via our cloud-based software called **Towbook.** We can use this tool from any device, **24/7/365** and it allows us to track service progress each step of the way.

LIVE LOCATION

Main uses for this platform are:

Accepting Calls and Work Orders
Dispatching Team Members
Logging Service Work
Vehicle and Driver Tracking
Vehicle Inventory Management
Operations Review
Comprehensive Reporting
Direct Dispatching from Ypsilanti Police Department to cover the entire City.

*With hundreds of options, our **internal reporting capabilities** allow us a more comprehensive view of our project performance to allow for fast resolutions to any problems that arise. Project management will oversee your daily activity, per site to ensure we are providing the exemplary service you deserve.*

This towing software system is used to track virtually every aspect of the services performed by our company allowing us to provide quick project updates to you when requested.

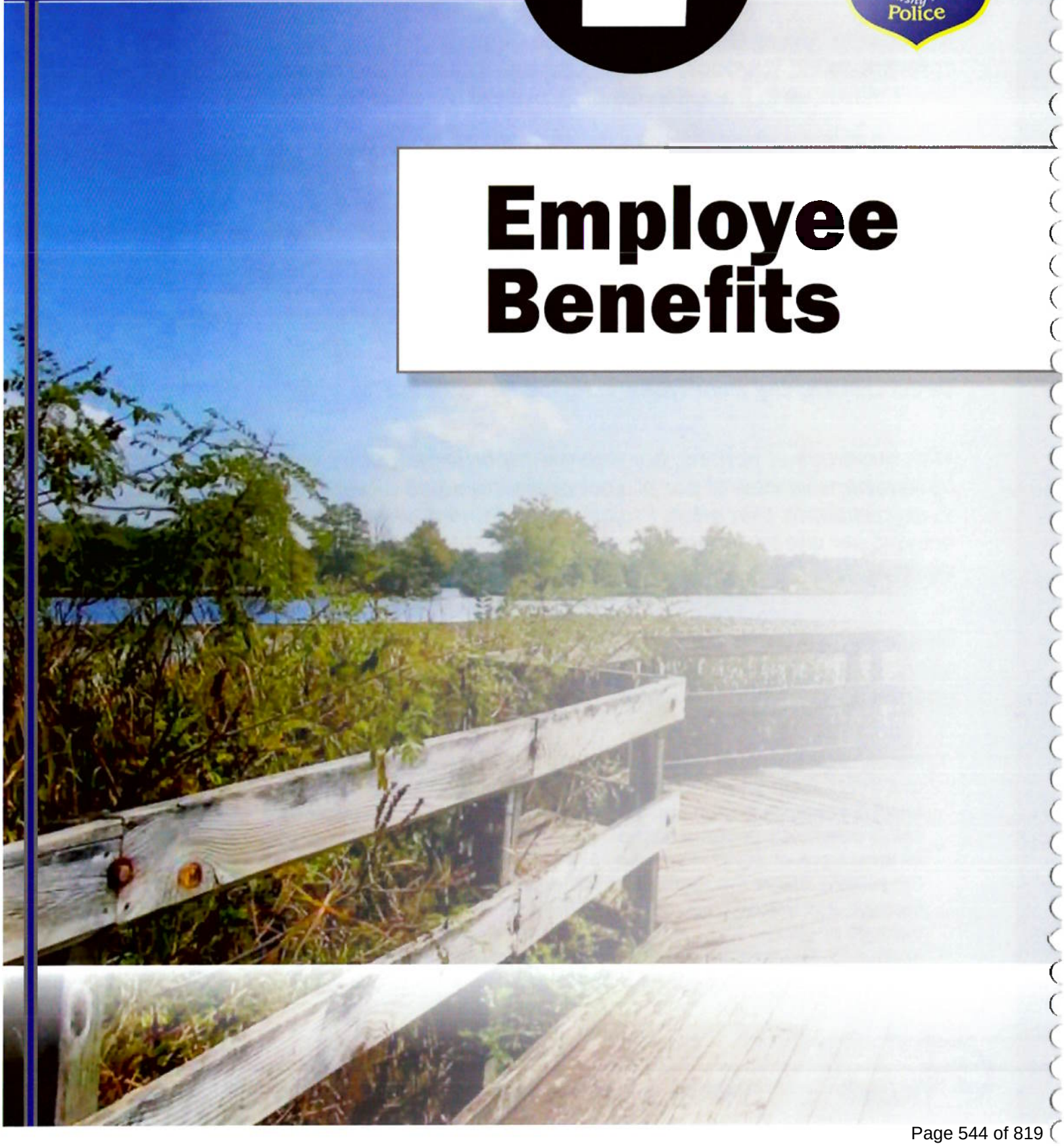
For dispatching, a call is put into the Towbook software, then sent out to a driver. From there the driver can use the software to GPS to the exact breakdown location as efficiently as possible. The status of the call is constantly updated so the customer, dispatcher, and driver can all keep track of any changes and ETA updates. Once on scene with the vehicle, inside the application the driver can take photos of damage and upload them directly to the case to document any prior damage or issues. This system also logs all of our prior services and impounds. The logs are easily accessible and can be quickly searched through digitally to find any information needed.

NATIONWIDE
TOWING GROUP

ADDITIONAL INFO 2

City of Ypsilanti
Pride • Diversity • Heritage
Police

Employee Benefits



BENEFITS

At Nationwide Towing Group, we provide Employee Benefits Packages, PTO accrual, and Emergency Roadside Accident Coverage for all of our tow truck drivers as an added measure of protection. This ***comprehensive accident coverage*** *is designed to offer financial and medical support in the event of an incident.*

Operating in Michigan's often extreme weather and roadside conditions, this coverage gives our drivers, and our leadership, peace of mind, knowing that their well-being is safeguarded.

It's a reflection of our commitment to employee an public safety, responsibility, and supporting the Professionals who serve our community every day.

CHUBB

ACCIDENT COVERAGE FOR ALL EMPLOYEES

NATIONWIDE TOWING GROUP

EMERGENCY ROAD SERVICE ACCIDENT INSURANCE PLAN

Cardholder is covered under the provisions of the AAA Emergency Road Service Accident Insurance Plan, providing benefits in case of accidental loss of life, limbs, speech, hearing or sight due to covered accidents. For further details, including coverage limits and restrictions, see the Description of Coverage on file with your employer.
This important addition to your personal security program is provided by your employer and your local AAA Club. Coverage is underwritten by Federal Insurance Company, a Chubb company.

Expires 12-31-2026

EMERGENCY ROAD SERVICE ACCIDENT INSURANCE PLAN

Cardholder is covered under the provisions of the AAA Emergency Road Service Accident Insurance Plan, providing benefits in case of accidental loss of life, limbs, speech, hearing or sight due to covered accidents. For further details, including coverage limits and restrictions, see the Description of Coverage on file with your employer.
This important addition to your personal security program is provided by your employer and your local AAA Club. Coverage is underwritten by Federal Insurance Company, a Chubb company.

Expires 12-31-2026

DESCRIPTION OF COVERAGE

AAA EMERGENCY ROAD SERVICE ACCIDENT INSURANCE

THE PLAN

As an employee of a AAA Affiliated Club or AAA Road Service Contractor, you will be automatically insured against accidental loss of life, limb, sight, speech or hearing with 24 Hour Business and Pleasure coverage. Coverage begins at the latest of 1) the effective date of the policy, 2) the date on which you first meet eligibility criteria as an Insured Person or 3) the beginning of the period for which required premium is paid for you as an Insured Person. Coverage automatically terminates on the earliest of 1) the termination date of the policy, 2) the expiration of the period for which required premium has been paid for you as an Insured Person, 3) the date on which you no longer meet the eligibility criteria as an Insured Person or 4) the date on which We pay out 100% of the Principal Sum.

ELIGIBILITY

This accident insurance plan is provided to employees of a AAA affiliated club operating their own in-house road service fleet or AAA road service contractors for whom 24 Hour Business and Pleasure has been elected.

THE COST

This accident insurance plan is provided at no additional cost by the participating Affiliated Club of the Policyholder.

BENEFICIARY

Designation

The Insured Person has the right to designate a beneficiary. The Primary Insured Person shall have the sole right to designate a beneficiary for any child who is a minor. All beneficiary designations must be:

1) in writing;
2) filed with the Policyholder or the Policyholder's designated representative; and
3) provided to Us at the time of claim; or
4) at such other time as We may require.

Change

The Insured Person, and no one else, unless there is an irrevocable assignment, has the right to change the beneficiary except as set forth above. The Insured Person does not need the consent of anyone to do so.

All beneficiary changes must be:

1) in writing;
2) filed with the Policyholder or the Policyholder's designated representative; and
3) provided to Us at the time of claim or at such other time as We may require.

We do not assume any responsibility for the validity of these changes.

Payment

The Benefit Amount for covered Loss of Life will be paid to the beneficiary designated by the Insured Person. Any Benefit Amount payable due to the Loss of Life of a Dependent Child will be paid to the Primary Insured Person, absent any beneficiary designation by the Dependent Child.

If the Insured Person has not chosen a beneficiary or if there is no beneficiary alive when the Insured Person dies, then We will pay the Benefit Amount for Loss of Life to the first surviving party in the following order:

1) the Insured Person's Spouse or Domestic Partner;
2) in equal shares to the Insured Person's surviving children;
3) in equal shares to the Insured Person's surviving parents;
4) in equal shares to the Insured Person's surviving brothers and sisters;
5) the Insured Person's estate.

All other Benefit Amounts are paid to the Insured Person, unless otherwise directed by the Insured Person or the Insured Person's designee, or unless otherwise noted in this policy.

If any beneficiary has not reached the legal age of majority, then We will pay such beneficiary's legal guardian.

DTO-44-0626-PLAN 5-$50,000

DESCRIPTION OF COVERAGE

AAA EMERGENCY ROAD SERVICE ACCIDENT INSURANCE

THE PLAN

As an employee of a AAA Affiliated Club or AAA Road Service Contractor, you will be automatically insured against accidental loss of life, limb, sight, speech or hearing with 24 Hour Business and Pleasure coverage. Coverage begins at the latest of 1) the effective date of the policy, 2) the date on which you first meet eligibility criteria as an Insured Person or 3) the beginning of the period for which required premium is paid for you as an Insured Person. Coverage automatically terminates on the earliest of 1) the termination date of the policy, 2) the expiration of the period for which required premium has been paid for you as an Insured Person, 3) the date on which you no longer meet the eligibility criteria as an Insured Person or 4) the date on which We pay out 100% of the Principal Sum.

ELIGIBILITY

This accident insurance plan is provided to employees of a AAA affiliated club operating their own in-house road service fleet or AAA road service contractors for whom 24 Hour Business and Pleasure has been elected.

THE COST

This accident insurance plan is provided at no additional cost by the participating Affiliated Club of the Policyholder.

BENEFICIARY

Designation

The Insured Person has the right to designate a beneficiary. The Primary Insured Person shall have the sole right to designate a beneficiary for any child who is a minor. All beneficiary designations must be:

1) in writing;
2) filed with the Policyholder or the Policyholder's designated representative; and
3) provided to Us at the time of claim; or
4) at such other time as We may require.

Change

The Insured Person, and no one else, unless there is an irrevocable assignment, has the right to change the beneficiary except as set forth above. The Insured Person does not need the consent of anyone to do so.
All beneficiary changes must be:

1) in writing;
2) filed with the Policyholder or the Policyholder's designated representative; and
3) provided to Us at the time of claim or at such other time as We may require.

We do not assume any responsibility for the validity of these changes.

Payment

The Benefit Amount for covered Loss of Life will be paid to the beneficiary designated by the Insured Person. Any Benefit Amount payable due to the Loss of Life of a Dependent Child will be paid to the Primary Insured Person, absent any beneficiary designation by the Dependent Child.
If the Insured Person has not chosen a beneficiary or if there is no beneficiary alive when the Insured Person dies, then We will pay the Benefit Amount for Loss of Life to the first surviving party in the following order:

1) the Insured Person's Spouse or Domestic Partner;
2) in equal shares to the Insured Person's surviving children;
3) in equal shares to the Insured Person's surviving parents;
4) in equal shares to the Insured Person's surviving brothers and sisters;
5) the Insured Person's estate.

All other Benefit Amounts are paid to the Insured Person, unless otherwise directed by the Insured Person or the Insured Person's designee, or unless otherwise noted in this policy.
If any beneficiary has not reached the legal age of majority, then We will pay such beneficiary's legal guardian.

DTO-44-0626-PLAN 5-$50,000

ACCIDENT INSURANCE COVERAGE

THE BENEFITS

ACCIDENTAL DEATH & DISMEMBERMENT (AD&D) BENEFIT: The Principal Sum for an Insured Person whose coverage has become effective shall be $50,000 as selected by the AAA club. The full Benefit Amount is payable for accidental loss of life, two or more members, sight of both eyes, speech and hearing or any combination thereof. One half of the Benefit Amount is payable for accidental loss of: one member, sight of one eye, speech or hearing. "Member" means hand or foot. One quarter of the Benefit Amount is payable for the accidental loss of the thumb and index finger of the same hand. "Loss" means, with respect to a hand, complete severance through or above the knuckle joints of at least 4 fingers on the same hand; with respect to a foot, complete severance through or above the ankle joint; with respect to hearing, permanent and irrevocable loss of hearing in both ears, as determined by a physician; with respect to sight of an eye, the permanent loss of vision in one eye, and when remaining vision is no better than 20/200 using a corrective aid or device as determined by a physician; with respect to speech, the permanent and irrevocable total loss of the capability of speech without the aid of mechanical devices, as determined by a physician; with respect to thumb and index finger, means complete severance through or above the knuckle joints of the thumb and index finger of the same hand. The Company will consider it a loss of hand, foot, or thumb and index finger even if they are later reattached. "Benefit Amount" means the Loss amount applicable at the time of the covered loss. The loss must occur within one year of the accident. The Company will pay the single largest applicable Benefit Amount. In no event will duplicate request forms obligate the Insurance Company in excess of the stated Benefit Amounts for any one loss sustained by any one individual insured as the result of any one accident.
If an Insured Person is included in more than one Class or is an authorized driver of more than one covered AAA club, the Insured Person will be covered for only the Benefit Amount applicable to one Class. The Insured Person will be considered a member of the applicable Class that provides the Insured Person the largest Benefit Amount for the particular Accident and Loss that has occurred. If more than one (1) Insured Person suffers a Loss in the same Accident, the Company will not pay more than the maximum Limit of Insurance of $500,000. If an Accident results in Benefit Amounts becoming payable, which when totaled, exceed the applicable Limit of Insurance, the maximum Limit of Insurance will be divided proportionally among the Insured Persons, based on each applicable Benefit Amount.

DISAPPEARANCE: If the Insured Person has not been found within one (1) year of the disappearance, stranding, sinking, wrecking or breakdown of any conveyance in which the Insured Person was covered as an occupant, it will be assumed, subject to all other terms of the policy that the Insured Person has suffered Loss of Life covered under this policy. **EXPOSURE:** Accident includes unavoidable exposure to elements arising from a covered Hazard.

PARALYSIS BENEFIT: If Accidental Bodily Injury causes the Insured Person's Paralysis within twelve (12) months of the Accident, after the Elimination Period we will pay the Paralysis Benefit Amount shown below:

Both arms and both legs (quadriplegia).....	100%	Both legs (paraplegia)...	75%
Any two of an arm or a leg 50%		An arm or a leg	25%

The Paralysis Benefit Amount is a percentage of the Insured Person's Principal Sum. Elimination Period means the number of consecutive days of the Insured Person's Paralysis that must elapse before Paralysis benefits become payable. The Elimination Period is for 365 days. Paralysis benefits are not payable, nor do they accrue, during an Elimination Period. Paralysis means complete and irreversible loss of all motion and all practical use of an arm or leg, as determined by a Physician.
If an Insured Person has multiple Losses as a result of one Accident, we will pay only the single largest Benefit Amount applicable to the Losses suffered.

CHILD CARE EXPENSE BENEFIT: We will reimburse up to 5% of the Insured Person's Principal Sum for Child Care Expenses, if Accidental Bodily Injury causes the Insured Person's covered Loss of Life. The benefit amount for Child Care Expense is payable in addition to any other applicable benefit amounts payable under the policy. This insurance applies only if the Insured Person has a Dependent Child under the age of thirteen (13) years for whom Child Care Expenses are incurred within 365 days of the Insured Person's covered Loss of Life. Child Care Expense means the actual incurred costs for the care and supervision of the Insured Person's Dependent Child who is less than age thirteen (13).
We will reimburse Child Care Expenses for each eligible Dependent Child. However, our total payment will not exceed 100% of the Principal Sum for Child Care Expense, regardless of the number of Dependent Children for whom payment is made. Child Care Expenses shall be paid to the natural person who incurs such expenses for the Dependent Child.

DTO-44-0626-PLAN 5-$50,000

ACCIDENT INSURANCE COVERAGE

COMA BENEFIT: We will pay the Benefit Amount for Coma, 1% per month of the Insured Person's Principal Sum, up to a maximum of 100% of the Insured Person's Principal Sum, if Accidental Bodily Injury causes the Insured Person to:

1) lapse into a Coma within thirty (30) days after the Accident;
2) remain in a Coma for thirty (30) consecutive days; and
3) be confined to a Hospital or other licensed facility to receive Medically Necessary treatment for Coma, prescribed and supervised by a Physician, within the first thirty (30) days following the Accident.

The Benefit Amount for Coma is payable monthly subject to the Maximum Benefit Amount.
Brief lapses from Coma will not be considered an interruption of the consecutive thirty (30) day period, or cause a discontinuance in Our payment, if the lapses and subsequent Coma recurrences are due to the same Accident.
The Coma monthly payment will be made until the earliest of the date:

1) the Insured Person dies;
2) the Insured Person is no longer in a Coma; or
3) total payments equal the Maximum Amount for Coma, shown in Section IV-C of the Schedule of Benefits.

If the Insured Person dies within 365 days after the Accident, then We will pay a lump sum equal to the Insured Person's Principal Sum, less any Benefit Amount for Coma already paid.

IN-HOSPITAL BENEFIT: We will pay the Enhanced In-Hospital Benefit Amount of $150 per day up to a maximum of 7 days, after the 0-day Elimination Period, for each day the Insured Person is In-Hospital if an Accident causes the Insured Person to be In-Hospital. In addition, if the Insured Person is receiving the Enhanced In-Hospital Benefit Amount and is confined to the Intensive Care Unit of the Hospital, We will pay the additional daily Intensive Care Benefit Amount, shown in Section IV-C of the Schedule of Benefits. The Enhanced In-Hospital Benefit Amount and the Intensive Care Benefit Amount will not be paid for more than the Maximum Number of Days shown in Section IV-C of the Schedule of Benefits.
The Enhanced In-Hospital Benefit Amount is payable in addition to any other applicable Benefit Amounts under this policy.
The Enhanced In-Hospital Benefit Amount will be paid until the earliest of the date:

1) the Insured Person dies;
2) the Insured Person is no longer In-Hospital; or
3) the Maximum Number of Days for the Enhanced In-Hospital Benefit Amount, shown in Section IV-C of the Schedule of Benefits, has elapsed.

If the Insured Person is discharged from the Hospital and the same Accident causes such Insured Person to be In-Hospital again within three (3) days after discharge, then any time in the Hospital will count to satisfy the Elimination Period. However, in no event will total payment of the Enhanced In-Hospital Benefit Amount exceed the Maximum Number of Days.

FELONIOUS ASSAULT BENEFIT: The Benefit Amount for Felonious Assault is 25% of the Insured Person's Principal Sum, if Accidental Bodily Injury resulting from Felonious Assault causes the Insured Person to suffer covered Loss. The Benefit Amount for Felonious Assault is payable in addition to any other applicable Benefit Amounts under this policy. We will pay the Benefit Amount for Felonious Assault only if the Felonious Assault occurs while the Insured Person is performing the duties of his or her regular occupation on behalf of his or her employer except when on the employer's premises.

The Benefit Amount for Felonious Assault is not payable for Felonious Assault by the Insured Person or Insured Person's Immediate Family Member.

SEAT BELT BENEFIT: We will pay a Benefit Amount for Seat Belt of 10% of the Insured Person's Principal Sum, up to a maximum of $250,000, if the Insured Person suffers an Accidental Bodily Injury resulting in a covered Loss while such Insured Person is operating or riding in a Private Passenger Automobile and using a Seat Belt. The Seat Belt must have been properly secured and used in accordance with the recommendations of its manufacturer. Verification of actual use of the Seat Belt at the time of an Accident must be part of an official report of such Accident or be certified, in writing, by an investigating police officer. In no event will a Benefit Amount for Seat Belt be paid if the Insured Person is operating or riding as a passenger in any vehicle used for a race or contest of any type.
The Benefit Amount for Seat Belt is payable in addition to any other applicable Benefit Amounts under this policy.

DTO-44-0626-PLAN 5-$50,000

Employee Benefits

YPD receives staff who are invested because Nationwide invests in them.

Workforce stability directly drives service quality, and Nationwide maintains an 88 percent employee retention rate because the people assigned to municipal contracts are supported with a comprehensive benefits program that treats them as professionals worth keeping. All regular full-time employees working at least 30 hours per week are eligible for benefits beginning the first day of the month following 60 days of employment. Dependents including spouses, children up to age 26, and disabled dependents of any age claimed on federal taxes are eligible for enrollment during open enrollment periods.

Medical, Dental, and Vision Coverage

- Medical Insurance through CIGNA: three plans available (Base, Starter, and Team Plus). All plans include preventive care visits covered at 100 percent, an out-of-pocket maximum for catastrophic event protection, and out-of-network coverage for emergency care.
- Prescription Drug Coverage through CIGNA: automatically included with medical enrollment, with a mail-order program available for recurring medications.
- Dental Coverage through Mutual of Omaha: in-network and out-of-network benefits available. Preventive services including exams, fluoride treatments, x-rays, and cleanings are covered in full.
- Vision Coverage through Mutual of Omaha: regular eye exams covered in full. Discounted contacts and frames every 12 to 24 months. Orthodontic coverage at 50 percent for children up to age 19.
- Flexible Spending Accounts: available for eligible medical, dental, vision, and dependent care out-of-pocket costs through pre-tax contributions.

Additional Programs Supporting Stable Staffing

- Life and AD&D Insurance through Mutual of Omaha.
- Employee Assistance Program with mental health support.
- Worksite Benefits including accident, critical illness, and hospitalization coverage.
- 401(k) Retirement Plan through ADP, with a company match equal to 100 percent on the first 1 percent of the employee's election plus 50 percent on the next 5 percent. Eligible employees are auto-enrolled at 4 percent of compensation in the first year, increasing 1 percentage point each year through year three.

**Detailed 2026-2027 benefit plan documentation, including ACA medical plan certificates, 401(k) plan summary, and PTO policies, is available upon request and will be provided to the City during contract finalization.*

Paid Time Off Policy

Paid time off accrues from the first day of employment and increases with tenure, directly rewarding the long-term commitment that produces the service stability the YPD contract needs. The accrual schedule below applies to all full-time NTG employees assigned to your contract.

Years of Service	Annual PTO Hours	What It Means for Ypsilanti Police Department
0 to 2 Years	80 Hours	Planned coverage built into staffing for duration.
3 to 5 Years	120 Hours	Tenured staff rewarded for staying, supporting consistent service.
6 or More Years	160 Hours	Long-term staff bring institutional knowledge the City sites benefit from every day.

Policy Details

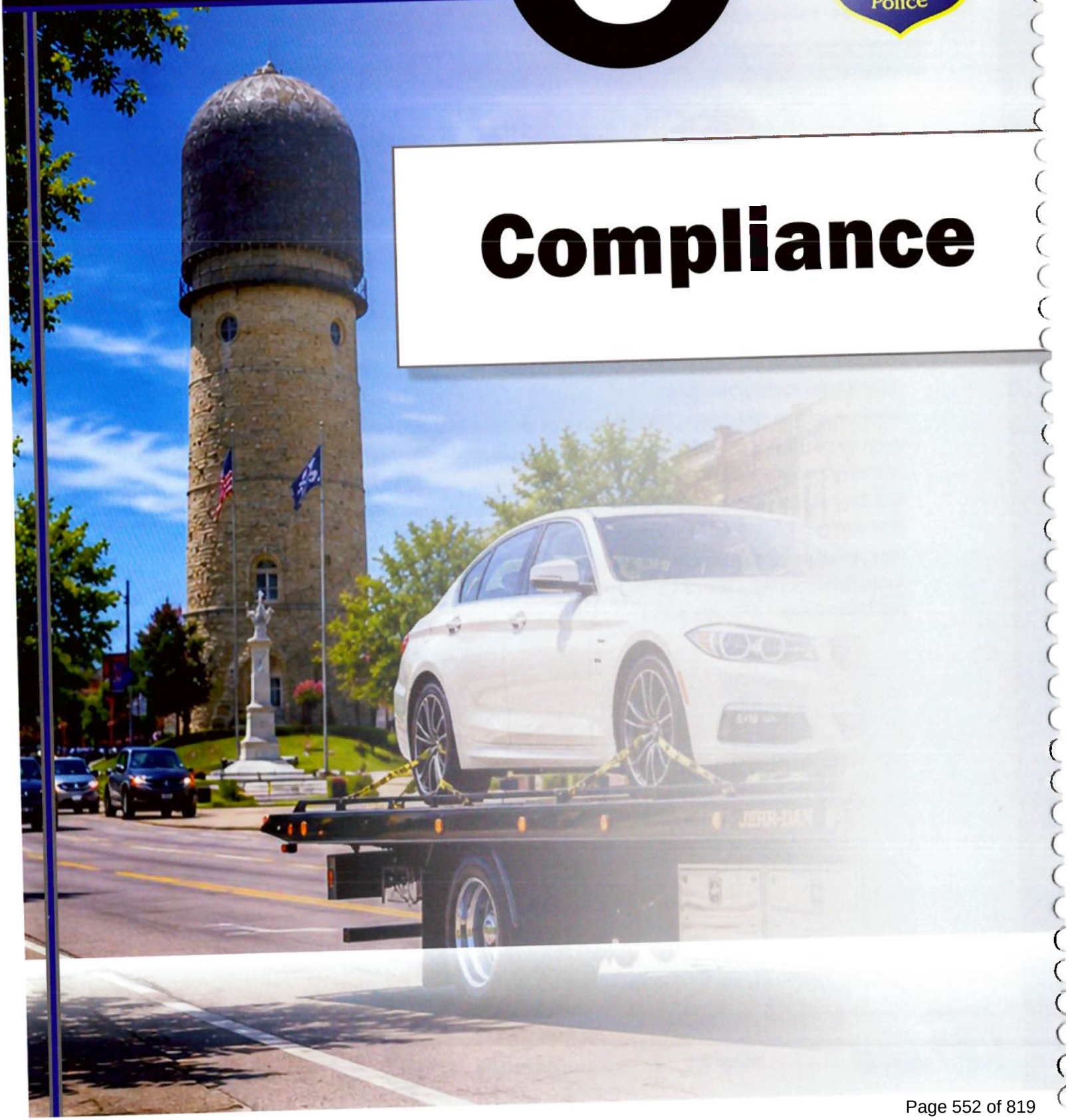
- PTO accrues each pay period and is reflected on every employee pay stub.
- PTO requests are scheduled in coordination with supervisors so YPD always has appropriate towing coverage.
- Employees may carry over up to 40 hours of unused PTO into the next calendar year.
- Upon separation from employment, eligible employees are paid out unused accrued PTO in accordance with Michigan state law and Nationwide's company practices.
- Sick time is provided in accordance with all applicable MI laws and any local ordinances that apply.
- Paid Holidays for full-time hourly employees include New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day, plus floating holidays per Nationwide / YPD site policy.

NATIONWIDE
TOWING GROUP

ADDITIONAL INFO 3

City of Ypsilanti
Pride • Diversity • Heritage
Police

Compliance



Nationwide Towing Group is fully compliant with all truck and equipment requirements set forth in this solicitation along with insurance coverage.

To support the City's evaluation, we have included a complete, itemized fleet list documenting 24 trucks plus additional support equipment, a count that comfortably exceeds the minimum threshold and is anchored by our 2023 Kenworth T880 50-ton rotator capable of handling the most demanding recovery scenarios.

Our fleet spans flatbeds for everyday transport, wreckers built for quick roadside response, heavy recovery rigs for buses and commercial vehicles, and a dedicated street sweeper that returns accident scenes to a safe, clear condition.

For the City's convenience, we have also assembled a separate **compliance booklet** containing driver's license images, sample vehicle cab cards, example registrations, and related supporting documentation, organized so each item can be quickly located and verified. Together, these materials confirm that our equipment is properly titled, insured, and road-ready, and that our personnel are fully licensed to operate it. This range of equipment allows Nationwide to take on routine calls, multi-vehicle incidents, and large-scale recoveries at the same time, around the clock, without delay.

Should the City require any additional detail, including individual unit specifications, additional photographs, weight ratings, or inspection records, Nationwide will gladly provide all supporting documentation promptly upon request. Our current liability and workers comp. insurance certificates are included on the following pages in this section for the City's review.

We welcome the opportunity to further demonstrate that our equipment fully meets and exceeds the operational standards the City expects of its towing partner.

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 5/29/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Acrisure Great Lakes Partners Insurance Services
223 West Grand River Ave #1
Howell MI 48843

CONTACT NAME: Certificates
PHONE (A/C, No, Ext): 800-748-0351 FAX (A/C, No): 800-847-3129
E-MAIL ADDRESS: GL-Towing@Acrisure.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Fremont Insurance Company	13994
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED MICHROA-02
Michigan Roadside Assistance Group, LLC
DBA Nationwide Roadside Assistance
DBA Nationwide Towing Group
221 N. LINCOLN ST.
YPSILANTI MI 48198

COVERAGES **CERTIFICATE NUMBER:** 1348698085 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. *LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. LIMITS SHOWN ARE INCLUSIVE OF AMOUNTS REQUESTED BY THE CERTIFICATE HOLDER AND MAY NOT REFLECT POLICY LIMIT AMOUNTS IN EXCESS OF THOSE REQUESTED. ***Not Applicable in WY**

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			CPP 0091416	10/25/2025	10/25/2026	EACH OCCURRENCE	$ 2,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY	$ 2,000,000
	X POLICY PRO-JECT LOC						GENERAL AGGREGATE	$ 4,000,000
	OTHER:						PRODUCTS - COMP/OP AGG	$ 4,000,000
								$
A	AUTOMOBILE LIABILITY			CAP 0032215	10/25/2025	10/25/2026	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
A	X UMBRELLA LIAB X OCCUR			CUP 0036380	10/25/2025	10/25/2026	EACH OCCURRENCE	$ 1,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$ 1,000,000
	DED X RETENTION $ 10,000							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)		N / A				E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Garage Keepers			CPP 0091416	10/25/2025	10/25/2026	$1,000 Deductible	$150,000
A	On Hook/Cargo			CPP 0091416	10/25/2025	10/25/2026	$1,000 Deductible	$150,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Garage keepers includes $1,000 comprehensive and collision deductibles.

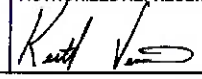
CERTIFICATE HOLDER

CITY OF YPSILANTI
1 SOUTH HURON ST.
YPSILANTI MI 48198

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



© 1988-2025 ACORD CORPORATION. All rights reserved.
The ACORD name and logo are registered marks of ACORD

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 05/31/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Jared Leidich
Anchor Risk Management 8471 Midland Road Freeland MI 48623	PHONE (A/C, No, Ext): 440-458-0626 FAX (A/C, No): E-MAIL ADDRESS: jared@anchorrm.us

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Michigan Retailers Association	813910
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Michigan Roadside Assistance Group, LLC
DBA Nationwide Roadside Assistance
DBA Nationwide Towing Group
221 N. LINCOLN ST.
YPSILANTI MI 48198

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N ☐ If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		WCP Q 00013677-00C	05/29/2026	05/29/2027	☒ PER STATUTE ☐ OTH-ER	
							E.L. EACH ACCIDENT	$ 2,000,000
							E.L. DISEASE - EA EMPLOYEE	$ 2,000,000
							E.L. DISEASE - POLICY LIMIT	$ 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

City Of Ypsilanti
1 S Huron Street
Ypsilanti MI 48197

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Jared Leidich

© 1988-2015 ACORD CORPORATION. All rights reserved.

Michigan Roadside Assistance Group LLC

Audit Trail

PACKET NAME	ACORD 25: Certificate of Liability Insurance File 1 of 1
PACKET ID	fb9ad2da-d309-47f3-8c18-31104a0bedde
PACKET FORM NAME	ACORD 25: Certificate of Liability Insurance
PACKET FORM ID	8b74b763-85aa-4943-8ebf-9ec195d65025
FORM ID	efdc6ab5-3dfe-496b-ba93-d5f13f5bb93e
STATUS	Completed

Activity Log

Sent for signature	Jared Leidich sent this file for signature to and **Jared Leidich** IP: 2600:1700:59c0:1a30:4551:6bcb:a385:5f4b
Signed	**Jared Leidich** jared@anchorrm.us IP: 2600:1700:59c0:1a30:4551:6bcb:a385:5f4b
Completed	This document has been completed by all signers.

Wunderite

NATIONWIDE
TOWING GROUP

SERVICE PRICES 4

City of Ypsilanti
Pride • Diversity • Heritage
Police

Pricing

Towing Services Pricing

Pricing is based on basic ordinance and basic tow services. Any tow outside of a basic tow begins at $74.00 and increases with the severity of casualty, recovery needs, and cleanup required, while always remaining within market rate.

All Ypsilanti senior residents and veterans receive 2 days of FREE storage when the vehicle is brought to the yard.

Base Service Charges

Service	Charge
Base Road Service Charge	$55.00
Base Class A Tow Service Charge	$74.00
Base Class B Tow Service Charge	$95.00
Base Class C Tow Service Charge	$125.00 / hr 2-hour minimum
Base Class D Tow Service Charge	$175.00 / hr 2-hour minimum

Storage Fees

Vehicle Class	Daily Storage Fee
Class A	$26.00 / day
Class B	$35.00 / day
Class C	$35.00 / day
Class D	$45.00 / day

City-Owned Vehicle Pricing

City-Owned Vehicle Service	Charge
Class A Tow Fee	$0.00 If state law requires a fee, pricing will be $5.00.
Heavy-Duty City-Owned Vehicles	$125.00 / hr

Additional Charges

Additional Service	Charge
Extra Charge for Dollies	$65.00
Extra Charge for Disconnecting Linkages	$40.00
Extra Charge for Winching (Off Roadway)	$125.00 to $275.00
Extra Charge for Flatbed	$125.00
Abandoned Vehicles Off Private Property	$125.00 + special equipment
Motorcycles	$175.00
Non-Motorized, Wheeled Vehicles	Case-by-case basis
Hourly Rate for Additional Service	$90.00 / hr
Drop Fees	$100.00
Hazardous Materials Fee	Starting at $40.00 depending on severity
Basic Cleanup	$35.00

NATIONWIDE TOWING GROUP

NTG PROMISE

RAPID ACCIDENT RESPONSE

Every single wrecker, rollback, and other equipment in our fleet is meticulously maintained and outfitted with a comprehensive set of accident cleanup supplies and resources.

These provisions encompass a wide range of materials and tools, tailored to address various accident scenarios effectively and efficiently.

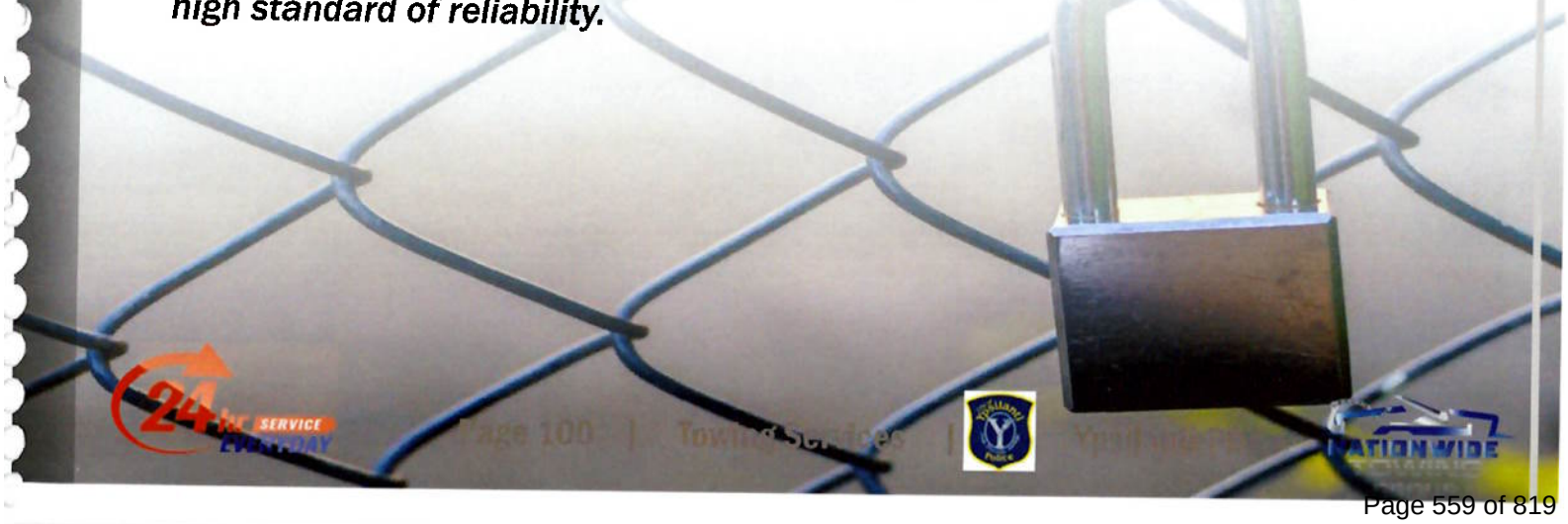
We promise to comply with a response time of under 15 minutes for YPD.

ALWAYS PREPARED

Our commitment to preparedness ensures that our team is trained in each possible scenario and fully equipped to handle any possible onsite requirements, providing a rapid response to requests while maintaining the highest safety and environmental responsibility standards.

FLEET RELIABILITY

We uphold a stringent commitment to ensuring the reliability of our equipment by consistently investing in new or like-new machinery, which undergoes regular maintenance. Typically, we acquire new or additional equipment approximately every six to twelve (6-12) months to uphold this high standard of reliability.



Why Nationwide Towing Group?

Nationwide Towing Group offers the City of Ypsilanti Police Department a proposal aligned with every priority reflected in this solicitation. Our rate structure is built to deliver clear, competitive value to the City and fair treatment to its residents, including no-cost handling of city-owned vehicles and transparent, posted fees. Our primary facility sits just 0.9 miles from the Police Department, well within the required service radius, allowing a response measured in minutes. Our fleet doubles the City's required minimum in every truck class, anchored by heavy-recovery and scene-clearance equipment that lets us tow, clear, and restore an incident entirely in-house.

Every driver is properly licensed and continuously monitored, every vehicle is maintained, inspected daily, and stored in a secured, compliant facility, and our personnel bring decades of combined municipal and police-towing experience, supported by a stable, fully insured workforce that receives company-provided medical, dental, and accidental coverage.

Above all, Nationwide aims to be more than a vendor. We are a local company invested in this community, committed to chain-of-custody integrity, compassionate treatment of residents through our No Collections Pledge, and dependable service at any hour. We welcome the opportunity to serve the City of Ypsilanti Police Department and to demonstrate the reliability, capacity, and care that set Nationwide Towing Group apart.

REQUEST FOR LEGISLATION
July 21, 2026

For: Mayor and City Council

From: Bonnie Wessler, DPS Director

Subject: Resolution No. 2026-159 Approving the proposal with OHM in the amount of $39,500 for the Parkridge Community Center Roof Replacement; also authorizing the Mayor and City Clerk to sign this contract, subject to approval by the City Attorney.

SUMMARY & BACKGROUND:

RECOMMENDED ACTION: Approval

ATTACHMENTS:
1. Resolution No 2026-159 Parkridge Comm Center Roof Replacement
2. OHM Parkridge Letter Proposal 03.12.26

CITY MANAGER APPROVAL: COUNCIL AGENDA DATE: July 21, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:

Resolution No. 2026-159
July 21, 2026

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the Parkridge Community Center Roof Replacement project has been budgeted from the Capital Improvements Fund and CDBG funds will be utilized; and

Whereas, the City requires project oversight and construction coordination services and has solicited a proposal from OHM, the City's engineer of record;

NOW THEREFORE BE IT RESOLVED THAT that the Ypsilanti City Council approves the proposal submitted by OHM in the amount of $39,500; and

BE IT FURTHER RESOLVED, THAT the Mayor and City Clerk are authorized to sign this contract, subject to approval by the City Attorney, and that any change orders may be approved by the City Manager to facilitate completion of this work.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

March 13, 2026

Bonnie Wessler, AICP
Director of Public Services
City of Ypsilanti
14 W. Forest Ave.
Ypsilanti, MI 48197

RE: Proposal for Professional Services
Parkridge Community Center Roof Replacement

Dear Ms. Wessler:

Thank you for contacting us to provide professional services to the City of Ypsilanti for the Parkridge Community Center Roof replacement. We have prepared this letter proposal based on the information provided and discussions with you and City staff. This proposal represents our understanding of the project, scope of services, schedule, and compensation.

Statement of Understanding

The City is requesting our assistance with the design, specifications, bid advertising, bid review, contract execution, and contract administration for the roof replacement at Parkridge Community Center Roof Replacement. The City desires to competitively bid the following scope of work:

- Removal of the current roof, coping and flashing,
- Decking and insulation replacement (if damaged areas are discovered)
- Installation of new EPDM roof system, including 1" rigid insulation and deck board

It is our understanding that Community Development Block Grant (CDBG) funds will be utilized for this project and OHM will coordinate closely with the Washtenaw County Office of Community & Economic Development (OCED) to meet all CDBG requirements.

Scope of Services

Our Scope of Services includes the tasks required to complete the removal and replacement of the existing roofing system, with specific tasks for completing this project as follows:

Task 1 - Investigation

- Visit the site to observe the existing conditions and any obvious problem areas.
- Field measure overall dimensions of the work area
- Coordinate core sample(s) of the existing roof systems for reference in the proposed scope of work.
- Develop a detailed scope of work

Task 2 – Design & Construction Documents

- Construction Document Package including
  - Demolition and Proposed work plan

- Associated details for installation of new roof
- Create and finalize bidding documents using standard AIA front-end documents, bidding forms, contract forms, technical/general specifications, method of payment, and supplemental specifications.
- Opinion of probable construction costs

Deliverables

- Provide a bid packet of the Construction Documents and opinion of probable construction costs.

Task 3 – Bidding Assistance

- Assist the City in posting the bid to BidNet (formerly MITN). During bidding, OHM will answer Contractor questions and prepare addenda for the City to post on BidNet.
- Schedule and attend an on-site pre-bid conference
- Attend bid opening and evaluate the submissions. This includes the following responsibilities:
  - Prepare and review bid tabulation. The tabulations shall include all Contractors' total project bid and unit price breakdown,
  - Check references for the three lowest bidding Contractors (if necessary),
  - Provide the bid results and discuss recommendations for award to the City.
- Attend one (1) public meeting for contract award.

Deliverables

- Pre-bid meeting notes
- Addenda and clarifications as needed
- Bid summary and recommendations for award

Task 4 – Construction Administration

- Assist with preparing the AIA contract between the owner and contractor
- Execute the Contract books:
  - After approval by the City, OHM will prepare a Notice of Award letter for the awarded Contractor,
  - Coordinate the execution of three copies of the Contract book,
  - Supply two executed copies of Contract documents for the City,
- Organize and lead a preconstruction meeting,
- Review and monitor Contractor's construction progress and schedule
- Review submittals from the contractor for products required for the project
- Observe construction progress and compare with the drawings and progress payment requests. Based on scope of work, we have estimated 4 half-day site visits for this project.
- Provide responses to field questions and Requests for Information (RFIs).
- Prepare Proposal Requests and Construction Change Directives and authorize minor changes that do not affect the contract sum and/or contract time.
- Prepare and process Change Orders for City review and approval.
- Coordinate with contractor to determine the dates of Substantial Completion and Final Completion.
- Perform punch-list job walk at the point of substantial completion for project completeness and compliance with the construction drawings.
- Confirm the completion of the final punch-list.
- Review final payment at close-out of the project

Clarifications and Assumptions

The following assumptions are included in our scope of work, in addition to any assumptions noted within our scope of services section:

- Bidding phase will be using MITN/BidNet to post publicly bid documents, this will be posted by the City.
- Contract front end documents will be based on using AIA industry standard documents for general contractor; will be edited by OHM and reviewed and approved by the City.
- Full-time site inspection is not included.
- Additional site visits to review progress of work above 4 half days (16 Hours) will be billed at standard hourly rates.
- The building and any other permits will be in the Contractors name. They will be responsible for requesting any City inspections (other than OHM) associated with the permitting.
- We assume that all current structural systems are adequate and acceptable for the proposed scope of work.

Schedule

The following table outlines the task durations for major project milestones:

TASK	TASK DURATION (IN WEEKS)
Task 1 - Investigation	2 weeks
Task 2 - Design & Construction Documents	4 weeks
Task 3 - Bid Assistance	6 weeks
Task 4 - Construction Administration	8-12 weeks(est.)

Potential schedule related items that may impact task durations are as follows:

- Timely response to OHM's questions or clarifications from stakeholders
- Regulatory review times
- Permit/inspection delays
- Weather delays
- Material supply issues

We are prepared to commence work on this project within 2 weeks upon receipt of your written authorization to proceed.

Compensation

OHM Advisors proposes to provide the above outlined professional services on an hourly – not to exceed basis, in accordance with the continuing services agreement between the City and OHM. Invoices will be sent monthly as work is performed:

Phase/Task	Cost
Task 1 to 3 – Investigation, Design/Construction Documents, & Bidding Assistance	$27,000.00
Task 4 – Construction Administration	$12,500.00
Total Fee	**$ 39,500.00**

Notes:

1. Fees were determined based on the noted assumptions. Execution of this proposal via Contract issuance confirms those assumptions.
2. The cost associated with each task assumes full authorization and execution of Tasks 1-4.

Client Responsibilities

- The City will provide a single point of contact to OHM Advisors who is knowledgeable about the facility, project needs and desired outcomes.
- The City will provide any historical background on the building that could affect the project and performance of the new roof system.
- The City will provide the following, if available, to assist us with the project:
  - Full access to the facility
  - Any existing drawings or building information
- The City will handle CDBG administrative requirements for the OCED.

Authorization and Acceptance

If this proposal is acceptable to you, your signature on this letter with a copy returned to me will serve as our authorization to proceed. Thank you for giving us the opportunity to be of service. We look forward to working with you on this project. This proposal is valid for 60 days from the date of this letter. If you have any questions or comments, please contact me at Jason.nolff@ohm-advisors.com or (734) 777-1584.

Sincerely,
OHM Advisors

Jason Nolff, Project Manager — March 13, 2026 Date

cc: Andrew Hellenga, City Manager
Rachel Jackson, PE, OHM Advisors
Fraser Payne, PE, OHM Advisors
Kent Early, PE, OHM Advisors

City of Ypsilanti
Proposal for Professional Services
Parkridge Community Center Roof Replacement

Accepted By:	_____	Accepted By:	_____
Printed Name:	_____	Printed Name:	_____
Title:	_____	Title:	_____
Date:	_____	Date:	_____

REQUEST FOR LEGISLATION
July 21, 2026

For: Mayor and City Council

From: Bonnie Wessler, DPS Director

Subject: Resolution No. 2026-160 Awarding a contract for the Frog Island Parking Lot Replacement to T&M Asphalt Paving, Inc. in the amount of $936,962, with a contingency of $207,250, for a total of $1,144,212; also authorizing the Mayor and City Clerk to sign this contract, subject to approval by the City Attorney.

SUMMARY & BACKGROUND:

RECOMMENDED ACTION: Approval

ATTACHMENTS:
1. Frog Island Parking Lot Resoution 2026-160
2. Bid Tab 0094-23-0065 Frog Island Parkinglot Improvement
3. 0094-23-0065_Bid-summary_Parking Lot

CITY MANAGER APPROVAL: COUNCIL AGENDA DATE: July 21, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:

Resolution No. 2026-160
July 21, 2026

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the City solicited bids for the Frog Island Parking Lot Replacement; and

Whereas, T&M Asphalt Paving, Inc., located in Milford, was the responsible bidder, submitting the lowest responsive bid for these services and is recommended by staff; and

NOW THEREFORE BE IT RESOLVED THAT that the Ypsilanti City Council awards a contract for the Frog Island Parking Lot Replacement to T&M Asphalt Paving, Inc. in the amount of $936,962, with a contingency of $207,250, for a total of $1,144,212.

BE IT FURTHER RESOLVED, THAT the Mayor and City Clerk are authorized to sign this contract, subject to approval by the City Attorney, and that any change orders may be approved by the City Manager to facilitate completion of this work.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

Tabulation for Bids Received on June 30, 2026 at 2 p.m.
Frog Island Parking lot Replacement
City of Ypsilanti
County of Washtenaw, State of Michigan
OHM Job Number: 0094-23-0065

Item	Description	Estimated Quantity		T&M Asphalt Paving, Inc. 4755 Old Plank Road Milford, MI 48381 248-684-2300 Unit Price	Amount	Nagle Paving Company 39525 West 13 Mile Road Novi, MI 48377 248-553-0600 Unit Price	Amount	Decima LLC 16870 Schaefer Hwy. Detroit, MI 48235 260-243-0591 Unit Price	Amount
Division 1	**General Requirements**								
1	Mobilization, Max 5%	1	LSUM	$36,000.00	$36,000.00	$46,000.00	$46,000.00	$97,217.00	$97,217.00
2	Temporary Traffic Control and Pedestrian Safety	1	LSUM	$3,500.00	$3,500.00	$23,000.00	$23,000.00	$19,200.00	$19,200.00
Division 2	**Existing Conditions**								
3	Sign, Rem	8	Ea	$50.00	$400.00	$150.00	$1,200.00	$360.00	$2,880.00
4	Curb and Gutter, Rem	1,670	Ft	$12.00	$20,040.00	$9.00	$15,030.00	$2.40	$4,008.00
5	HMA Base Crushing and Shaping	5,460	Syd	$3.50	$19,110.00	$7.25	$39,585.00	$7.20	$39,312.00
6	Pavt, Rem	215	Syd	$17.00	$3,655.00	$22.10	$4,751.50	$12.00	$2,580.00
7	Sidewalk, Rem	565	Syd	$17.00	$9,605.00	$22.00	$12,430.00	$14.40	$8,136.00
8	Dumpster Enclosure and Metal Posts, Rem	1	LSUM	$3,500.00	$3,500.00	$5,500.00	$5,500.00	$8,400.00	$8,400.00
Division 10	**Specialities**								
9	Sign, Any Type	23	Ea	$500.00	$11,500.00	$495.00	$11,385.00	$780.00	$17,940.00
Division 31	**Earthwork**								
10	Clearing and Grubbing	1,000	Syd	$2.50	$2,500.00	$14.50	$14,500.00	$6.00	$6,000.00
11	Earthwork	1	LSUM	$40,000.00	$40,000.00	$40,000.00	$40,000.00	$48,000.00	$48,000.00
12	Material, Surplus, Rem	2,100	Cyd	$15.00	$31,500.00	$22.00	$46,200.00	$42.00	$88,200.00
13	Erosion Control, Site	1	LSUM	$2,750.00	$2,750.00	$6,500.00	$6,500.00	$10,200.00	$10,200.00
Division 32	**Exterior Improvements**								
14	Aggregate Base, 21AA Limestone, 8 inch	6,900	Syd	$15.00	$103,500.00	$16.15	$111,435.00	$50.40	$347,760.00
15	Subbase, CIP	80	Cyd	$30.00	$2,400.00	$105.00	$8,400.00	$102.00	$8,160.00
16	Parking Lot Stone Island	1	LSUM	$10,700.00	$10,700.00	$10,300.00	$10,300.00	$9,720.00	$9,720.00
17	Hand Patching	20	Ton	$260.00	$5,200.00	$255.00	$5,100.00	$660.00	$13,200.00
18	HMA, 4EML	660	Ton	$142.00	$93,720.00	$132.50	$87,450.00	$240.00	$158,400.00
19	HMA, 3C	1,060	Ton	$128.00	$135,680.00	$127.00	$134,620.00	$144.00	$152,640.00
20	Conc Pavt, Nonreinf, 8 inch	90	Syd	$98.00	$8,820.00	$104.00	$9,360.00	$540.00	$48,600.00
21	Speed Table	1	Ea	$10,000.00	$10,000.00	$14,400.00	$14,400.00	$10,200.00	$10,200.00
22	Curb and Gutter, Conc. Det F-4	2,175	Ft	$33.00	$71,775.00	$29.00	$63,075.00	$60.00	$130,500.00
23	Curb and Gutter, Conc. Det Mountable	530	Ft	$33.00	$17,490.00	$37.00	$19,610.00	$54.00	$28,620.00
24	Curb Ramp, Conc, 6 inch	2,143	Sft	$13.00	$27,859.00	$14.00	$30,002.00	$36.00	$77,148.00
25	Sidewalk, Conc, 4 inch	4,250	Sft	$9.20	$39,100.00	$9.90	$42,075.00	$18.00	$76,500.00
26	Pavt Mrkg, Site	1	LSUM	$2,250.00	$2,250.00	$2,750.00	$2,750.00	$6,000.00	$6,000.00
27	Bollard	7	Ea	$1,150.00	$8,050.00	$1,150.00	$8,050.00	$1,308.00	$9,156.00
28	Bike Rack	6	Ea	$325.00	$1,950.00	$600.00	$3,600.00	$1,980.00	$11,880.00
29	Parking Block	7	Ea	$100.00	$700.00	$140.00	$980.00	$156.00	$1,092.00
30	Bicycle Parking Shelter	1	LSUM	$48,500.00	$48,500.00	$50,000.00	$50,000.00	$64,914.00	$64,914.00
31	Electric Charging Stations	1	LSUM	$60,000.00	$60,000.00	$135,000.00	$135,000.00	$109,800.00	$109,800.00
32	Salvage and Reinstall Urban Furniture	1	LSUM	$2,000.00	$2,000.00	$3,500.00	$3,500.00	$18,000.00	$18,000.00
33	Surface Restoration	2,500	Syd	$9.00	$22,500.00	$14.26	$35,650.00	$11.70	$29,250.00
34	Vegetated Filter Strip Restoration	120	Syd	$25.00	$3,000.00	$35.00	$4,200.00	$42.00	$5,040.00
Division 33	**Utilities**								
35	Dr Structure Cover, Adj, Case 2	2	Ea	$600.00	$1,200.00	$2,050.00	$4,100.00	$1,068.00	$2,136.00
36	Dr Structure Cover, Any Type	2	Ea	$550.00	$1,100.00	$1,900.00	$3,800.00	$360.00	$720.00
37	Dr Structure, 48 inch dia	4	Ea	$6,800.00	$27,200.00	$4,925.00	$19,700.00	$4,320.00	$17,280.00
38	Sewer, Cl IV, 12 inch, Tr Det B	230	Ft	$120.00	$27,600.00	$104.00	$23,920.00	$110.40	$25,392.00
39	Sewer, Cl IV, 15 inch, Tr Det B	161	Ft	$128.00	$20,608.00	$134.50	$21,654.50	$117.60	$18,933.60
	Sub- Total Base Bid (ITEM 1-39 incl.):				**$936,962.00**		**$1,118,813.00**		**$1,733,114.60** [1]
Contingency Unit Prices									
40	Non Haz Contaminated Material Handling and Disposal, LM	400	Ton	$37.50	$15,000.00	$59.00	$23,600.00	$30.00	$12,000.00
41	Exploratory Excavation	3	Ea	$750.00	$2,250.00	$1,800.00	$5,400.00	$1,440.00	$4,320.00
42	Trench Undercut and Backfill	50	Cyd	$80.00	$4,000.00	$71.50	$3,575.00	$660.00	$33,000.00
43	Subgrade Undercutting, Type IV	1,000	Cyd	$86.00	$86,000.00	$90.00	$90,000.00	$48.00	$48,000.00
44	Contingency Allowance	1	LSUM	$100,000.00	$100,000.00	$100,000.00	$100,000.00	$100,000.00	$100,000.00
	Sub-Total Contingency Unit Price (ITEM 40-44 incl.):				**$207,250.00**		**$222,575.00**		**$197,320.00**
	Total Bid Amount (ITEMS 1-44 incl.):				**$1,144,212.00**		**$1,341,388.00**		**$1,930,434.60** [2]
	Comments:			**Includes install of EV Chargers + Coordination with DTE energy. Any Costs, Fees required by DTE energy for connection or service are excluded					

CORRECTIONS

1 Sub-total base bid was calculated using a rounded value
2 Total bid amount was calculated using a rounded value

July 13, 2026

Ms. Bonnie Wessler, AICP
Director, Department of Public Services
City of Ypsilanti
14 W Forest Ave
Ypsilanti, MI 48197

RE: Frog Island Parking Lot Replacement
OHM Project #0094-23-0065
Bidding Results Summary

Dear Ms. Wessler,

Sealed bids for the above-mentioned project were received and publicly read aloud by OHM Advisors on Wednesday, June 30, 2026, at 2:00 p.m. The list of bidders and the calculated bid amounts are included in the attached bid tabulation. The Engineer's Opinion of Construction Cost for this project was estimated to be approximately $1,200,000.00. Unit Price proposals were received from three (3) bidders ranging from $1,144,212.00 to $1,930,434.60

The project scope consists of parking lot reconstruction, stormwater sewer upgrades and six electric vehicle charging stations installation. The work to be completed under this Contract includes the furnishing of all materials, equipment, and labor necessary to complete the proposed work, in accordance with the contract documents.

T&M Asphalt Paving, Inc., located in Milford, Michigan, is the low bidder when comparing total base bid price. OHM Advisors recommends a contingency as part of the bid award as noted below:

Scope Item	Bid Price	Notes
Parking Lot Reconstruction	$ 936,962.00	Subject to unit prices
Contingency	$ 207,250.00	
Total Bid / Prospective Award	$ 1,144,212.00	

OHM Advisors reviewed T&M's submitted bid and subsequently conducted a Bid Interview with the bidder's representatives. T&M's written materials and responses to questions indicate an understanding of the bidding documents, plans, and specifications, experience with the size and scope of the project, and the ability to perform the work for the bid unit prices and within the time allotted. T&M Asphalt Paving, Inc. is prepared, if selected, to execute the draft contract in its current form.

Based on this information and the submitted qualifications, OHM Advisors is of the opinion that T&M Asphalt Paving, Inc. is the "responsible Bidder submitting the lowest responsive Bid" as indicated in the Bid Documents.

OHM Advisors
34000 PLYMOUTH ROAD
LIVONIA, MICHIGAN 48150
T 734.522.6711
F 734.522.6427
OHM-Advisors.com

We look forward to continuing to provide our professional services on this project through the construction phase of work. If you have any questions, please do not hesitate to reach out.

Sincerely,
OHM Advisors

Rachel Jackson, PE
Project Manager

Enclosure: Bid Tabulation

cc: Andrew Hellenga, City Manager
Tracey Boudreau, City Clerk
Alex Bade, PE, OHM
Alfonso Gutierrez Moraleda, PE, OHM
Kent Early, PE, OHM
File

\\ohm\dfs\Corporate\Projects\0000_0100\0094230060_Frog_Island_Accessibility\PM\Correspondence\0094-23-0065_Bid-summary_Parking Lot.docx

OHM Advisors
34000 PLYMOUTH ROAD
LIVONIA, MICHIGAN 48150
T 734.522.6711
F 734.522.6427
OHM-Advisors.com

REQUEST FOR LEGISLATION
July 21, 2026

For: Mayor and City Council

From: Tracey Boudreau, City Clerk

Subject: Resolution No. 2026-161 Approving the Property and Liability insurance renewal for the City, with the Michigan Municipal League (MML) Liability and Property Pool in the amount of $529,456.

SUMMARY & BACKGROUND: The renewal premium for the Liability and Property insurance renewal for the City of Ypsilanti effective August 1, 2026-2027 with the MML Liability & Property Pool is $529,456 compared to the expiring premium of $480,989. This is a premium increase of $48,467.

There are a couple reasons for the change in premium:
a) The property values increased by $905,016 due to a 4% inflation guard
b) The total payroll increased by $386,455
c) There is 6 additional vehicles for this renewal

The MML Liability & Property Pool Board of Trustees voted to return another post-renewal dividend for Members renewing in 2026. The City of Ypsilanti's portion of the dividend return is $15,870. The City of Ypsilanti will receive this dividend in the month following payment of our 2026 renewal premium.

RECOMMENDED ACTION: Approval

ATTACHMENTS:
1. Resolution 2026-161 MML Renewal
2. MML renewal proposal 8-1-26-27

CITY MANAGER APPROVAL: COUNCIL AGENDA DATE: July 21, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:

Resolution No. 2026-161
July 21, 2026

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT, the premium for the Property and Liability insurance renewal for the City of Ypsilanti effective August 1, 2026-2027 with the Michigan Municipal League (MML) Liability and Property Pool be approved in the amount of $529,456 be approved.

BE IT FURTHER RESOLVED THAT the City Manager is authorized to sign and approve payment of the invoice.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

michigan municipal league

Liability & Property Pool

Proposal

for the

City of Ypsilanti

Presented By:

Brian Steckroth
MML Liability & Property Pool
(248) 204-8283

July 8, 2026

Table of Contents

EXECUTIVE OVERVIEW 3

OUR MISSION 3

INTRODUCTION 4

WHAT YOU CAN EXPECT OF US 4

YOUR POOL INSURES MORE THAN . . . 4

COST AND COVERAGE SUMMARY 5

YOUR TEAM OF EXPERTS 7

BENEFITS OF POOLING WITH THE MML 8

CITY OF YPSILANTI HAS . . . 9

INCREASED LIABILITY LIMITS 9

HIGHLIGHTS OF COVERAGES PROVIDED 10

WHO IS INSURED? 10
GENERAL LIABILITY 10
GENERAL LIABILITY EXCLUSIONS . . . 10
PUBLIC OFFICIALS LIABILITY COVERAGE 11
PUBLIC OFFICIALS LIABILITY EXCLUSIONS 11
PERSONAL INJURY & ADVERTISING / BROADCASTERS LIABILITY COVERAGE 11
POLICE PROFESSIONAL LIABILITY COVERAGE 11
PROPERTY COVERAGE 12
PROPERTY EXCLUSIONS 12
COMPREHENSIVE CRIME COVERAGE 13
AUTOMOBILE COVERAGE HIGHLIGHTS 13
WHAT IS COVERED? 13
AUTO COVERAGES PROVIDED 13

POOL RISK MANAGEMENT SERVICES 14

MEMBER EDUCATION 14

ONLINE SERVICES 14

MEMBERSHIP RESPONSIBILITIES 15

This proposal is intended to be only a summary of coverages and services. For specific details on coverage terms and conditions, please refer to the Michigan Municipal League Liability and Property Pool coverage document.

Executive Overview

The Michigan Municipal League Liability and Property Pool has been a stable source of comprehensive municipal insurance and risk management services since 1982. It is financially secure and positioned for long-term stability.

The **City of Ypsilanti** has been a Pool member since **1983**.

The Pool staff is made up of municipal insurance experts. Municipal risk management is our only business, and we are proud of it!

The Pool provides insurance coverage designed specifically for Michigan municipal exposures, combined with a package of loss control programs, claims administration, legal defense, and membership services that you won't find anywhere else in Michigan.

This quotation is based on the limits of coverage requested by the **City of Ypsilanti.** Higher limits may be available, subject to underwriting review by Pool Management. Please submit requests for higher limits in writing to your Account Executive. Your request will be considered by Pool Management.

The insurance and related services described more fully in this proposal are being offered to the **City of Ypsilanti** for an annual premium of **$529,456**. When compared to last year's cost of $480,989, it represents a premium increase of $48,467. In addition, the MML Liability & Property Pool Board of Directors voted to return another post-renewal dividend for Members renewing in 2026. The **City of Ypsilanti's** portion of the dividend return is $15,870. The **City of Ypsilanti** will receive this dividend in the month following payment of your 2026 renewal premium.

We encourage you to compare the Pool with our competition. Compare us based on price, coverage, service, financial security, experience, and commitment to municipal risk management. When you do, the advantages of Pool membership become clear.

Thank you for being a Pool member. We look forward to servicing your risk management program for many years to come.

Our Mission

To be a long-term, stable, cost-effective risk management alternative for members of the Michigan Municipal League Liability and Property Pool.

Introduction

What You Can Expect Of Us

- ✓ A commitment to learn, understand and respond to your insurance needs;
- ✓ Continuous planning and innovation in product development and service delivery;
- ✓ Products that meet your needs in terms of price, coverage and service;
- ✓ Prompt, accurate, and courteous response to your questions, problems and claims; and
- ✓ Knowledgeable and professional staff serving your needs consistently and with integrity.

Your Pool Insures More Than . . .

- ✓ 464 Public Entity Members
- ✓ 146 Fire Departments
- ✓ 180 Law Enforcement Agencies
- ✓ 3,157 Police Officers
- ✓ 6,348 Miles of Streets/Roads
- ✓ 7,687 Vehicles
- ✓ 18 Electric Utilities
- ✓ 173 Water Utilities
- ✓ 243 Sewer Utilities
- ✓ 18 Municipal Marinas
- ✓ $8.7 Billion of Property Values

michigan municipal league
Liability & Property Pool

Coverage and Cost Summary
City of Ypsilanti

Effective 08-01-2026 to 08-01-2027

Coverages	Limit of Liability	Aggregate Limit	Per Occurrence Deductible
Municipal General Liability (Coverage A)	$2,000,000	N/A	$0
Pollution Extension for Fire Department and Hazardous Response Team Activities	$1,000,000	$1,000,000	$0
Sewer Back-Up Sublimit	No Coverage	N/A	N/A
Personal Injury Liability (Coverage B)	$2,000,000	N/A	$0
Medical Payments (Coverage C)	$10,000	N/A	N/A
Public Officials Liability (Coverage D)	$2,000,000	N/A	$0
Employment Practices Sublimit	$1,000,000	N/A	$100,000
Law Enforcement Liability (Coverages A, B, and D)	$2,000,000	N/A	$0
Employee Benefit Liability	$1,000,000	$1,000,000	$0
Fire Legal Liability	$100,000	N/A	N/A
Cyber Liability & Data Breach Response	$100,000	$100,000	See Declaration
Dam Liability	No Coverage	N/A	N/A
Marina Operator Liability	No Coverage	N/A	N/A
Uninsured/Underinsured Motorists Coverage	$100,000	N/A	$0
Automobile Liability (Coverages A and B)	$2,000,000	N/A	$0
# Vehicles / Comp / Coll			
74 / $250 / $500			
Agreed Amount, if applicable — 16 Vehicles for a total of $2,677,292			

Coverages A, B, and D are provided with a combined single limit of liability. The most the Pool will pay for any one occurrence is $2,000,000 regardless of the number of coverages involved in the occurrence.

Property			
Property - Blanket Basis	$26,071,971	N/A	$500
Boiler and Machinery	Included	N/A	$500
Building(s)	Included	N/A	$500
Contents	Included	N/A	$500
Property in the Open	Included	N/A	$500
Protection & Preservation	Included	N/A	N/A
Property - Actual Cash Value	N/A	N/A	N/A
Property - Limited Replacement Cost	N/A	N/A	N/A
Property - No Coverage	See Schedule	N/A	N/A
Property - Replacement Cost	See Schedule	N/A	$0
Accounts Receivable	$100,000	N/A	$250

michigan municipal league
Liability & Property Pool

Coverage and Cost Summary
City of Ypsilanti

Effective 08-01-2026 to 08-01-2027

Coverages	Limit of Liability	Aggregate Limit	Per Occurrence Deductible
Christmas Decorations	$9,000	N/A	$250
Consequential Damage	$100,000	N/A	N/A
Contractor's Equipment	$2,043,451	N/A	$250
Debris Removal - the lesser of 25% of physical damage loss or	$5,000,000	$5,000,000	N/A
Demolition & Increased Costs of Construction Limit	$100,000	N/A	N/A
Earth Movement	$2,000,000	$2,000,000	$5,000
Electronic Data Processing Equip	$493,626	N/A	$250
Expediting Expense	$100,000	N/A	N/A
Extra Expense	$100,000	N/A	N/A
Fine Arts	$175,000	N/A	$250
Flood (Except for Members located in Flood Zone A, AO, AH, A1-A999, AE, or AR)	$1,000,000	$1,000,000	$5,000
Fungal Pathogens	$25,000	$25,000	$250
Golf Cart Equipment	$5,238	N/A	$250
Loss of Income	$100,000	N/A	N/A
Loss of Rents	$100,000	N/A	N/A
Ornamental Trees, Shrubs, Plants or Lawn	$5,000	$10,000	$250
Personal Effects & Property of Others	$500	$2,500	$250
Police Equipment	$17,049	N/A	$250
Radio Equipment	$11,712	N/A	$250
Valuable Papers	$100,000	N/A	$250
Comprehensive Crime Coverage			
Employee Dishonesty Blanket/Faithful Performance	$100,000	N/A	N/A
Computer Fraud	$100,000	N/A	N/A
Depositors Forgery	$100,000	N/A	N/A
Funds Transfer Fraud	$100,000	N/A	N/A
Impersonation Fraud	$100,000	N/A	N/A
Money and Securities Inside	$100,000	N/A	N/A
Money and Securities Outside	$100,000	N/A	N/A
Money Orders and Counterfeit Paper	$100,000	N/A	N/A
Bonds			
Bond #: A Treasurer	$100,000	N/A	N/A

Only one deductible applies to claims involving two or more property coverages.

michigan municipal league
Liability & Property Pool

Coverage and Cost Summary
City of Ypsilanti

Effective 08-01-2026 to 08-01-2027

Coverages	Limit of Liability	Aggregate Limit	Per Occurrence Deductible

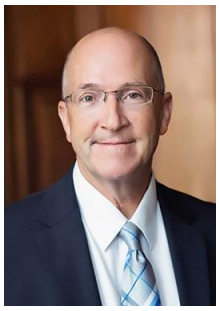
The Michigan Municipal League Liability and Property Pool is pleased to offer all coverages and services described in this proposal for an annual premium of $529,456.

Cyber Coverage

TOWER 1 Limit	**POLICY AGGREGATE LIMIT OF LIABILITY**	$100,000	For all Damages, Claims Expenses, Penalties and PCI Fines, Expenses and Costs
	Information Security and Privacy Sublimit	$100,000	each Claim and in the Aggregate
	Regulatory Defense and Penalties Aggregate Sublimit:	$20,000	each Claim and in the Aggregate
	Website Media and Content Liability Aggregate Sublimit:	$100,000	each Claim and in the Aggregate
	PCI Fines, Expenses and Costs Aggregate Sublimit:	$10,000	each Claim and in the Aggregate
	Cyber Extortion Aggregate Sublimit:	$25,000	each Claim and in the Aggregate
	First Party Data Protection Aggregate Sublimit:	$25,000	each Claim and in the Aggregate
	First Party Network Business Interruption Aggregate Sublimit:	$25,000	each Claim and in the Aggregate
	Note: The above Sublimits are part of, and not in addition to, the overall Policy Aggregate Limit of Liability		
	Liability Retention Per Claim:		
TOWER 1 Retention	All other coverages Retention:	$0	each Claim
	Cyber Extortion:	$5,000	each Extortion Threat
	First Party Data Protection:	$5,000	each Data Protection Loss
	First Party Network Business Interruption:	$5,000	each Business Interuption Loss Waiting Period: 12 hours
	Limits of Coverage - Privacy Breach Response Services		
TOWER 2 Limit	Legal Services/Computer Expert Services/Public Relations and Crisis Management Expenses Aggregate Sublimit:	$50,000	per Incident and in the Aggregate
TOWER 3 Limit	Notified Individuals:	10,000	Notified Individuals in the Aggregate
	A sublimit of up to 10% of Notified Individuals residing outside the United States, which is part of and not in addition to the Notified Individuals Aggregate Limit of Coverage		
	Note: The Privacy Breach Response Services Limits of Coverage are separate from and in addi		
	Privacy Breach Response Services Threshold/Retention (Each Incident):		
TOWER 2 Retention	Legal Services/Computer Expert Services/Public Relations and Crisis Management Expenses Retention:	$0	each Incident
TOWER 3 Retention	Notification Services/Call Center Services/Breach Resolution and Mitigation Services Threshold:	0	each Incident

Your Team of Experts

Brian Steckroth
Service & Sales Manager
(248) 204-8283



Michael J. Forster
Pool Administrator
(734) 669-6340

Katelyn Petracca
248-204-6160
Alpha Split: (Le – Z)

Joan Opett
248-204-8579
(A – La)

Customer Service Representatives

Christopher Flechsig
Liability Claims Supervisor
(810) 844-8146

Matt Heins
Loss Control Supervisor
Law Enforcement Action Forum Coordinator
(248) 791-4371

Benefits of Pooling with the MML

- ✓ Proven long-term availability and stability
- ✓ Broad coverage document written specifically for Michigan municipalities
- ✓ Services tailored to unique needs of Michigan municipalities
- ✓ Member assets controlled by an elected Board of municipal officials
- ✓ Equitable rating based on Pool experience in Michigan
- ✓ Aggressive defense strategy – positive impact on case law
- ✓ Professional, dedicated, and experienced local management, oversight and service
- ✓ Decisions made and problems resolved by a group of your peers
- ✓ Investment income and underwriting surplus used to benefit members
- ✓ Lower expenses through tax-exempt and non-profit status
- ✓ Special loss avoidance training sessions including:
- ✓ Safety aspects of emergency vehicle operations
- ✓ Accident investigation for supervisors
- ✓ Confined spaces training

The advantages of pooling can be summarized by:

Service + Control + Value

City of Ypsilanti Has . . .

- ✓ $9,170,157 Annual Payroll
- ✓ $26,071,971 of total values for real and personal property
- ✓ 23 Law Enforcement Officers
- ✓ 74 Vehicles
- ✓ 16 Vehicles with agreed values totaling $2,677,292
- ✓ $84 Michigan Catastrophic Claims Assessment (MCCA) per vehicle (was $82/vehicle for 2025) ↓

Increased Liability Limits

We cannot guarantee the adequacy of any limit of liability. Due to the following factors, it may be prudent to consider higher limits:

- ✓ Increased jury awards in your jurisdiction
- ✓ Increased litigation trends
- ✓ Protection of tax base against judgments in excess of your policy limits

If you are interested in increasing your liability limits, please contact your Account Executive.

Highlights of Coverages Provided

Who Is Insured?

The Pool member entity, elected and appointed officials, employees and authorized volunteers, and any person officially appointed to a Board or Commission

General Liability

In addition to standard liability coverages (bodily injury, property damage, products and completed operations) the Pool provides coverages that municipalities need on an ***occurrence* basis with *no aggregate liability limits***:

- ✓ Liability resulting from mutual aid agreements
- ✓ Premises medical payments
- ✓ Host liquor liability
- ✓ Watercraft liability, owned less than 26' and non-owned less than 50'
- ✓ Special events ***excluding*** -
  - •Fireworks (unless endorsed)
  - •Liquor Liability
  - • Mechanical Amusement Rides
- ✓ Fire legal liability for real property
- ✓ Ambulance and EMT malpractice

Fireworks Coverage Options: (Fireworks application must be completed before coverage is endorsed)

1. The MML Liability & Property Pool is primary (the Member is not added as an additional insured on a pyrotechnician's coverage):

Annual Aggregate Sublimit	Additional Premium
$500,000	Yes
$1,000,000	Yes

2. The MML Liability & Property Pool is excess (the Member is added as an additional insured on a pyrotechnician's coverage):

   NO ADDITIONAL PREMIUM

- ✓ Athletic participation liability
- ✓ Employee benefit liability
- ✓ Cemetery operations coverage
- ✓ Marina Operators coverage available
- ✓ Up to $10 million in liability limits available
- ✓ Pollution coverage for Hazardous Response Teams
- ✓ Cyber Liability and Data Breach Response Coverage – as described on MMLCYD (09/17)

General Liability Exclusions . . .

The following is a partial list of general liability coverage exclusions. Consult the coverage document for the complete listing:

- ✓ Pollution (except for Hazmat operations).
- ✓ Nuclear energy / nuclear material hazards
- ✓ Expected or intended injury
- ✓ Breach of contract
- ✓ Failure of dams (unless endorsed)
- ✓ Backup of Sewers and Drains
- ✓ Contractual Liability
- ✓ Failure to supply utilities
- ✓ Electromagnetic radiation
- ✓ Medical malpractice for doctors and physicians
- ✓ Criminal activity--Intentional acts w/knowledge of wrongdoing
- ✓ Aircraft Liability – (Unless Endorsed -- Limited Coverage for Unmanned Aircraft—MML236)

Cyber Liability and Data Breach Response Coverage

- ✓ Information Security and Privacy Liability
- ✓ Privacy Breach Response Services
- ✓ Regulatory Defense and Penalties
- ✓ Website Media Content Liability
- ✓ PCI Fines, Expenses and Costs
- ✓ Cyber Extortion
- ✓ First Party Data Protection
- ✓ First Party Business Interruption

Public Officials Liability Coverage

"Wrongful Acts", including intentional acts, defined as any actual or alleged error, misstatement, act of omission, neglect or breach of duty including:

- ✓ Neglect of duty
- ✓ Zoning defense and land use litigation
- ✓ Malfeasance
- ✓ Violation of civil rights
- ✓ Discrimination
- ✓ Employment practices
- ✓ Misfeasance
- ✓ Cable TV broadcasting

Public Officials Liability Exclusions

The following is a partial list of public officials' liability coverage exclusions. Consult the coverage document for the complete listing:

- ✓ Pollution and Nuclear Energy
- ✓ Fraud, dishonesty, intentional and criminal acts
- ✓ Failure to purchase coverage or adequate coverage
- ✓ Return of governmental grants or subsidies
- ✓ Intentional acts with knowledge of wrongdoing
- ✓ Eminent domain / takings
- ✓ Illegal profit
- ✓ Labor union actions
- ✓ ERISA violations
- ✓ Backup of Sewers and Drains

Personal Injury & Advertising / Broadcasters Liability Coverage

- ✓ Mental anguish and stress
- ✓ Libel, slander or defamation of character; violation of an individual's right of privacy
- ✓ Proactive services for non-monetary damage claims

Police Professional Liability Coverage

Police Professional Liability coverage is contained within the General Liability and Public Official Liability Coverage Parts

- ✓ Discrimination
- ✓ Violation of civil rights
- ✓ Jail operations
- ✓ Assault or battery
- ✓ Improper service of suit
- ✓ Coverage assumes officers act with intent
- ✓ False arrest, detention or imprisonment, or malicious prosecution
- ✓ Wrongful entry or eviction or other invasion of the right of private occupancy

Property Coverage

In addition to covering buildings, contents and personal property, the Pool provides:

- ✓ Blanket coverage -- All member-owned property insured (unless specifically excluded)
- ✓ Coverage based on ownership rather than on a "schedule on file" avoids coverage gaps due to errors or oversight
- ✓ Property of others in custody of the Member for which the Member has an obligation to provide coverage
- ✓ Boiler & Machinery coverage, including Boiler certification inspections
- ✓ Replacement Cost or Actual Cash Value available
- ✓ Fungal Pathogens (Mold) Limited Coverage
- ✓ Demolition/increased cost of construction
- ✓ No coinsurance
- ✓ Valuable papers
- ✓ Loss of Rents
- ✓ Property in the open
- ✓ Extra expense
- ✓ Expediting expense

Property Exclusions

The following is a partial list of property coverage exclusions. Consult the coverage document for the complete listing:

- ✓ Nuclear reaction/ contamination
- ✓ War
- ✓ Cyber Risk
- ✓ Fungal Pathogens (Mold) excess of sub-limit
- ✓ Failure to supply utilities
- ✓ Transmission Lines and Poles
- ✓ Dishonest acts
- ✓ Acts of Terrorism excess of Pool's Aggregate Sublimit -- MMLC TR (9/1/10)
- ✓ Wear and tear
- ✓ Computer failures/ viruses

Only <u>one</u> deductible applies to claims involving two or more property coverages.

Comprehensive Crime Coverage

- ✓ Employee Dishonesty/ Faithful Performance of Duty coverage provided on a blanket basis
- ✓ Loss Inside the Premises
- ✓ Loss Outside the Premises
- ✓ Money Orders/ Counterfeit Currency
- ✓ Depositors Forgery
- ✓ Position Fidelity Bonds
- ✓ Computer Fraud
- ✓ Funds Transfer Fraud

Automobile Coverage Highlights

What Is Covered?

Coverage is afforded while operating land motor vehicles, trailers or semi-trailers designed for travel on public roads.

Auto Coverages Provided

- ✓ Michigan No-Fault Coverage, includes mini-tort coverage for no extra charge
- ✓ Excess protection for use of personal automobile for municipal business
- ✓ Uninsured motorist for municipally owned vehicles
- ✓ Underinsured motorists
- ✓ Non-owned and hired auto
- ✓ Comprehensive - actual cash value basis
- ✓ Collision - actual cash value basis
- ✓ Volunteer firefighter auto accident liability coverage
- ✓ Agreed value coverage for emergency vehicles is available
- ✓ Fire or Rescue Vehicle Rental Reimbursement Coverage

Pool Risk Management Services

- ✓ Review and service of all municipal insurance matters
- ✓ Public entity experts address various liability issues
- ✓ Aggressive, member-oriented defense strategy
- ✓ Former police officials address law enforcement risks
- ✓ Physical inspection by municipal loss control consultants
- ✓ Law enforcement risk control programs (LEAF and LERC)
- ✓ Property appraisal services available

Online Services

www.mml.org - offers Pool members an outstanding resource for municipal risk management information and self-help tools in one attractive, simple-to-navigate location. File a claim on line. Download your renewal application. Request a loss control service visit. E-mail us a question. Other services available online:

- ✓ Online Forms (including Sewer Backup Sample Documents)
- ✓ Risk Resources:
  - ✓ Risk Control Solutions
  - ✓ Safety & Health Manual
  - ✓ Risk Management is Good Management Program
  - ✓ Access to Lezage website
- ✓ MML Pool Audited Financial Statements
- ✓ Intergovernmental Contract
- ✓ Board of Directors, Pool Administrator and Staff Profiles and Contact Information

Membership Responsibilities

Membership in the Michigan Municipal League Liability and Property Pool provides numerous benefits. Likewise, individual members have certain responsibilities to the other members, which are detailed in the Intergovernmental Contract. The following is a summary of the membership responsibilities. Please refer to the Intergovernmental Contract, Articles 5 and 6, for more information.

- ✓ If a Member intends to leave the Pool, the Member must send a written notice to the Pool at least 60 days prior to its next renewal date.
- ✓ A Member must pay its premium when due. The Pool must give each member 20 days written notice of intent to terminate membership for nonpayment of premium. Payment of premium before the 20 days notice is effective will entitle the Member to reinstatement.
- ✓ Members must maintain membership or associate membership status in the Michigan Municipal League.
- ✓ A Member will allow attorneys employed by the Pool to represent the Member in defense of any claim made against the Member within the scope of coverage provided by the Pool. A Member will cooperate with the assigned attorneys, claims adjusters, service company or other agents of the Pool relating to the defense of claims for which the Pool is providing coverage.
- ✓ A Member will follow loss reduction and prevention measures established by the Pool.
- ✓ A Member will report to the Pool as promptly as possible all incidents that the Member reasonably believes may result in a claim against the Member.

REQUEST FOR LEGISLATION
July 21, 2026

For: Mayor and City Council

From: Amber Fellows, Council Member, Michelle King, Council Member

Subject: Resolution No. 2026-162 Resolution to Destigmatize Menstruation and Expand Access to Free Period Products.

SUMMARY & BACKGROUND:

RECOMMENDED ACTION: Approval

ATTACHMENTS:
1. Resolution No 2026-162 Destigmatize Menstruation & Expand Access

---

CITY MANAGER APPROVAL: COUNCIL AGENDA DATE: July 21, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:

Resolution No. 2026-162
July 21, 2026

Resolution to Destigmatize Menstruation and Expand Access to Free Period Products

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, access to menstrual products is a basic necessity and public health matter, and the financial burden of these products creates inequity and period poverty; and

WHEREAS, on July 11, 2026, the Ypsilanti Farmers Market hosted a "Free to Bleed with Dignity" event, providing over 200 free pairs of sustainable period underwear and educational resources to destigmatize periods; and

WHEREAS, the Ypsilanti District Library has already demonstrated leadership by providing free menstrual products in all restrooms at its branches and on its Bookmobile, and EMU's "Changing the Cycle" program has successfully installed product dispensers in every campus building; and

WHEREAS, the City of Ypsilanti is committed to advancing health equity, supporting the well-being of all residents, workers, and visitors, and building on the momentum created by local partners; and

WHEREAS, the Washtenaw County government has shown commitment to this effort, evidenced by its prompt correction of a violation of Ann Arbor's menstrual product ordinance at the county courthouse.

NOW, THEREFORE, BE IT RESOLVED that the City Council affirms its commitment to destigmatizing menstruation and considers free period products a component of public health and community care.

BE IT FURTHER RESOLVED that the City Administration is directed to provide free menstrual products (pads and tampons) in all public restrooms within city-owned buildings, including City Hall, and other appropriate facilities.

BE IT FURTHER RESOLVED that the City Council encourages local businesses and community organizations to join this effort and shall provide resources for doing so on its website.

BE IT FURTHER RESOLVED that the City Clerk shall transmit copies of this resolution to the Ypsilanti District Library, the board of regents of Eastern Michigan University, and the Washtenaw County Board of Commissioners.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

REQUEST FOR LEGISLATION
July 21, 2026

For: Mayor and City Council

From: Nicole Brown, Mayor

Subject: Resolution No. 2026-163 Appointing Youth Resident Sebastian Krage to the Police Advisory Commission, with a term ending July 1, 2027.

SUMMARY & BACKGROUND:

RECOMMENDED ACTION: Approval

ATTACHMENTS:
1. Resolution 2026-163 Youth Appointment
2. Krage, Sebastian YPAC App_Redacted

CITY MANAGER APPROVAL: COUNCIL AGENDA DATE: July 21, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:

Resolution No. 2026-163
July 21, 2026

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT, the following youth resident be appointed to the City of Ypsilanti Boards and Commissions as a youth member as indicated below:

Name	Board	Expiration
Sebastian Krage 504 Pearl St Apt #1 Ypsilanti, MI 48197	Police Advisory Commission (YPAC)	07/01/2027

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

Print

Citizen Advisory Boards and Commissions Participation Resume - Submission #8131

Date Submitted: 7/6/2026

The people of Ypsilanti are involved in their city government and are an important part of the community's achievements. Individuals interested in receiving more information in regard to serving on an advisory board or commission are invited to contact the City Clerk at 734-483-1100. Alternatively, citizens who would like to participate can submit their information in the form below.

After submitting your resume application, nomination to a board or a commission under the City Charter is either by the Mayor or by two Council Members and is subject to the approval and confirmation by a majority vote of the City Council.

QUALIFICATIONS

Must be a verifiable resident/business owner in the city for at least two years. Or Council must determine your expertise is essential and not available in an applicant that meets the qualifications above. Must be eligible to vote in the state if not applying for youth membership.

Name*

Sebastian Krage

Email Address*

la

Address (legal residence)*

504 Pearl Street, Apt. #1

City*

Ypsilanti

State*

Michigan

Zip Code*

48197

Phone Number*

la

Number of Years in the Community*

16

Are you registered to vote in the City of Ypsilanti?*

- [ ] Yes
- [x] No

Which Ward do you live or reside in?*

- [x] Ward 1
- [ ] Ward 2
- [ ] Ward 3
- [ ] NA

Education*

Arbor Preparatory High School

Occupation*

High School Student

Employer*

N/A

I would like to be considered and could devote sufficient time to serve on the following board or commission:*

- [ ] Ann Arbor Area Transit Authority
- [ ] Ann Arbor/Ypsilanti SmartZone (LDFA)
- [ ] Dangerous Buildings Officer
- [ ] Economic Development Corporation/Brownfield Redevelopment Authority
- [ ] Board of Ethics (party affiliation required)
- [ ] Review and Tax Assessment Board
- [ ] Police and Fire Pension Board
- [ ] Fire Civil Service Commission (party affiliation required)
- [ ] Historic District Commission (HDC)
- [ ] Human Relations Commission (HRC)
- [ ] Huron River Watershed Council
- [ ] Non-motorized Advisory Committee
- [ ] Parks and Arts Commission
- [ ] Planning Commission
- [x] Police Advisory Commission (YPAC)
- [ ] Sustainability Commission
- [ ] YCUA
- [ ] Ypsilanti Downtown Development Authority (YDDA)
- [ ] Ypsilanti Housing Commission
- [ ] Zoning Board of Appeals

Party Affiliation

Are you applying for youth membership?*

Boards and Commissions that allow Youth Membership are: Human Relations Commission (HRC), Parks and Arts Commission, Police Advisory Commission (YPAC), Sustainability Commission

- [x] Yes
- [ ] No

Why are you interested in serving on these boards/commissions?*

I am interested in serving as a Youth Commissioner on the Ypsilanti Police Advisory Commission because I want to represent the voices of young people in my community. Many decisions about public safety affect youth, and I believe it is important for students to have a seat at the table. I want to help strengthen trust and communication between young people, the community, and the Ypsilanti Police Department by listening to different perspectives, asking thoughtful questions, and working toward positive solutions. Serving on YPAC would also help me develop my leadership skills while giving back to the community I care about.

Work/volunteer experience related to the board or commission:

Through my volunteer work, school involvement, and community activities, I have developed strong communication, teamwork, and leadership skills. I enjoy working with people from different backgrounds, listening to diverse perspectives, and helping solve problems collaboratively. I am responsible, dependable, and eager to learn, and while I may not have direct experience in public safety or local government, I have a genuine interest in law, government, and civic engagement. I am committed to serving my community, representing the perspectives of other youth, and making a positive contribution to the work of the Ypsilanti Police Advisory Commission.

I understand that appointment to a City of Ypsilanti board or commission requires regular attendance at board meetings.*

- [x] Yes

I hereby certify that all of the information above is true.*

- [x] Yes

Electronic Signature Agreement *

- [x] Yes

By checking the "I agree" box above, you agree and acknowledge that 1) your application will not be signed in the sense of a traditional paper document, 2) by signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) you may still be required to provide a traditional signature at a later date.

Electronic Signature*

Sebastian M. Krage

REQUEST FOR LEGISLATION
July 21, 2026

For: Mayor and City Council

From:

Subject: Resolution No. 2026-164 Appointing 3 Residents to certain Boards and Commissions.

SUMMARY & BACKGROUND: Tamarus Darby, HRC is offered by Council Member King, supported by Council Member Tooson.
Marley Higbee, YPAC, is offered by Council Member Fellows, supported by Council Member Simmons.
Walter Whit, HDC is offered by Council Member Simmons, supported by Mayor Brown.

RECOMMENDED ACTION:

ATTACHMENTS:
1. Darby Jr, Tamarus HRC App_Redacted
2. Higbee, Marley YPAC App_Redacted
3. Whitt, Walter HDC App_Redacted
4. Resolution 2026-164 B&C Resident Appointments

CITY MANAGER APPROVAL: COUNCIL AGENDA DATE: July 21, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:

Print

Citizen Advisory Boards and Commissions Participation Resume - Submission #8148

Date Submitted: 7/12/2026

The people of Ypsilanti are involved in their city government and are an important part of the community's achievements. Individuals interested in receiving more information in regard to serving on an advisory board or commission are invited to contact the City Clerk at 734-483-1100. Alternatively, citizens who would like to participate can submit their information in the form below.

After submitting your resume application, nomination to a board or a commission under the City Charter is either by the Mayor or by two Council Members and is subject to the approval and confirmation by a majority vote of the City Council.

QUALIFICATIONS

Must be a verifiable resident/business owner in the city for at least two years. Or Council must determine your expertise is essential and not available in an applicant that meets the qualifications above. Must be eligible to vote in the state if not applying for youth membership.

Name*

Tamarus Darby Jr

Email Address*

[redacted]

Address (legal residence)*

1415 N Huron River Dr

City*

Ypsilanti

State*

MI

Zip Code*

48197

Phone Number*

[redacted]

Number of Years in the Community*

12

Are you registered to vote in the City of Ypsilanti?*

- [x] Yes
- [ ] No

Which Ward do you live or reside in?*

- [ ] Ward 1
- [x] Ward 2
- [ ] Ward 3
- [ ] NA

Education*

Washtenaw Int'l High School, 2 years Howard University (Political Science and International Affairs)

Occupation*

General Manager In Training

Employer*

KFC

I would like to be considered and could devote sufficient time to serve on the following board or commission:*

- [ ] Ann Arbor Area Transit Authority
- [ ] Ann Arbor/Ypsilanti SmartZone (LDFA)
- [ ] Dangerous Buildings Officer
- [ ] Economic Development Corporation/Brownfield Redevelopment Authority
- [ ] Board of Ethics (party affiliation required)
- [ ] Review and Tax Assessment Board
- [ ] Police and Fire Pension Board
- [ ] Fire Civil Service Commission (party affiliation required)
- [ ] Historic District Commission (HDC)
- [x] Human Relations Commission (HRC)
- [ ] Huron River Watershed Council
- [ ] Non-motorized Advisory Committee
- [ ] Parks and Arts Commission
- [ ] Planning Commission
- [ ] Police Advisory Commission (YPAC)
- [ ] Sustainability Commission
- [ ] YCUA
- [ ] Ypsilanti Downtown Development Authority (YDDA)
- [ ] Ypsilanti Housing Commission
- [ ] Zoning Board of Appeals

Party Affiliation

Democrat

Are you applying for youth membership?*

Boards and Commissions that allow Youth Membership are: Human Relations Commission (HRC), Parks and Arts Commission, Police Advisory Commission (YPAC), Sustainability Commission

- [ ] Yes
- [x] No

Why are you interested in serving on these boards/commissions?*

I am interested in serving on the Human Relations Commission to help protect civil rights, promote equity, and ensure that city policies and ordinances actively reflect and protect the diversity of Ypsilanti. As a resident for 12 years and a student of political science and pre-law, I am deeply committed to the structural mechanics of justice. I want to contribute to the commission's work in reviewing human rights protections, strengthening community-city relations, and advising the City Council on progressive, equitable solutions that eliminate systemic barriers for the advancement of the quality of life and civic participation for all residents.

Work/volunteer experience related to the board or commission:

I bring a strong proven track record of community leadership, policy analysis, and civic governance across Washtenaw County, including:

Michigan House of Representatives: Legislative Intern for Representative Jimmie Wilson Jr. (Past)

NAACP Ann Arbor Branch: General Body Member, Political Action Committee, and Juneteenth Committee. (Present)

Ann Arbor Democratic Party: Executive Board Member and General Body Member. (Present)

Ann Arbor YMCA: Board Member. (Past)

Corner Health Center: Board Member and Youth Leadership Council Member. (Past)

Spiritual Israel Church and Its Army Supreme Youth Outreach Program: Corporate Secretary and Executive Board Member. (Present)

Washtenaw County Youth Commission: Commissioner.(Past)

I understand that appointment to a City of Ypsilanti board or commission requires regular attendance at board meetings.*

- [x] Yes

I hereby certify that all of the information above is true.*

- [x] Yes

Electronic Signature Agreement *

☑ Yes

By checking the "I agree" box above, you agree and acknowledge that 1) your application will not be signed in the sense of a traditional paper document, 2) by signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) you may still be required to provide a traditional signature at a later date.

Electronic Signature*

Tamarus L Darby, Jr.

Print

Citizen Advisory Boards and Commissions Participation Resume - Submission #7847

Date Submitted: 2/3/2026

The people of Ypsilanti are involved in their city government and are an important part of the community's achievements. Individuals interested in receiving more information in regard to serving on an advisory board or commission are invited to contact the City Clerk at 734-483-1100. Alternatively, citizens who would like to participate can submit their information in the form below.

After submitting your resume application, nomination to a board or a commission under the City Charter is either by the Mayor or by two Council Members and is subject to the approval and confirmation by a majority vote of the City Council.

QUALIFICATIONS

Must be a verifiable resident/business owner in the city for at least two years. Or Council must determine your expertise is essential and not available in an applicant that meets the qualifications above. Must be eligible to vote in the state if not applying for youth membership.

Name*

Marley Higbee

Email Address*

[redacted]

Address (legal residence)*

704 Hemphill St

City*

Ypsilanti

State*

Michigan

Zip Code*

48198

Phone Number*

[redacted]

Number of Years in the Community*

27

Are you registered to vote in the City of Ypsilanti?*

- [x] Yes
- [ ] No

Which Ward do you live or reside in?*

- [ ] Ward 1
- [ ] Ward 2
- [x] Ward 3
- [ ] NA

Education*

BS in Computer Science - EMU (2025), Associates in Java - WCC (2022), BA in History - Macalester College (2020)

Occupation*

Web Developer

Employer*

Twin Cities Work That Reconnects (Freelance)

I would like to be considered and could devote sufficient time to serve on the following board or commission:*

- [ ] Ann Arbor Area Transit Authority
- [ ] Ann Arbor/Ypsilanti SmartZone (LDFA)
- [ ] Dangerous Buildings Officer
- [ ] Economic Development Corporation/Brownfield Redevelopment Authority
- [ ] Board of Ethics (party affiliation required)
- [ ] Review and Tax Assessment Board
- [ ] Police and Fire Pension Board
- [ ] Fire Civil Service Commission (party affiliation required)
- [ ] Historic District Commission (HDC)
- [ ] Human Relations Commission (HRC)
- [ ] Huron River Watershed Council
- [ ] Non-motorized Advisory Committee
- [ ] Parks and Arts Commission
- [ ] Planning Commission
- [x] Police Advisory Commission (YPAC)
- [ ] Sustainability Commission
- [ ] YCUA
- [ ] Ypsilanti Downtown Development Authority (YDDA)
- [ ] Ypsilanti Housing Commission
- [ ] Zoning Board of Appeals

Party Affiliation

Democrat

Are you applying for youth membership?*

Boards and Commissions that allow Youth Membership are: Human Relations Commission (HRC), Parks and Arts Commission, Police Advisory Commission (YPAC), Sustainability Commission

- [ ] Yes
- [x] No

Why are you interested in serving on these boards/commissions?*

The cross street incident and subsequent fatal shooting (although it didn't involve YPD) have strained the relationship between the community and law enforcement. Many rumors quickly circulated and there seemed to be a distinct lack of transparency and communication to dispel these rumors. Almost a month later I'm still hearing conflicting accounts of what happened and there are still many questions we don't know the answers to. I hope be able to answer some of these questions for the people of Ypsilanti and foster a better environment for future police work.

Work/volunteer experience related to the board or commission:

I understand that appointment to a City of Ypsilanti board or commission requires regular attendance at board meetings.*

- [x] Yes

I hereby certify that all of the information above is true.*

- [x] Yes

Electronic Signature Agreement *

- [x] Yes

By checking the "I agree" box above, you agree and acknowledge that 1) your application will not be signed in the sense of a traditional paper document, 2) by signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) you may still be required to provide a traditional signature at a later date.

Electronic Signature*

Marley S. Higbee

Print

Citizen Advisory Boards and Commissions Participation Resume - Submission #8087

Date Submitted: 6/9/2026

The people of Ypsilanti are involved in their city government and are an important part of the community's achievements. Individuals interested in receiving more information in regard to serving on an advisory board or commission are invited to contact the City Clerk at 734-483-1100. Alternatively, citizens who would like to participate can submit their information in the form below.

After submitting your resume application, nomination to a board or a commission under the City Charter is either by the Mayor or by two Council Members and is subject to the approval and confirmation by a majority vote of the City Council.

QUALIFICATIONS

Must be a verifiable resident/business owner in the city for at least two years. Or Council must determine your expertise is essential and not available in an applicant that meets the qualifications above. Must be eligible to vote in the state if not applying for youth membership.

Name*

Walter Whitt

Email Address*

[redacted]

Address (legal residence)*

206 S. Huron St., #1

City*

Ypsilanti

State*

Michigan

Zip Code*

48197

Phone Number*

[redacted]

Number of Years in the Community*

8

Are you registered to vote in the City of Ypsilanti?*

- [x] Yes
- [ ] No

Which Ward do you live or reside in?*

- [x] Ward 1
- [ ] Ward 2
- [ ] Ward 3
- [ ] NA

Education*

BS History (Minor Interior Design) from Eastern Michigan University

Occupation*

Development Coordinator

Employer*

Riverside Arts Center

I would like to be considered and could devote sufficient time to serve on the following board or commission:*

- [ ] Ann Arbor Area Transit Authority
- [ ] Ann Arbor/Ypsilanti SmartZone (LDFA)
- [ ] Dangerous Buildings Officer
- [ ] Economic Development Corporation/Brownfield Redevelopment Authority
- [ ] Board of Ethics (party affiliation required)
- [ ] Review and Tax Assessment Board
- [ ] Police and Fire Pension Board
- [ ] Fire Civil Service Commission (party affiliation required)
- [x] Historic District Commission (HDC)
- [ ] Human Relations Commission (HRC)
- [ ] Huron River Watershed Council
- [ ] Non-motorized Advisory Committee
- [ ] Parks and Arts Commission
- [ ] Planning Commission
- [ ] Police Advisory Commission (YPAC)
- [ ] Sustainability Commission
- [ ] YCUA
- [ ] Ypsilanti Downtown Development Authority (YDDA)
- [ ] Ypsilanti Housing Commission
- [ ] Zoning Board of Appeals

Party Affiliation

Are you applying for youth membership?*

Boards and Commissions that allow Youth Membership are: Human Relations Commission (HRC), Parks and Arts Commission, Police Advisory Commission (YPAC), Sustainability Commission

- [ ] Yes
- [x] No

Why are you interested in serving on these boards/commissions?*

I wanted to serve on the Historic District Commission because it would allow me to use my schooling to promote and help the historic district. Ypsilanti has such a rich history and that is firstly seen with the historic properties. Everything from the Victorian Queen Anne and Stick styles to the arts-and-crafts and various revival styles help to showcase the history and depth of character the city has and I want to help showcase that. That is why I am interested in serving on this commission.

Work/volunteer experience related to the board or commission:

Bachelor of Science in History with a minor in Interior Design
Freelance Design work
Revit Specialist and CAD Draftsman for TK and Associates (South Lyon, MI)
Worked with Detroit Blight Busters on dilapidated home removal.

I understand that appointment to a City of Ypsilanti board or commission requires regular attendance at board meetings.*

- [x] Yes

I hereby certify that all of the information above is true.*

- [x] Yes

Electronic Signature Agreement *

- [x] Yes

By checking the "I agree" box above, you agree and acknowledge that 1) your application will not be signed in the sense of a traditional paper document, 2) by signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) you may still be required to provide a traditional signature at a later date.

Electronic Signature*

Walter j. Whitt

Resolution No. 2026-164
July 21, 2026

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT, the following residents be appointed to the City of Ypsilanti Boards and Commissions as indicated below:

Name	Board	Expiration
Tamarus Darby 1415 N Huron River Dr. Ypsilanti, MI 48197	Human Relations Commission	07/01/2029
Marley Higbee 704 Hemphill St. Ypsilanti, MI 48198	Police Advisory Commission (YPAC)	07/01/2029
Walter Whit 206 S. Huron St., #1 Ypsilanti, MI 48197	Historic District Commission	12/31/2029

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

REQUEST FOR LEGISLATION
July 21, 2026

For: Mayor and City Council

From: Nicole Brown, Mayor

Subject: Resolution No. 2026-165 Reappointing resident Ben Connor Barrie to the Parks and Arts Commission, with a term ending July 1, 2029.

SUMMARY & BACKGROUND:

RECOMMENDED ACTION: Approval

ATTACHMENTS:
1. Resolution 2026-165 Reappoint Conner Barrie - P&A
2. Connor Barrie, Ben Re-App_Redacted

CITY MANAGER APPROVAL: COUNCIL AGENDA DATE: July 21, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:

Resolution No. 2026-165
July 21, 2026

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT, the following residents be reappointed to the City of Ypsilanti Boards and Commissions as indicated below:

Name	Board	Expiration
Ben Connor Barrie 1111 Westmoorland Ypsilanti, MI 48197	Parks & Arts	07/01/2029

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

Print

Board and Commission Application for Reappointment - Submission #8093

Date Submitted: 6/15/2026

First Name*

Ben

Last Name*

Connor Barrie

Address (legal residence)*

1111 Westmoorland

City*

Ypsilanti

State*

MI

Zip Code*

48197

Email Address*

[redacted]

Phone Number*

[redacted]

Which Ward do you live or reside in?*

- [ ] Ward 1
- [x] Ward 2
- [ ] Ward 3
- [ ] Do not live in the City of Ypsilanti

Are you registered to vote in the City of Ypsilanti?*

- [x] Yes
- [ ] No

Board or commission applying to for Reappointment*

Parks and Arts

Number of Terms Served*

3

Did you hold a Position of Leadership?*

No

Are you reapplying to continue as a youth member?*

- [ ] Yes
- [x] No

During your time, how did you assist your Board or Commission to achieve its purpose as stated in the enabling legislation?*

I have worked to fulfill the duties of the commission including: helping to organize visits to all the parks, training new members, drafting and approving the Parks Master Plan. I also work as an unofficial ambassador for for the parks commission. I have also served a single year as vice president.

How will you continue to asisst your Board or Commission to achieve its purpose if reappointed?*

I am applying to be the secretary of the commission

Number of absences*

6

If you had over 3 absences in a calendar year please explain? (this information will not be made available to the public)*

I have young children and it has been when they are sick and or childcare has fallen through

Electronic Signature Agreement*

By checking the "I agree" box below, you agree and acknowledge that 1) your application will not be signed in the sense of a traditional paper document, 2) by signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) you may still be required to provide a traditional signature at a later date.

☑ I agree.

Electronic Signature*

ben connor barrie

REQUEST FOR LEGISLATION
July 21, 2026

For: Mayor and City Council

From: Nicole Brown, Mayor

Subject: Resolution No. 2026-166 Reappointing 5 members to the YDDA, with different term expirations to ensure continuity and staggered terms throughout the board.

SUMMARY & BACKGROUND: The terms for the DDA should be staggered, to ensure continuity and that the entire board is not replaced at one time. Over the years, the staggering of the terms has blurred. To ensure these get back on track, some of these reappointments are for a shorter term.

Valory Brown is being reappointed for 3 years and Paul Ajlouny is being reappointed for 1 year. The other reappointments are for the normal 4-year terms. Many thanks to Commissioners Brown and Ajlouny for their understanding and assistance with this process.

RECOMMENDED ACTION: Approval

ATTACHMENTS:
1. Resolution 2026-166 DDA Reappointments
2. Brown, Valory DDA Re-App_Redacted
3. Jones-Chance, Brian DDA Re-App_Redacted
4. Aljouny, Paul DDA Re-App_Redacted
5. Buzzard, Julius DDA Re-App_Redacted
6. French, Andrew DDA Re-App_Redacted

CITY MANAGER APPROVAL: COUNCIL AGENDA DATE: July 21, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:

Resolution No. 2026-166
July 21, 2026

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT, the following Residents be reappointed to the Ypsilanti Downtown Development Authority as indicated below:

Name	Board	Expiration
Valory Brown 453 Ainsworth Cir Ypsilanti, MI 48197	Ypsilanti Downtown Development Authority	7/1/2029
Brian Jones-Chance 504 Maus Ave Ypsilanti, MI 48198	Ypsilanti Downtown Development Authority	7/1/2030

BE IT FURTHER RESOLVED, THAT, the following Non-Residents be reappointed to the Ypsilanti Downtown Development Authority as indicated below:

Name	Board	Expiration
Paul Ajlouny 2196 Vail Ct Ann Arbor, MI 48108	Ypsilanti Downtown Development Authority	7/1/2027
Julius Buzzard 835 Juneau Rd Ypsilanti, MI 48198	Ypsilanti Downtown Development Authority	7/1/2030
Andrew French 6138 Vineyard Ave Ann Arbor, MI 48108	Ypsilanti Downtown Development Authority	7/1/2030

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

Print

Board and Commission Application for Reappointment - Submission #8155

Date Submitted: 7/14/2026

First Name*

Valory

Last Name*

Brown

Address (legal residence)*

453 Ainsworth

City*

Ypsilanti

State*

Michigan

Zip Code*

48197

Email Address*

[redacted]

Phone Number*

[redacted]

Which Ward do you live or reside in?*

- [x] Ward 1
- [ ] Ward 2
- [ ] Ward 3
- [ ] Do not live in the City of Ypsilanti

Are you registered to vote in the City of Ypsilanti?*

- [x] Yes
- [ ] No

Board or commission applying to for Reappointment*

DDA

Number of Terms Served*

1

Did you hold a Position of Leadership?*

No

Are you reapplying to continue as a youth member?*

- [ ] Yes
- [x] No

During your time, how did you assist your Board or Commission to achieve its purpose as stated in the enabling legislation?*

I actively participated in Board discussions and decision-making, collaborated with community partners, and advocated for practical solutions that supported economic development, community engagement, and the Board's mission to strengthen and improve our downtown.

How will you continue to asisst your Board or Commission to achieve its purpose if reappointed?*

If reappointed, I will continue to bring a collaborative, thoughtful approach to Board service by supporting initiatives that strengthen our downtown, encourage economic growth, and foster partnerships that benefit businesses, residents, and the community as a whole.

Number of absences*

Unk

If you had over 3 absences in a calendar year please explain? (this information will not be made available to the public)*

unk

Electronic Signature Agreement*

By checking the "I agree" box below, you agree and acknowledge that 1) your application will not be signed in the sense of a traditional paper document, 2) by signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) you may still be required to provide a traditional signature at a later date.

☑ I agree.

Electronic Signature*

Valory Brown

Print

Board and Commission Application for Reappointment - Submission #7933

Date Submitted: 3/26/2026

First Name*

BRIAN

Last Name*

JONES-CHANCE

Address (legal residence)*

504 Maus Ave

City*

Ypsilanti

State*

MI

Zip Code*

48198

Email Address*

[redacted]

Phone Number*

[redacted]

Which Ward do you live or reside in?*

- [x] Ward 1
- [ ] Ward 2
- [ ] Ward 3
- [ ] Do not live in the City of Ypsilanti

Are you registered to vote in the City of Ypsilanti?*

- [x] Yes
- [ ] No

Board or commission applying to for Reappointment*

YPSILANTI DOWNTOWN DEVELOPMENT AUTHORITY

Number of Terms Served*

2

Did you hold a Position of Leadership?*

Yes

Are you reapplying to continue as a youth member?*

- [ ] Yes
- [x] No

During your time, how did you assist your Board or Commission to achieve its purpose as stated in the enabling legislation?*

Helped develop a more targeted approach to spending focused on our strategic plan. Chaired the committee for equitable investment and participated in the district vitality committee.

How will you continue to asisst your Board or Commission to achieve its purpose if reappointed?*

Steer the board more toward addressing workforce housing needs and approaching our issues with crime and youth with greater care and sensitivity.

Number of absences*

2

If you had over 3 absences in a calendar year please explain? (this information will not be made available to the public)*

n/a

Electronic Signature Agreement*

By checking the "I agree" box below, you agree and acknowledge that 1) your application will not be signed in the sense of a traditional paper document, 2) by signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) you may still be required to provide a traditional signature at a later date.

☑ I agree.

Electronic Signature*

Brian E Jones-Chance

Print

Board and Commission Application for Reappointment - Submission #7958

Date Submitted: 4/3/2026

First Name*

paul

Last Name*

ajlouny

Address (legal residence)*

2196 vail ct

City*

ann arbor

State*

MI

Zip Code*

48108

Email Address*

[redacted]

Phone Number*

[redacted]

Which Ward do you live or reside in?*

- [ ] Ward 1
- [ ] Ward 2
- [ ] Ward 3
- [x] Do not live in the City of Ypsilanti

Are you registered to vote in the City of Ypsilanti?*

- [ ] Yes
- [x] No

Board or commission applying to for Reappointment*

DDA

Number of Terms Served*

2

Did you hold a Position of Leadership?*

Yes

Are you reapplying to continue as a youth member?*

- [ ] Yes
- [x] No

During your time, how did you assist your Board or Commission to achieve its purpose as stated in the enabling legislation?*

Im the only representative of the Cross Street District

How will you continue to asisst your Board or Commission to achieve its purpose if reappointed?*

Helping with my knowledge of Ypsi in general as a business owner for the past 24 years in the cross st district

Number of absences*

3+

If you had over 3 absences in a calendar year please explain? (this information will not be made available to the public)*

Travel is virtually the only reason I might skip a meeting

Electronic Signature Agreement*

By checking the "I agree" box below, you agree and acknowledge that 1) your application will not be signed in the sense of a traditional paper document, 2) by signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) you may still be required to provide a traditional signature at a later date.

☑ I agree.

Electronic Signature*

paul n ajlouny

Print

Board and Commission Application for Reappointment - Submission #8151

Date Submitted: 7/13/2026

First Name*

Julius

Last Name*

Buzzard

Address (legal residence)*

835 Juneau Rd.

City*

Ypsilanti

State*

Michigan

Zip Code*

48197

Email Address*

[redacted]

Phone Number*

[redacted]

Which Ward do you live or reside in?*

- [ ] Ward 1
- [ ] Ward 2
- [ ] Ward 3
- [x] Do not live in the City of Ypsilanti

Are you registered to vote in the City of Ypsilanti?*

- [ ] Yes
- [x] No

Board or commission applying to for Reappointment*

Ypsilanti DDA

Number of Terms Served*

2

Did you hold a Position of Leadership?*

No

Are you reapplying to continue as a youth member?*

- [ ] Yes
- [x] No

During your time, how did you assist your Board or Commission to achieve its purpose as stated in the enabling legislation?*

I brought the perspectives of makers, food entrepreneurs, and small businesses operating at the intersection of community need and economic possibility. Through my work with Growing Hope, I was able to ground our decisions in the lived realities of the businesses the DDA exists to support. I helped ensure that our investments reflected not just downtown infrastructure, but the people and enterprises that give downtown Ypsilanti its character and vitality.

How will you continue to asisst your Board or Commission to achieve its purpose if reappointed?*

I will continue to show up as a connector between the DDA's economic development mission and the grassroots food and maker economy that is quietly reshaping Ypsilanti's commercial landscape. I will continue to center equity, community ownership, and local wealth-building in every investment conversation, and to advocate for the kinds of businesses and makers who too often fall outside traditional economic development frameworks.

Number of absences*

1

If you had over 3 absences in a calendar year please explain? (this information will not be made available to the public)*

N/A

Electronic Signature Agreement*

By checking the "I agree" box below, you agree and acknowledge that 1) your application will not be signed in the sense of a traditional paper document, 2) by signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) you may still be required to provide a traditional signature at a later date.

☑ I agree.

Electronic Signature*

Julius A. Buzzard

Print

Board and Commission Application for Reappointment - Submission #7932

Date Submitted: 3/26/2026

First Name*

Andrew

Last Name*

French

Address (legal residence)*

6138 Vineyard Ave

City*

Ann Arbor

State*

Michigan

Zip Code*

48108

Email Address*

[redacted]

Phone Number*

[redacted]

Which Ward do you live or reside in?*

- [ ] Ward 1
- [ ] Ward 2
- [ ] Ward 3
- [x] Do not live in the City of Ypsilanti

Are you registered to vote in the City of Ypsilanti?*

- [ ] Yes
- [x] No

Board or commission applying to for Reappointment*

Downtown Development Authority

Number of Terms Served*

1

Did you hold a Position of Leadership?*

Yes

Are you reapplying to continue as a youth member?*

- [ ] Yes
- [x] No

During your time, how did you assist your Board or Commission to achieve its purpose as stated in the enabling legislation?*

I joined the DDA in 2018 replacing a member who stepped down. I am completing my first complete term this year. This year I was elected to serve as chair of the DDA for a second term. Prior to that I have been chair of the Operations and Finance Committee for 6 years.

When I joined the board all 3 of our districts had less than $100k in reserves. The lack of cash on hand made it impossible to tackle infrastructure and differed maintenance projects in our districts. I worked with the board to curtail spending and rebuild cash reserves so we could address deferred maintenance and capital projects. Our districts do not bring in a lot of money each year, so it took some time for us to have the cash necessary to tackle larger projects.

The first large investment once we secured cash reserves was to pave the alley behind the businesses on West Cross. In 2026 the DDA will be doing a reconstruction of the Ballard St. Lot. This lot has been a priority of the DDA for over 15 years. We have been able to partner with the city to get this completed this year. The DDA will also be doing a mill and overlay in 2026 to the Freighthouse parking lot which has been in disrepair for a number of years. We assisted the City of Ypsilanti in funding repairs to the Adam's St. lot in Downtown.

We have also repaired and painted the Signal Tower and Caboose in Depot Town, improved the landscaping throughout Downtown, West Cross St, and Depot Town.

I also worked with Elize to redo our strategic planning process. We now have a more comprehensive and actionable plan for the board to guide Elize. This included reimagining our committees to ensure each committee is responsible to achieving 2-3 strategic initiatives each year.

How will you continue to asisst your Board or Commission to achieve its purpose if reappointed?*

I believe for our downtown districts to be a place our community can be proud of we must create districts that are clean, cared for and safe. I would like to help achieve these goals.

I have been working with Elize to bring in LAITR to keep our districts clean and expect to see this partnership continue. We are working to change zoning language to address detrimental/predatory businesses in our downtown. We are looking to repair the N. Huron Parking Lot in Downtown in 2027 and budgeting to repair the S. Huron Parking Lot.

I will be assisting Elize on the renewal of the TIF's in Downtown and W. Cross St. When the TIF renewal is completed, we will have to opportunity to bond for some larger projects identified in the TIF plan.

Number of absences*

1

If you had over 3 absences in a calendar year please explain? (this information will not be made available to the public)*

Since 2018 I have only missed 2 board meetings and 1 committee meeting.

Electronic Signature Agreement*

By checking the "I agree" box below, you agree and acknowledge that 1) your application will not be signed in the sense of a traditional paper document, 2) by signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) you may still be required to provide a traditional signature at a later date.

☑ I agree.

Electronic Signature*

Andrew A. French

REQUEST FOR LEGISLATION
July 21, 2026

For: Mayor and City Council

From: Katie Jones, Manager, Economic Development, Equity & Strategic Communications

Subject: Resolution No. 2026-167 Approving the Hazard Mitigation Plan.
Public Hearing Resolution No. 2025-168, close the public hearing.
Resolution No. 2025-167 determination.

SUMMARY & BACKGROUND:

RECOMMENDED ACTION: Approval

ATTACHMENTS:
1. RFL for HMP
2. PH_ClosingHMP
3. Ypsi Hazard Mit Plan_FINAL

CITY MANAGER APPROVAL: COUNCIL AGENDA DATE: July 21, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:

REQUEST FOR LEGISLATION
Date: July 21, 2026

For: Mayor and City Council

From: Katie Jones, Community, Economic Development & Equity Manager

Subject: Hazard Mitigation Approval for FEMA High Hazard Potential Dam Grant Program

---

SUMMARY & BACKGROUND:
In 2024, the City, in partnership with the Huron River Watershed Council, applied for the FEMA High Hazard Potential Dam Grant Program through EGLE. In August of 2024, we were notified that Michigan received a total of $3,035,886 for high-hazard dams and that they had determined the best way to distribute the funds would be evenly. Each community had the opportunity to determine if they would like the funds at the time $433,698 in funds. They did notify each community that the funds had a relatively high administrative burden, and at that time staff determined that we should work towards the administrative tasks to remain eligible for the funds. One of the items the City needed to accept the funds was a Hazard Mitigation Plan. We developed a committee and worked with a consultant to develop the HMP. The plan is now done, and EGLE has indicated that following the federal government shutdown, they have been in coordination with FEMA to get these funds allocated. The last we heard, several communities did not choose to receive the funds, and the amount now totals $758,971.50.

RECOMMENDED ACTION:
Staff recommends that the City Council approve the Hazard Mitigation Plan so that the City can submit the HMP to the Michigan State Police for approval.

ATTACHMENTS:
A) Hazard Mitigation Plan

CITY MANAGER APPROVAL: _____COUNCIL AGENDA DATE:

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL:

Resolution No.
2026-167
July 21, 2026

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, The City of Ypsilanti has an interest in removing Peninsular Dam

WHEREAS, the City submitted a grant application to the Michigan Department of Environment, Great Lakes, and Energy for the FEMA High Hazard Potential Dam (HHPD) Program, and

WHEREAS, the City has received an allocation of approximately $758,971.50 from the FEMA HHPD Program for the removal of the dam.

WHEREAS, developing a Hazard Mitigation Plan is a requirement of receiving the funds.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Ypsilanti approve the Hazard Mitigation Plan.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

Resolution No. 2026-168
July 21, 2026

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the public hearing for a Hazard Mitigation Plan be officially closed.

OFFERED BY: _____

SUPPORTED BY: _____

YES: 5 NO: 0 ABSENT: 2 VOTE: Carried

CITY OF YPSILANTI

2026-2031 HAZARD MITIGATION PLAN

TABLE OF CONTENTS

I. Acknowledgements 1

II. Letter of Transmittal 2

III. Preface 3

IV. Summary & Purpose of Plan 5

VI. Planning Process 7

V. Community Profile 8

VI. Risk Assessment 14

VII. Dams as a Special Risk 17

VIII. Hazard Mitigation Goals and Objectives 19

IX. Identification and Selection of Mitigation Strategies 20

X. Implementation of the Hazard Mitigation Plan 23

XI. APPENDICIES 26

1. Appendix A: Glossary of Mitigation Planning Terms
2. Appendix B: Community Survey Availability
3. Appendix C: Meeting Minutes
4. Appendix D: Plan Adoption Resolution

I. ACKNOWLEDGEMENTS

The City of Ypsilanti gratefully acknowledges the contributions of the many individuals, agencies, and organizations who provided their time, expertise, and insight during the development of this Hazard Mitigation Plan. Their participation ensured that the plan reflects a wide range of perspectives and community priorities.

This plan represents a collaborative effort to reduce risk, protect lives and property, and strengthen the city's resilience against future hazards. The city extends appreciation to all who participated in meetings, provided data, and shared their knowledge and perspectives throughout the planning process.

Special thanks are extended to City staff, community stakeholders, local and regional partners, and residents who offered valuable input throughout the planning process as members of a Local Planning Team (LPT). Their commitment to building a safer and more resilient Ypsilanti was essential to the creation of this document.

CITY OF YPSILANTI

Katie Jones	Manager, Strategic Communications, Economic Development & Equity
Josh Burns	City Planner
Timothy Anderson	Chief of Police
Ken Hobbs	Fire Chief
Joe Meyers	Director of Community Services
Andrew Hellenga	City Manager
Bonnie Wessler	Director of Public Works

PARTNER AGENCIES, COMMUNITY ORGANIZATIONS

Benjamin Pinette	Emergency Operations Manager, Emergency Division	Washtenaw County Sheriff's Office
Beth Gibbons	Director	Washtenaw County Resiliency Office
Laura Drabczy	Director of Risk & Emergency Management	Eastern Michigan University
Daniel Brown	Climate Resilience Strategist, Emerging Contaminants Specialist, Trail Coordinator	Huron River Watershed Council
Samantha Sukel	Dispatch System Controller	Huron Valley Ambulance
David Butler	Supervisor	Huron Valley Ambulance
Ray Hess	Manager, Project Management & Delivery	Ann Arbor Area Transportation Authority
Tray Johnson	Senior Program Manager, Washtenaw County Community Engagement	DTE

II. LETTER OF TRANSMITTAL

INSERT LETTER OF TRANSMITTAL

III. PREFACE

The City of Ypsilanti, Michigan, is a vibrant, diverse, and historically rich community situated along the Huron River in Washtenaw County. As with other urban municipalities, Ypsilanti faces a complex and evolving array of hazards – ranging from severe weather events and flooding to infrastructure failure, civil disturbances, and threats to public safety. While the City's Master Plan prioritizes safety, sustainability, and resilience, it currently lacks a formal, citywide Hazard Mitigation Plan (HMP). This critical tool integrates risk assessments, planning frameworks, and actionable strategies to reduce long-term vulnerability.

This document serves as the City of Ypsilanti's first Hazard Mitigation Plan. It is developed to meet FEMA standards under 44 CFR Part 201 and to support eligibility for federal hazard mitigation funding, such as the Building Resilient Infrastructure and Communities (BRIC) and the Hazard Mitigation Grant Program (HMGP).

A hazard, in the context of this plan, is an event or physical condition that has the potential to cause fatalities, injuries, damage to personal property, infrastructure, or the environment, or interruption of business or civic life. Hazard mitigation is any action taken before, during, or after a disaster to permanently eliminate or reduce the long-term effects to human life and property from natural and technological hazards. This procedure is an essential element of emergency management, along with preparedness, response, and recovery. Emergency management includes four phases: a community prepares for a disaster; responds when it occurs; and transitions to recovery, during which mitigation measures are evaluated and adopted. This evaluation enhances the City's preparedness posture for future incidents. When successful, mitigation will lessen the effects of hazards to the extent that subsequent incidents will not become

disasters.

The Ypsilanti HMP focuses on both natural hazards – such as extreme weather events, including but not limited to excessive heat/cold, tornadoes, and other high-wind events – and human-made hazards, including cyberattacks and civil unrest.

Mitigation enables repairs and reconstruction to be completed after an incident, restoring the damaged property to pre-disaster conditions as quickly and efficiently as possible. This process is needed to ensure that such cycles are broken, that post-disaster repairs and reconstruction take place after damage is analyzed. It ensures sounder, less vulnerable conditions are produced. Through a combination of regulatory, administrative, and engineering approaches, losses can be limited by reducing susceptibility to damage.

Ypsilanti's mitigation strategy builds upon existing plans and efforts, including the Emergency Action Plan for the Peninsular Paper Dam and the Eastern Michigan University Hazard Mitigation Plan. These provide valuable models for emergency communications, infrastructure protection, and university-municipal coordination. Unlike rural communities, Ypsilanti's challenges are shaped by higher population density, a large transient student population, aging infrastructure, and proximity to regional transportation and energy networks.

Table 1 below lists mitigation strategies already in place for various emergency services, including the recently updated Eastern Michigan University Hazard Mitigation Plan, along with their status and how they may have been integrated into other local planning mechanisms. Until the adoption of the plan, there was no single document that contained all pertinent information in one place.

Table 1: Plans Used in Development of Risk Assessment

Plan	Notes
Eastern Michigan University Comprehensive Emergency Plan and Emergency Response Procedures (2024)	
Emergency Action Guidelines for Washtenaw County, Michigan	Provided by the Washtenaw County Sheriff's Office
Willow Run Airport Emergency Plan (EAP)	Outlines the airport's emergency response
Peninsular Dam Emergency Action Plan	Last updated in 2019 (Updated draft available)
Superior Dam Emergency Action Plan	
Ford Lake Dam Emergency Action Plan	

IV. SUMMARY & PURPOSE OF PLAN

In 2000, the Disaster Mitigation Act shifted the Federal Emergency Management Agency's (FEMA) scope of work to promoting and supporting prevention, also known as hazard mitigation planning. FEMA requires government entities to have HMPs in place and update them every 5 years to remain eligible for federal assistance programs, such as the Hazard Mitigation Grant Program (HMGP), the Building Resilient Infrastructure and Communities (BRIC) program, or any other grant program related to hazard mitigation.

The purpose of the HMP is to find solutions to existing problems; anticipate future problems, prevent wasteful public and private expenditures, protect property values, and allocate land resources. The implementation of the Plan is intended to prevent injury, loss of life, property damage, disruptions to vital services such as transportation and infrastructure, economic downturns, liability issues, and damage to a community's reputation. For the City of Ypsilanti, the Planning process utilized several steps outlined later in this document to develop this plan.

The main objective of the HMP is to permanently eliminate or reduce long-term risks to people and property posed by hazardous events, so that city assets such as transportation, infrastructure, and commerce can be sustained and strengthened. This can be accomplished through collaborative efforts among agencies within and around the city to protect the health, safety, and economic interests of residents and businesses by planning, raising awareness, and implementing measures.

The HMP provides a list of hazard mitigation strategies for each identified natural hazard. Mitigation strategies were developed based on discussions with local officials and in alignment with FEMA/MSP (Michigan State Police) best practices for hazard mitigation.

Ultimately, this plan reflects the City of Ypsilanti's commitment to building a safe, equitable, and resilient future. It provides a framework for interagency collaboration and serves as both a roadmap for immediate hazard mitigation actions and a guide for future adaptation to emerging threats. Recognizing the importance of reducing community vulnerability to various hazards, the City of Ypsilanti is actively addressing this issue by developing and implementing this plan. The many benefits to be realized from this effort are:

- **Protection of public health and safety** through timely communications, effective warning systems, and emergency coordination
- **Preservation of essential services** to ensure community continuity
- **Prevention of property damage and loss** by improving flood mitigation, stormwater management, and sustainable design practices
- **Preservation of the local economic base** through coordinated mitigation planning and investment in long-term recovery

This process will help ensure Ypsilanti remains a vibrant, safe, enjoyable space in which to live, raise a family, continue to conduct business, and obtain a quality higher education. The HMP serves as a foundation for hazard mitigation activities and actions within Ypsilanti and will be a resource for building coordination and cooperation within the community to control future mitigation and community preparedness. This plan will be reviewed every five years or following a significant event to ensure continued effectiveness and alignment with evolving community needs. Some long-term strategies may extend beyond the 5-year timeframe due to feasibility or difficulty level.

Table 2: City of Ypsilanti Hazard Mitigation Goals

Goal Number	Goal Statement
Goal 1	Strengthen communitywide emergency communication and alert systems
Goal 2	Reduce flood and infrastructure failure risk
Goal 3	Harden public buildings and spaces against human-caused threats
Goal 4	Expand institutional partnerships and response capacity
Goal 5	Promote public preparedness and neighborhood resilience

VI. PLANNING PROCESS

Mitigation Planning Kickoff Meeting – August 27, 2025

- Meeting facilitated by Katie Jones, Manager, Strategic Communications, Economic Development & Equity for the City of Ypsilanti
- Purpose of meeting:
  - ✓ Community Survey distribution
  - ✓ Identify potential hazards
  - ✓ Risk Vulnerability Assessment

Mitigation Planning Kickoff Meeting: September 24, 2025

To identify community threats, assets, and vulnerabilities; assess risk; and discuss existing resources, plans, and needs for hazard mitigation.

Mitigation Meeting – November 18, 2025

- ✓ Review and comment on the draft plan

Final Draft to Planning Commission July 15, 2026

Public Hearing by City Council July 21, 2026

The Stafford Act, as amended by the Disaster Mitigation Act of 2000, shifted the Federal Emergency Management Agency's (FEMA) scope of work to promoting and supporting prevention, or what is referred to as hazard mitigation planning. FEMA requires government entities to have a natural hazards mitigation plan in place and to update it every 5 years as a condition for applying for grant funding related to natural hazard mitigation and remediation. Until now, the City of Ypsilanti has not had a single integrated plan to address the various types of hazard mitigation. Implementation of specific mitigation strategies fell under the control of the relevant department or organization. The adoption of this plan enhances the City of Ypsilanti's efforts towards hazard mitigation by affirming its eligibility for federal funding.

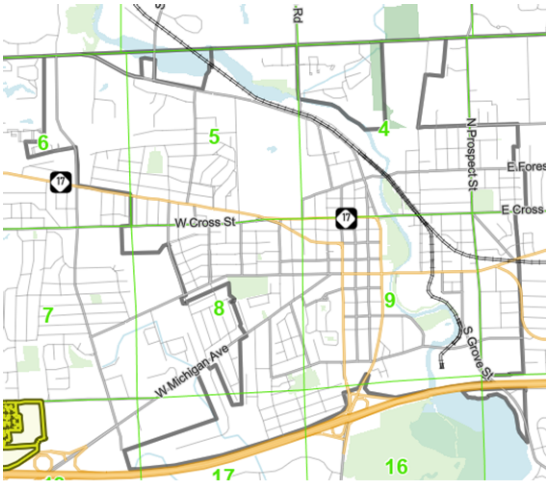
Katie Jones led the creation of the City's plan. Members of the Local Planning Team (LPT) consist of first responders and local, regional, and state public entities that ensure the readiness of City entities. The LPT staff assisted in creating the plan, facilitating meetings, developing questions for an online survey, and drafting the Hazard Mitigation Plan. The LPT met throughout 2025. All meetings were open to the public.

Invitations to participate in the planning process – via email invitation, phone calls, meeting attendance/presentation, or mailed letters – were sent to the following stakeholders: local and regional agencies involved in hazard mitigation activities; agencies that have the authority to regulate development; neighboring communities; representatives of businesses, academia, or other private organizations; and representatives of nonprofit organizations, including community-based organizations that work directly with and/or provide support to underserved communities and socially vulnerable populations. Please refer to the Acknowledgments section at the beginning of this plan for a list of LPT participants.

An online public survey was available from August 28, 2025, to November 17, 2025, to gather input on the community's experience, concerns, and priorities regarding hazard mitigation in Ypsilanti.

V. COMMUNITY PROFILE

LAND USE



The City of Ypsilanti spans approximately 4.1 square miles in southeastern Michigan, situated between Ann Arbor and Detroit, with the Huron River running through its boundaries. Its land cover comprises urbanized residential neighborhoods, preserved historic districts, commercial cores, including W. Cross, Downtown, and Depot Town, and mixed-use redevelopment zones, such as the Water Street site.

The Shape Ypsilanti Master Plan guides land use and development, promoting mixed-use, public realm improvements, and infill development. The zoning ordinance enacts these goals by steering densification, sustainability efforts, historic preservation measures, and redevelopment initiatives. Key project areas include the 38-acre Water Street Redevelopment Area, adjacent to the riverfront and downtown.

Table 3: Estimated Land Cover by Type

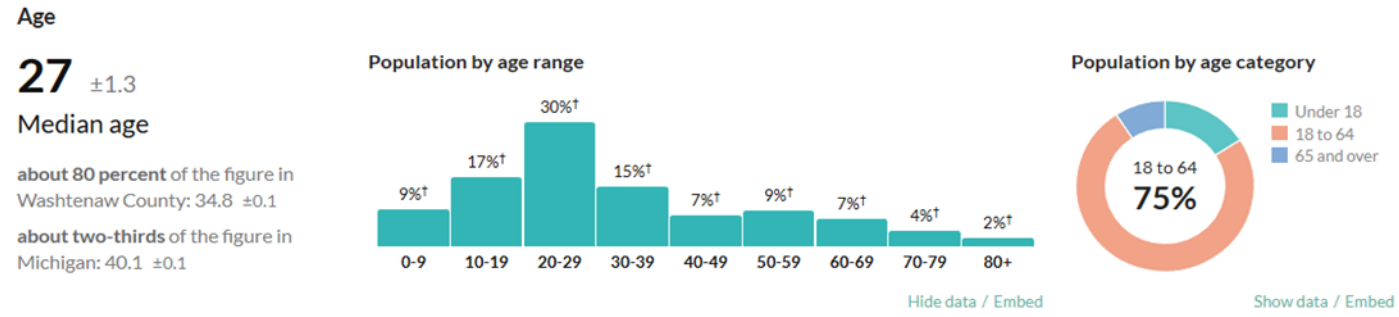
Land Cover Type	Approximate Acreage	Percentage of Total Land Area	Description/Source Notes
Developed – Residential	~ 820 acres	~35%	Includes single- and multi-family housing, concentrated in core neighborhoods.
Developed – Commercial/Institutional	~350 acres	~15%	Downtown, Depot Town, EMU campus, and commercial corridors (Washtenaw, Michigan Ave.)
Developed - Industrial	~150 acres	~6%	Light industrial areas, particularly near Water Street and Factory St.
Transportation / Right-of-Way	~250 acres	~10%	Streets, railways, and parking areas
Open Space / Parks & Recreation	~280 acres	~12%	Public parks, Frog Island, Riverside, Waterworks, Recreation Park
Forest / Tree Canopy	~180 acres	~8%	Wooded areas, primarily near the Huron River corridor and parklands
Water (Huron River & Ponds)	~120 acres	~5%	Huron River, Peninsular Dam impoundment, Ford Lake Edge
Vacant / Undeveloped Land	~100 acres	~4%	Vacant parcels, redevelopment sites (e.g., Water Street)
Total Estimated Land Area	**~2,300 acres**		

Based on SEMCOG 2020 Land Cover Data and Ypsilanti zoning land use classifications in the Master Plan

POPULATION, DEMOGRAPHICS

As of the 2020 census, the total population of Ypsilanti, excluding the metropolitan area, is approximately 20,648, with a young median age of nearly 27 years, reflecting a high concentration of residents aged 18-24, largely due to Eastern Michigan University's presence.

Figure A: Population by Age Cohort



Population by age range (Table B01001) View table

Column	Ypsilanti				Washtenaw County				Michigan			
0-9	9.2%†	±1.7%	1,829	±341.8	9.4%	±0%	34,715	±642	11.3%	±0%	1,137,655	±4,250.6
10-19	17.1%†	±1.9%	3,410	±385.3	14.4%	±0%	52,906	±684.4	12.7%	±0%	1,278,884	±4,440.8
20-29	30.4%†	±3.2%	6,063	±631.7	19.8%	±0%	73,101	±1,850.4	13.2%	±0%	1,330,315	±5,559.8
30-39	14.8%†	±1.7%	2,943	±332.4	12.7%	±0%	46,892	±775.5	12.6%	±0%	1,268,762	±4,078.9
40-49	7.5%†	±1.1%	1,493	±227.8	11.3%	±0%	41,486	±768.2	11.8%	±0%	1,180,606	±3,934
50-59	8.8%†	±1.4%	1,747	±282.6	11.3%	±0%	41,695	±715	13.2%	±0%	1,321,382	±4,020.7
60-69	6.6%†	±0.9%	1,316	±185.6	10.9%	±0%	40,054	±1,183.2	13.2%	±0%	1,323,482	±6,978.9
70-79	3.8%†	±0.7%	749	±141.7	6.9%	±0%	25,312	±853.4	8%	±0%	802,222	±4,616.3
80+	1.9%†	±0.5%	387	±90	3.3%	±0%	12,233	±664.3	4.1%	±0%	408,287	±3,653.3

Source: Census Reporter (censusreporter.org)

Figure B: Population by Sex, Race, and Ethnicity

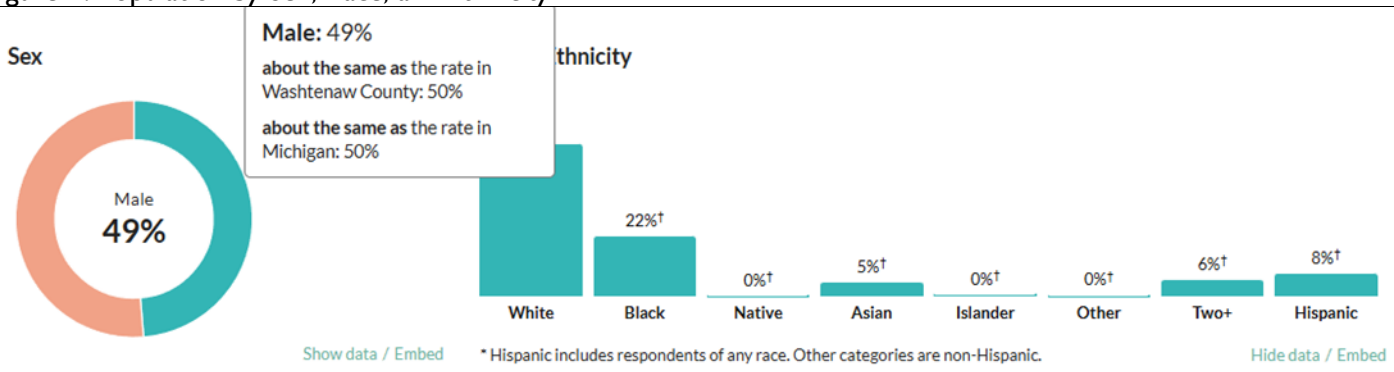


Table B03002 View table

Column	Ypsilanti				Washtenaw County				Michigan			
White	57.2%	±3.2%	11,402	±641	67.9%	±0%	250,289	±836	73%	±0%	7,333,936	±3,532
Black	22.4%†	±2.6%	4,470	±525	11.4%	±0%	41,945	±940	13.2%	±0%	1,329,998	±5,988
Native	0.1%†	±0.1%	14	±22	0.2%	±0%	643	±163	0.3%	±0%	32,996	±1,062
Asian	5.1%†	±1.7%	1,024	±341	8.8%	±0%	32,548	±696	3.3%	±0%	327,211	±2,334
Islander	0.4%†	±0.5%	82	±97	0%	±0%	82	±97	0%	±0%	2,322	±392
Other	0.3%†	±0.2%	54	±44	0.5%	±0%	1,914	±460	0.4%	±0%	39,284	±2,941
Two+	6.1%†	±1.2%	1,209	±240	5.5%	±0%	20,184	±1,307	4.1%	±0%	409,040	±6,953
Hispanic	8.4%†	±2.4%	1,682	±477	5.6%	±0%	20,789	±0	5.7%	±0%	576,808	±0

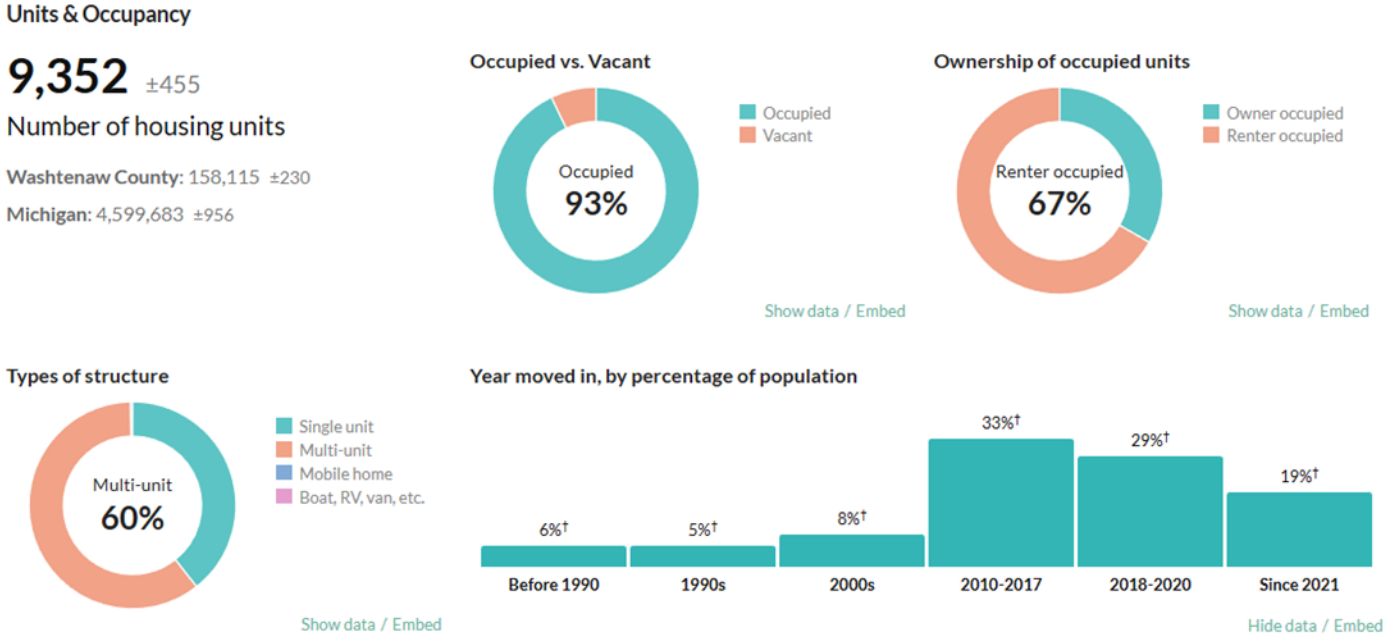
Source: Census Reporter (censusreporter.org)

HOUSING CHARACTERISTICS

The average household size of Ypsilanti residents is 2 people. There are an estimated 9,350 housing units, more than 90% of which are occupied. The vast majority of occupied units are rentals, most likely due to the proximity of Eastern Michigan University. Much of Ypsilanti's housing is characterized by late 19th and early 20th century architecture, especially within the historic districts – many of which have transitioned into multi-unit and student housing.

The City of Ypsilanti employs several strategic documents – including the Shape Ypsilanti Master Plan, last updated in 2021; the 2020 Parks & Recreation Plan; and its Non-Motorized Transportation Plan – to coordinate land use, open space, housing, and connectivity improvements within a stable policy framework. The city is actively undergoing city-wide development, with a focus on revitalization both economically and physically. In 2024, the city received a Brownfield Redevelopment Grant from the Michigan Department of Environment, Great Lakes, and Energy (EGLE) to assist in the redevelopment of a contaminated property that, when complete, is expected to extend the walkability of Downtown Ypsilanti. Ypsilanti is also implementing strategies to address the housing crisis, including setting aside a portion of new development units for households earning 40-80% of the area median income, providing affordable apartments for seniors and families, and promoting homeownership for lower-income individuals. The city is collaborating with lenders, credit repair agencies, and homeownership counselors to achieve this.

Figure C: Housing Units & Occupancy



Year moved in, by percentage of population (Table B25026) View table

Column	Ypsilanti				Washtenaw County				Michigan			
Before 1990	5.6%†	±1.2%	970	±201.9	6.7%	±0.4%	23,423	±1,447.3	10.2%	±0%	1,000,146	±8,815.5
1990s	5.4%†	±1.7%	941	±287	10.1%	±0.6%	35,234	±2,049.9	10.9%	±0%	1,075,979	±9,437.3
2000s	8.3%†	±2.2%	1,445	±384.2	17.5%	±0.7%	61,105	±2,311.3	18%	±0%	1,769,078	±14,328.9
2010-2017	32.9%†	±4.7%	5,697	±815.2	28.8%	±1%	100,274	±3,569.5	32.5%	±0%	3,193,987	±24,377.4
2018-2020	28.5%†	±4.3%	4,945	±750.3	24%	±0.8%	83,707	±2,808.2	20.7%	±0%	2,033,706	±18,902.7
Since 2021	19.3%†	±3.5%	3,344	±610	12.9%	±0.6%	44,819	±2,057.5	7.8%	±0%	763,996	±11,267.3

Source: Census Reporter (censusreporter.org)

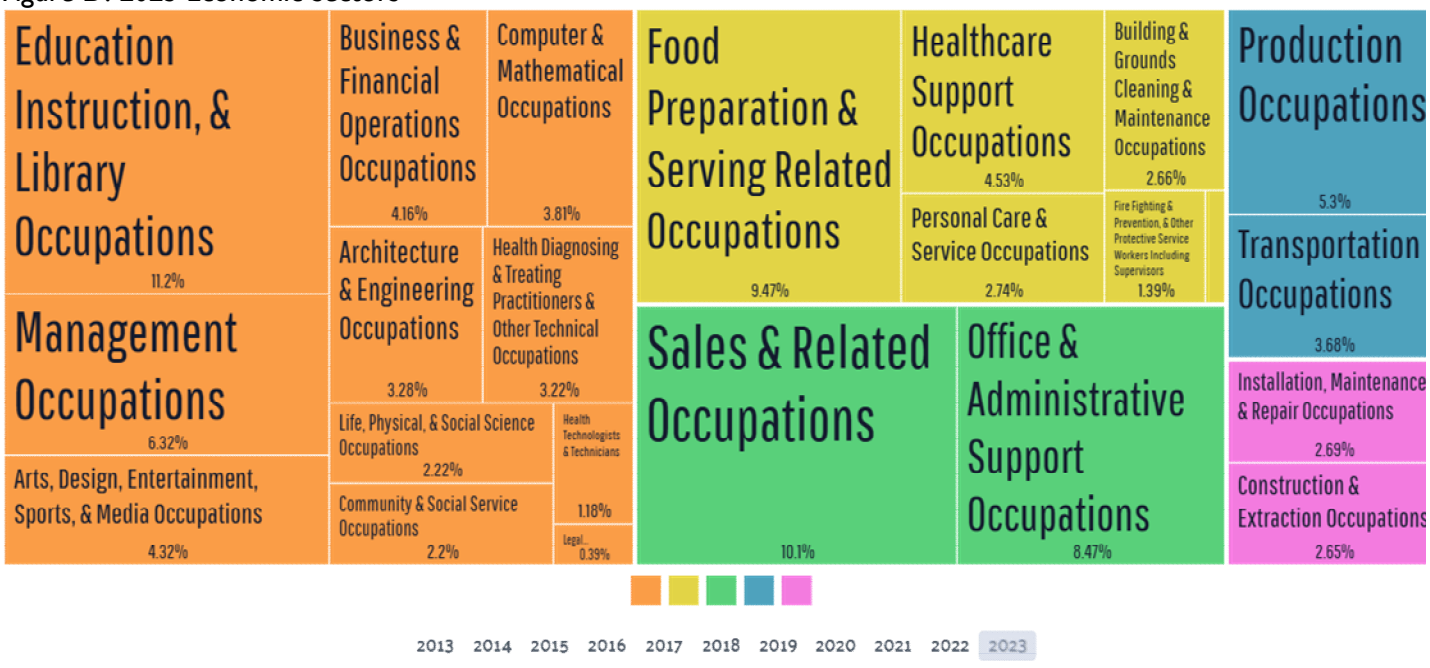
ECONOMIC PROFILE

Ypsilanti's economy is characterized by a diverse range of industries and a commitment to economic development. The city's median income is $44,141, approximately half of the median income in the greater Washtenaw County area and 60% of Michigan's median income of $71,149. The city's economy includes sectors such as educational services, health care & social assistance, and retail. The highest paid industries are wholesale trade, professional, scientific, & technical services, and finance & insurance. Eastern Michigan University also supports the city's economy.

The Ypsilanti Downtown Development Authority leads the city's economic development. The DDA works to support small businesses in each of the three major business districts - Depot Town, Downtown, and West Cross Street - through various grants, advocacy, and special events.

Census data show that from 2022 to 2023, employment in Ypsilanti declined by 2.12%, from 10.5k to 10.3k employees. Data obtained through Data USA, an aggregate of US Census data, shows the most common job groups, by number of people living in Ypsilanti, MI, are Education Instruction, & Library Occupations (1,149 people), Sales & Related Occupations (1,038 people), and Food Preparation & Serving Related Occupations (971 people). This chart illustrates the share breakdown of the primary jobs held by residents of Ypsilanti, MI.

Figure D: 2023 Economic Sectors



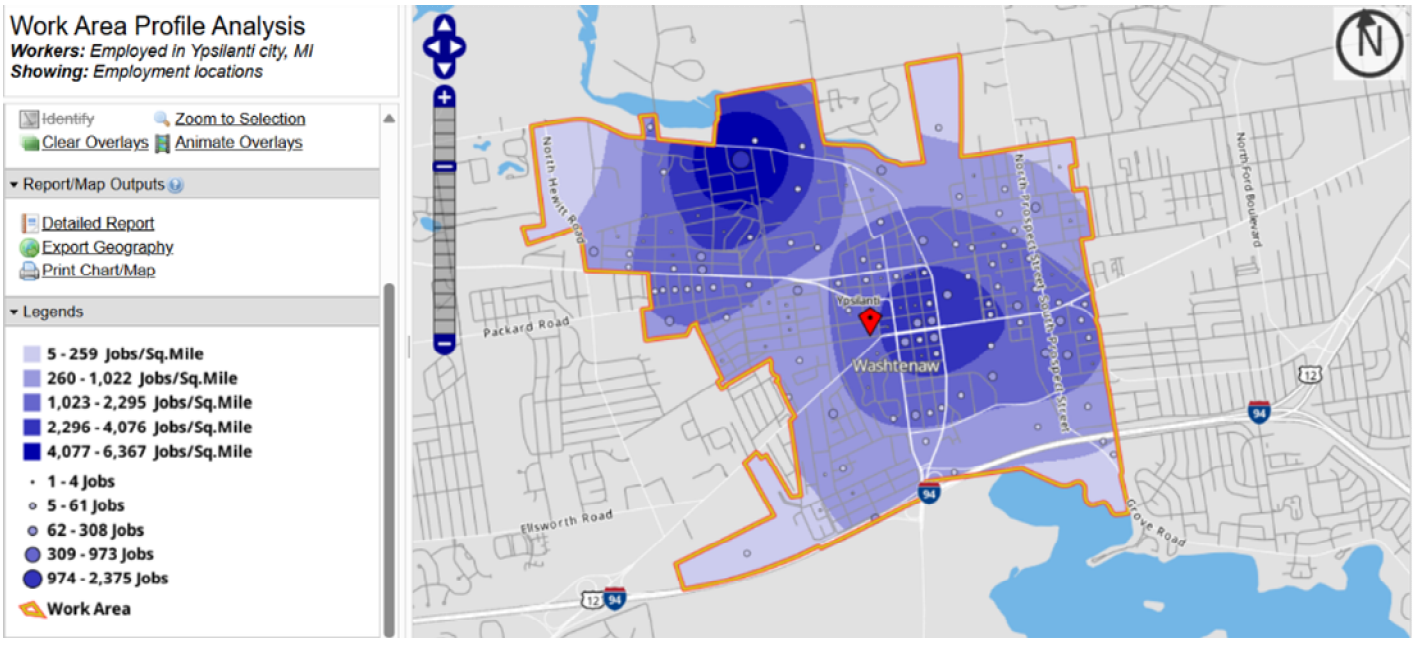
Source: Data USA (datausa.io)

Figure E: 2023 Employment by Economic Sector

Source: Data USA (datausa.io)

Information from US Data shows that the most common employment sectors for Ypsilanti residents are Educational Services (2,073 people, approximately 20%), Health Care & Social Assistance (1,548 people, approximately 15%), and Retail Trade (1,333 people, approximately 13%). This chart shows the share breakdown of the primary industries for Ypsilanti residents, though some may live in Ypsilanti, MI, and work elsewhere. Census data is tagged to a residential address, not a work address.

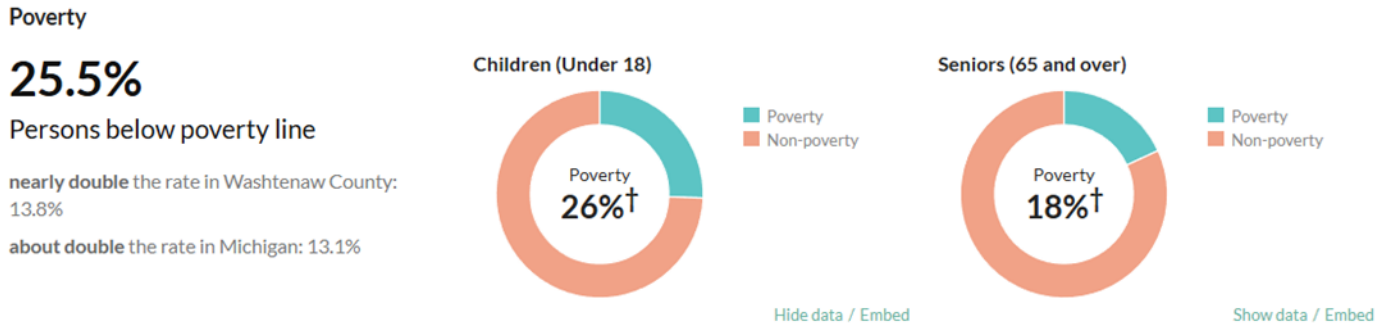
An additional resource, OnTheMap, an interactive online tool from the US Census Bureau, allows viewing of estimated job density in Ypsilanti. This website is helpful for emergency preparedness planning as related to response and potential impact on local economic activity areas. Below is a screenshot of the interactive map used to complete an area profile analysis of all works in primary jobs in the city in 2021 (Figure F). It appears the greatest density of jobs is in the vicinity of the Depot Town and the West Cross Street downtown district.



The estimated number of households is shown in Figure G, with Table 4 showing qualifying households' federal poverty income guidelines. As mentioned previously, income in Ypsilanti is significantly lower than in Washtenaw County and the State, meaning a larger share of the City's population is considered socially vulnerable. Lower-income households tend to need more social/public services, such as assistance with communication, transportation, food, water, and shelter during a hazard event. The estimated number of households is shown in Figure G, with Table 4 showing the qualifying household federal poverty income guidelines.

Approximately 25% of the city's population under 18 and just under 20% of the population 65 and over live below the federal poverty line.

Figure G: Poverty Statistics for Ypsilanti



Children (Under 18) (Table B17001) View table

Column	Ypsilanti				Washtenaw County				Michigan			
Poverty	25.6%†	±5.9%	799	±213.7	12.6%	±1.1%	8,380	±727.3	17.5%	±0.2%	370,766	±5,068.8
Non-poverty	74.4%	±6.1%	2,322	±371	87.5%	±2.5%	58,396	±1,160.7	82.5%	±0%	1,751,242	±7,525.4

Source: Census Reporter (censusreporter.org)

Table 4: 2025 Federal Poverty Guidelines

Persons in Family / Household	Poverty Income Eligibility
1	$15,650.00
2	$21,150.00
3	$26,650.00
4	$32,150.00
5	$37,650.00
6	$43,150.00
7	$48,650.00
8*	$54,150.00

*For families/households with more than 8 people, add $5,000 for each additional person

Source: United States Department of Health & Human Services

VI. RISK ASSESSMENT

A multi-agency committee was convened to identify and assess potential risks to the City of Ypsilanti. Drawing on data from existing plans, the City of Ypsilanti's Risk Assessment evaluates both natural and human-caused hazards that could affect the community. These existing plans, including the City's Master Plan, the Peninsular Paper Dam Emergency Action Plan, the Michigan State Hazard Mitigation Plan, and the Eastern Michigan University Hazard Mitigation Plan – as well as historical weather and disaster data- permitted the committee's evaluation of a range of natural and human-caused hazards. The group's concerns centered on both the frequency of recurring weather-related events and the severity of potential large-scale emergencies. A non-comprehensive list of plans used in the development of this assessment is listed in Table 1.

The assessment identifies recurring and significant risks, including extreme winter weather, severe storms, flooding, tornadoes, and other high-wind events. It also considers less frequent but potentially devastating threats, including dam and bridge failure, train derailment, hazardous material releases, and public health emergencies. Historical records show Ypsilanti's vulnerability to a range of extreme weather events – such as power outages, snowstorms, and excessive heat – that can disrupt essential services, threaten property, and endanger residents. This comprehensive risk assessment serves as the basis for identifying the City's most critical vulnerabilities and prioritizing mitigation strategies to reduce the impacts of future emergencies. Table 5 summarizes each identified hazard, its characteristics, and the committee's level of concern. Committee meeting minutes are available in Appendix C.

TABLE 5: Committee-Identified Hazards and Description

Hazard Type	Description	Committee Concern / Risk Summary
Extreme Winter Weather	Snow, sleet, freezing rain, or ice; expected annually.	Regular seasonal hazards cause travel disruptions and utility outages.
Extreme Cold	Prolonged low temperatures over several days	Predictable but potentially life-threatening for vulnerable populations
High Wind Events	Includes straight-line winds exceeding normal averages	Structural and infrastructure damage possible; frequent occurrence.
Hail	Ice pellet precipitation from thunderstorms	It can cause damage to roofs, vehicles, and utilities.
Tornado	Violent rotating windstorm	Rare, but high-impact; could cause significant destruction
Flood/Flash Flood	Urban, flash, and riverine flooding events	Major concern; affects the entire city due to limited stormwater absorption and the proximity to the Huron River
Drought	Prolonged dry periods affect the water supply.	Low probability, but monitored due to reliance on the Great Lakes Water Authority
Excessive Heat	Temperatures 10˚ above average for several days or weeks	Growing concern due to the aging population and heat-vulnerable residents
Public Health Emergency	Infectious, vector-borne, or chronic disease outbreaks	Moderate to high concern; potential for citywide disruption
Dam Failure*	Structural failure or breach leading to flooding downstream	High concern; Peninsular Paper Dam poses a potential risk to nearby neighborhoods

Hazardous Material Release	Release of contaminants from fixed or mobile sources	Recurring risk due to industrial facilities and transportation routes
Human-Caused Threats / Terrorism	Acts of violence or sabotage	Considered a risk due to public venues and institutional facilities

**Dam risk will be discussed in a separate chapter*

TABLE 6: Historical Hazard Events Affecting the City of Ypsilanti and Surrounding Areas 1893-2025

Number of historical hazards	Number of Events	Event Location
Extreme Winter Weather	165	Region, County, Statewide
Thunderstorm/Wind	533	Countywide
Hail	259	Countywide
Tornado	28	Countywide
Flood/Flash Flood	36	Countywide
Extreme Cold/ Wind Chill	15	Region, Statewide
Drought	2	Region
Heat/Excessive Heat	14	Region
Lightening	21	Region
Dam Failure	0	--
Public Health Emergency	1	Nationwide
Ice Storm	4	Countywide
Dense Fog	2	Region
Total # of Events	**1,080**	

Source: National Weather Service, FEMA, and State of Michigan Hazard Mitigation Plan data

Table 7: Presidential and Governor Declared Disasters or Emergencies for Ypsilanti

Declaration Date	Type of Incident	Affected Area	Type of Declaration/ Fed ID#
2/8/2024	Severe Weather in August 2023	Statewide	Governor and the President Declared Disaster (4757)
3/1/2020	COVID-19; Pandemic	Statewide & National	State of Emergency, National Emergency (3455), and the Governor and the President Declared Major Disaster (4494)
1/29/2019	Extreme Cold	Statewide	Governor Declared Emergency
9/4/2005 and 9/7/2005	Hurricane (Katrina) Evacuation	Statewide (Declared due to the emergency conditions in the State of Michigan, resulting from the influx of evacuees from states impacted by Hurricane Katrina beginning on August 29, 2005)	Governor Declared Disaster and the President Declared Emergency (3255)

8/13/2003	Power Outage	Southeast Michigan	Governor Declared Emergency, and the President Declared Emergency (3189)
1/10/2001	Snowstorm	Statewide	Governor Declared Emergency, and the President Declared Emergency (3160)
12/11-21/2000	Snowstorm	Statewide	Governor Declared Disaster, and the President Declared Emergency
1/27/1999	Snowstorm	Statewide	Governor Declared Emergency, and the President Declared Emergency (3137)
1/26-27/1978	Blizzard, Snowstorm	Statewide	Governor Declared Disaster and the President Declared Emergency (3057)

Source: Federal Emergency Management Administration (FEMA.gov)

The City of Ypsilanti has automatic mutual aid agreements in place with its neighboring municipalities, including both Superior and Ypsilanti Townships, and Washtenaw County, in the event of a large-scale emergency. These agreements include all fire departments in Washtenaw County. Additionally, the City is part of the Mutual Aid Box Alarm System (MABAS), which allows the City to draw on resources from fire departments throughout Michigan. MABAS will provide fire, EMS, and specialized incident operation teams that include members of MABAS, the State Fire Marshal's Office, the Michigan Department of Public Health EMS Division, and the Fire Chief Association. Those mutual aid agreements outline each agency's responsibilities, enabling adaptation to any given situation. The existence of these agreements indicates that the City of Ypsilanti understands the importance of intergovernmental and multi-agency cooperation during emergencies and disasters.

Table 9: Critical Facilities and Infrastructure

Facility Type	**Number**
Healthcare Facilities	• 1 Hospital (Trinity – not in the city) • 3 Public Health Care Facilities • 5 Health Practitioner Office or Clinic • 1 Urgent Care
Emergency Services	• No jail (our facilities are not used) • EMS Services – Huron Valley Ambulance (outside Ypsi but serves City) • 1 Fire Station • 2 Police Department (YPD and EMU PD)
Communications	• 911 • Satellite Communications • Wired Communications • Wireless Communications
Government	• Public Water Districts – Ypsilanti Community Utility Authority • Dams – Peninsular Dam • City Hall
Transportation	• Willow Run Airport (twp.) • DPW • Ann Arbor Area Transportation Authority – Ypsilanti Transit Center
Education	• Eastern Michigan University • Ypsilanti Community Schools • WAVE – Washtenaw Alliance for Virtual Education • WIMA/WIHI – Washtenaw International Middle Academy/High School

Source: City of Ypsilanti

VII. DAMS AS A SPECIAL RISK

A dam is an artificial barrier constructed across a stream channel or a man-made basin for the purpose of storing and/or diverting water. Dams typically are constructed of earth, rock, or concrete. The area behind the dam where water is impounded or stored is called a reservoir.

A dam failure is the partial or total collapse, breach, or failure of a dam that causes flooding downstream. Dam failures can result from natural events such as floods, human-caused events such as improper maintenance, or a combination of both. In the event of a dam failure, people, property, and infrastructure downstream could be devastated.

The Dam Safety Program administers the provisions of Part 307 (Inland Lake Levels) and Part 315 (Dam Safety) of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, to address dam safety and operation concerns for non-hydropower generating dams.

Part 307 regulates dams that establish legal lake levels, while Part 315 regulates non-power dams over six feet in height and with more than five acres impounded. An EGLE permit must be obtained before any construction or repair to a regulated dam. These regulated dams must be inspected every three to five years based on their hazard potential rating.

Areas downstream of dams are considered at risk. The US Army Corps of Engineers National Inventory of Dams (NID) lists four dams in or around the City of Ypsilanti that could affect the City.

Table 10: Dams Potentially Impacting the City of Ypsilanti

Dam Name	Owner	Waterbody	Hazard Potential Classification
Geddes Dam	City of Ann Arbor	Huron River	High
Superior Dam	City of Ann Arbor	Huron River	High
Peninsular Paper Dam	City of Ypsilanti	Huron River	High
Ford Lake Dam	Ypsilanti Township	Ford Lake	High

Source: Michigan Department of Environment, Great Lakes, and Energy (EGLE); Peninsular Paper Dam Emergency Action Plan, 2024

All four dams are classified as High-Hazard Potential Dams (HHPDs) in the NID. HHPDs are those in which a failure or faulty operation may result in loss of life, economic vitality, and environmental impacts. HHPDs do not classify the condition of the dam or the risk of failure.

The City of Ann Arbor completed dam failure analyses for the Geddes and Superior Dams, including 5-mile inundation areas.

This chapter will focus on the Peninsular Paper Dam, which is owned by the City of Ypsilanti. At the time of this report, the City is working to remove the dam. In 2014, EGLE performed an inspection and required the City to either bring the dam up to safety standards or remove it. In 2019, the Ypsilanti City Council voted to remove the dam. A draft dam impoundment restoration plan was approved in 2022.

Located on the Huron River in Ypsilanti, Michigan, and attached to Peninsular Park, the Peninsular Paper Dam was originally constructed in 1867 and reconstructed after a 1918 failure. It once generated power and mechanical energy

for the Peninsular Paper Mill. The mill, the hydroelectric generators, and all the supporting infrastructure have long been removed, and rebuilding the dam and the nearby infrastructure to support modern hydropower generation is not a realistic option, since the revenue generated wouldn't cover the costs of dam maintenance.

It is a high-hazard dam, meaning its failure would likely cause severe property damage and potential loss of life, and the City of Ypsilanti is legally required to fix or remove it.

The Department of Environment, Great Lakes, and Energy (EGLE) considers removing the Peninsular Paper Dam a priority for improving river health, fish habitat, and recreation. EGLE first recommended removing the Peninsular Paper Dam in 1995.

The City of Ypsilanti is currently administering the design process for the dam removal, which includes phase one: analyzing the sediment, depth, and shape of the impoundment, as well as the infrastructure that will be affected by the removal. The Michigan Department of Natural Resources' Fisheries Habitat Grant Program provided funding for this phase of the dam removal through October 2023. This first phase is complete.

Many area residents have expressed interest in preserving the Peninsular Paper Mill powerhouse building and its distinctive sign. Multiple engineering teams have determined that the dam can be removed without removing the building.

Removing the dam will unlock Peninsular Park's full potential. It's expected that Peninsular Park will increase to include the land on the north side of the river that is currently submerged behind the dam. It is estimated that dam removal could increase the parkland by about 30% of Peninsular Park's current size. The dam and the roped-off area above it currently occupy a large portion of the shoreline, which will become mostly accessible after the dam is removed. All dam inundation areas are subject to risk from dam failure.

Table 10 shows the locations of the NID-listed dams that could have the greatest potential impact on the City.

VIII. HAZARD MITIGATION GOALS AND OBJECTIVES

PLANNING GOALS

To build resilience and enhance community preparedness, the following goals have been established for the City. These goals were developed through a collaborative planning process that incorporated community input, existing emergency management frameworks, and data from local and regional hazard assessments. Collectively, they serve as a roadmap for strengthening Ypsilanti's resilience, improving coordination among partnering agencies, and reducing the community's vulnerability to both natural and human-caused events.

Goal 1: Strengthen Communitywide Emergency Communication and Alert Systems

- Ensure rapid, multi-platform dissemination of alerts via SMS, social media, campus networks, and siren systems
- Target outreach with limited English proficiency, limited mobility, or without digital access
- Maintain relationships with adjacent and regional agencies to coordinate emergency notifications.

Goal 2: Reduce Flood and Infrastructure Failure Risk

- Mitigate flooding from the Huron River and stormwater overflow through green infrastructure and maintenance
- Continue to monitor the Peninsular Paper Dam throughout the removal process.
- Analyze to identify failure points in the current critical infrastructure prone to flooding

Goal 3: Harden Public Buildings and Spaces Against Human-Caused Threats

- Upgrade transit hubs and municipal buildings to withstand threats such as active shooters and riots
- Develop a funding plan to maintain built infrastructure, such as dams and bridges. Conduct regular safety audits and install physical security features where appropriate.

Goal 4: Expand Institutional Partnerships and Response Capacity

- Formalize joint emergency planning with Eastern Michigan University, local school districts, and regional emergency services
- Participate in local and regional hazard exercises and training for coordinated multi-agency responses

Goal 5: Promote Public Preparedness and Neighborhood Resilience

- Educate residents through "YpsiPrepared" campaigns on personal preparedness, evacuation routes, and sheltering-in-place
- Support neighborhood-led emergency planning, particularly in vulnerable or historically underserved areas
- Encourage trained volunteers to assist.
- Improve or prepare select municipal or partner buildings and grounds to serve as resiliency, outreach, or rapid response centers to serve local populations before, during, or after an emergency

IX. IDENTIFICATION AND SELECTION OF MITIGATION STRATEGIES

Mitigation is sustained action taken to lessen the impact of natural or man-made hazards and to reduce the long-term risk to human life and property, and their effects. This long-term planning distinguishes mitigation from actions geared primarily to emergency preparedness and short-term recovery. This plan can be used to reduce the impact, support community goals, outline considerations for selecting and evaluating methods, and assess the feasibility of mitigation strategies.

SELECTION OF FEASIBLE MITIGATION STRATEGIES

A set of evaluation criteria was developed to determine which mitigation strategies were best suited to address the identified problems in Ypsilanti.

- The measure must be technically feasible.
- The measure must be financially feasible.
- The measure must be environmentally sound and not cause any permanent, significant environmental concerns.
- The measure must be acceptable to those participating in the strategy and/or primarily affected by the strategy.

By anticipating future problems, the City can reduce potential injuries, structural losses, and power outages (electric and gas), and prevent wasteful public and private expenditures.

Goal 1: Strengthen Communitywide Emergency Communication and Alert Systems

Objective 1: Maintain relationships with adjacent and regional agencies to coordinate emergency notifications.

Strategy:

- Train, Exercise, and Test Systems with partners. Lessons observed during these activities should be evaluated, documented, and incorporated into future operations.

Objective 2: Ensure rapid, multi-platform dissemination of alerts via SMS, social media, campus networks, and siren systems.

Strategy

- Eliminate Issuance and Dissemination Delays: Eliminate issuance and dissemination delays by creating message templates, expediting information sharing, identifying and establishing triggers, and avoiding ad-hoc decision making
- Deliver Actionable Messaging: Provide comprehensive, targeted, and specific messaging. Remain mindful of creating alert fatigue, but err on the side of public safety when dealing with conflicting or uncertain information
- Monitor and Correct Misinformation: Monitor for changes in the situation and inaccurate spreading of information, and correct inaccurate or false messaging accordingly

Objective 3: Target outreach to residents with limited English proficiency, limited mobility, or without digital access.

Strategy:

- Identify the groups present in the city.
- Conduct outreach efforts to establish partnerships with the groups and identify the practices that best serve them before an event occurs.

Goal 2: Reduce Flood and Infrastructure Failure Risk

Objective 1: Mitigate flooding from the Huron River and stormwater overflow through green infrastructure

Strategy:

- Review and strengthen city codes to require green infrastructure, such as rain gardens, permeable pavers, green roofs, and wetland preservation.
- Ensure that the City maintains the capacity to initiate and sustain emergency operations during and after a flood disaster.
- Coordinate with Washtenaw County and the Huron River Watershed Council to address potential flooding and overflow zones
- Educate residents on the benefits of green infrastructure.
- Increase public awareness of vulnerability to flood hazards and preparation for floods.
- Maintain, enhance, and restore the natural environment's capacity to deal with the impacts of flood hazard events
- Utilizing best available data and science, continually improving understanding of the location and potential impacts of flood hazards, the vulnerability of building types and community development patterns, and the measures needed to protect life safety.

Objective 2: Identify and analyze failure points in the current critical infrastructure prone to flooding

Strategy:

- Consider the impacts of flood hazards in all planning processes that address current and future land uses within the planning area.
- Evaluate the risks to public safety and existing development, e.g., critical facilities, infrastructure, and structures in flood hazard areas
- Identify interdependencies that could result in cascading failure within and across infrastructure systems
- Maintain a regionally coordinated warning and emergency response program that can detect the flood threat and provide timely warning.

Objective 3: Continue to shepherd the Peninsular Paper Dam Removal Process forward.

Strategy

- Make dam removal completion financing a priority in the City Budget.
- Develop a short- and long-term plan for project management.
- Update the dam EAP

Goal 3: Harden Public Buildings and Spaces Against Human-Caused Threats

Objective 1: Upgrade public schools, transit hubs, and municipal buildings to withstand active shooters, riots, and utility scenarios.

Strategy:

- Leverage existing technology to collect, analyze, and report safety concerns.
- Upgrade technology to improve the maintenance of a safe environment.

Objective 2: Conduct regular safety audits and install physical security features where appropriate.

Strategy:

- Design a safety audit program for city buildings and spaces.

Objective 3: Address this threat more thoroughly.

Strategy:

- After adoption of this plan, direct the Planning Commission and LPT to follow up with an additional chapter that specifically addresses Human-Caused Threats.

Goal 4: Expand Institutional Partnerships and Response Capacity

Objective 1: Formalize joint emergency planning with Eastern Michigan University, local school districts, and regional emergency services

Strategy:

- Continue LPT work with expanded partners, including Ypsilanti Public Schools, Washtenaw County Emergency Management, and EMU

Objective 2: Participate in regional hazard exercises and training for coordinated multi-agency responses

Strategy:

- Broaden LPT's focus to include training and exercise initiatives

Goal 5: Promote Public Preparedness and Neighborhood Resilience

Objective 1: Educate residents through "YpsiPrepared" campaigns on personal preparedness, evacuation routes, and sheltering-in-place

Strategy:

- Expand and update the "YpsiPrepared" campaigns.

Objective 2: Support neighborhood-led emergency planning, particularly in vulnerable or historically underserved areas

Strategy:

- Prioritize limed access groups in the preparedness efforts
- Sponsor trained volunteers to assist, such as CERT – Community Emergency Response Teams.

X. IMPLEMENTATION OF THE HAZARD MITIGATION PLAN

HMP MANAGERS AND TECHNICAL ASSISTANCE

The City Council will lead the implementation of the Hazard Mitigation Plan with assistance from staff, specifically the Community Development Office and all Public Safety Departments. Interagency partnerships and collaboration are encouraged to achieve the Plan's goals and objectives. Partners include:

- City of Ypsilanti Government
- Eastern Michigan University
- Huron River Watershed Council
- Washtenaw County Government
- Michigan Department of Environment, Great Lakes, and Energy (EGLE)
- U. S. Army Corps of Engineers
- U. S. Environmental Protection Agency

FUNDING THE IMPLEMENTATION OF THE PLAN

The following groups and agencies are potential financial assistance entities to help fund the mitigation strategies of the HMP:

- Federal Emergency Management Administration – Hazard Mitigation Grant Program
- Federal Emergency Management Administration – Building Resilient Infrastructure and Communities (BRIC) Program
- US Army Corps of Engineers
- US Department of Housing and Urban Development
- Michigan Department of Environment, Great Lakes, and Energy
- Community and Regional Foundations
- Businesses
- MDOT? MSP?

ACTION AGENDA

The following is a summary of accomplishing the recommended hazard mitigation actions for the City of Ypsilanti:

Goal	Mitigation Actions	Responsible Parties	Time Frame
Goal 1: Strengthen Communication	• Eliminate issuance and dissemination delays. • Deliver actionable messaging while avoiding alert fatigue. • Monitor and correct misinformation. • Identify at-risk groups within the city. • Conduct outreach to build partnerships with vulnerable populations.	Police Department Fire Department Communications Staff Department of Public Works (DPW) City Manager Human Resources (HR) Vetted Volunteer Staff	Ongoing

Goal	Mitigation Actions	Responsible Parties	Time Frame
Goal 2: Reduce Flood and Infrastructure Failure Risk	**Dam Management and Financing** • Make dam removal completion financing a city budget priority. • Develop short- and long-term plans for dam project management. Update Peninsular Paper Dam EAP	City Manager Community Services Department Finance Department	Ongoing
	Public Education and Awareness • Educate residents on the benefits of green infrastructure. • Increase public awareness of flood vulnerability and preparedness.	Community Services Department Huron River Watershed Council	Ongoing
	Regulatory and Environmental Planning • Review and strengthen city codes to require green infrastructure (rain gardens, permeable pavers, green roofs, wetlands). • Coordinate with Washtenaw County and the Huron River Watershed Council to address potential flooding and overflow zones. • Maintain, enhance, and restore the natural environment's flood mitigation capacity. • Use best available science to improve understanding of flood risks and vulnerabilities. • Consider flood hazard impacts in all planning processes and land-use decisions.	Planning Commission Community Services Department Building Department Huron River Watershed Council Washtenaw County	1–3 years
	Emergency Operations and Infrastructure Resilience • Ensure City can sustain emergency operations during and after floods. • Continually update flood risk assessments using the best available data. • Evaluate risks to public safety, critical facilities, and infrastructure. • Identify interdependencies across infrastructure systems to prevent cascading failures.	Building Department DPW Fire Department City Manager	1–3 years

Goal	Mitigation Actions	Responsible Parties	Time Frame
Goal 3: Harden Public Buildings and Spaces Against Human-Caused Threats	• Leverage technology to collect, analyze, and report safety concerns. • Upgrade technology to maintain safe environments. • Design and implement a safety audit program for city facilities. • After adoption of this plan, direct the Planning Commission and LPT to create a Human-Caused Threats chapter.	City Manager Planning Commission Police Department Fire Department Facilities Maintenance	1–3 years
Goal 4: Expand Institutional Partnerships and Response Capacity	• Continue LPT work with expanded partners, including Ypsilanti Community Schools, Washtenaw County Emergency Management, and EMU. • Broaden LPT's focus to include training and exercise initiatives.	Washtenaw County Emergency Management Community Services Department Fire Department Police Department Eastern Michigan University Ypsilanti Public Schools	Ongoing – 3 years
Goal 5: Promote Public Preparedness and Neighborhood Resilience	• Expand and update the "YpsiPrepared" preparedness campaigns. • Prioritize limited-access and at-risk groups in outreach. • Sponsor and train volunteer assistance programs such as CERT (Community Emergency Response Teams).	Police Department Fire Department Community Services Department Designated Community Outreach Staff	Ongoing – 2 years

ADDITIONAL MITIGATION STRATEGIES

- Work on a multi-hazard warning plan
- Working with other governmental entities, organizations, businesses, and the public
- Incorporating the Plan's mitigation concepts, strategies, and policies into existing elements of the Ypsilanti Master Plan or other sub-plans as appropriate

MONITORING AND EVALUATION

This plan will be reviewed every five years or following a significant event to ensure continued effectiveness and alignment with evolving community needs.

XI. APPENDICIES

APPENDIX A

Glossary of Mitigation Planning Terms

Community Emergency Response Team (CERT): A specialized team of volunteers trained in disaster response to support professional responders.

Disaster: A major detrimental impact of a hazard upon the population and economic, social, and built environment of an affected area.

Emergency Action Plan (EAP): A written document outlining procedures for handling emergencies like fires or natural disasters, to ensure safety and minimize damage.

Exposure: The number, types, qualities, and monetary values of various types of property or infrastructure and life that may be subject to an undesirable or injurious hazard event.

Floodplain or flood-prone area: Any land area susceptible to being inundated by water from any source.

Floodplain management: The operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works, and floodplain management regulations.

Hazard: An event or physical condition that has the potential to cause fatalities, injuries, property damage, infrastructure damage, agricultural loss, damage to the environment, interruption of business, or other types of harm or loss.

Hazard identification: The process of defining and describing a hazard, including its physical characteristics, magnitude and severity, probability and frequency, causative factors, and locations or areas affected.

High Hazard Potential Dam: A classification standard for any dam whose failure or mis-operation will cause loss of human life and significant property destruction

Huron River Watershed Council: A nonprofit organization that protects and restores the Huron River Watershed.

Local Planning Team: A group composed of community agency officials who are responsible for creating and maintaining a Hazard Mitigation Plan

Major disaster: As defined in the Stafford Act, "any natural catastrophe or, regardless of cause, any fire, flood, or explosion in any part of the United States, which in the determination of the President causes damage of sufficient severity and magnitude to warrant major disaster assistance under this Act to supplement the efforts and available resources of states, local governments, and disaster relief organizations in alleviating the damage, loss, hardship, or suffering caused thereby."

Mitigation: Sustained action taken to reduce or eliminate the long-term risk to human life and property from natural hazards and their effects. Note that this emphasis on long-term risk distinguishes mitigation from actions geared primarily to emergency preparedness and short-term recovery.

Natural hazards: Hurricanes, tornadoes, storms, floods, tidal waves, tsunamis, high or wind-driven waters, volcanic eruptions, earthquakes, snowstorms, wildfires, droughts, landslides, and mudslides.

National Inventory of Dams: A congressionally authorized database that documents more than 90,000 dams across the United States and its territories. It is maintained and published by the US Army Corps of Engineers.

Risk: The potential losses associated with a hazard, defined in terms of expected probability and frequency, exposure, and consequences.

Risk assessment: A process or method for evaluating risk associated with a specific hazard and defined in terms of probability and frequency of occurrence, magnitude and severity, exposure, and consequences.

Special flood hazard area: Land in the floodplain within a community subject to a one percent or greater chance of flooding any given year.

Stafford Act: The Robert T. Stafford Disaster Relief and Emergency Assistance Act (P.L. 93-288, as amended by P.L. 100-707), which provides the greatest single source of federal disaster assistance.

Structure: A walled and roofed building, including a storage tank for gas or liquid, that is principally above ground, as well as a manufactured home.

Urban Wildfire: A fire moving from a wildland environment, consuming vegetation as fuel, to an environment where the fuel consists primarily of buildings and other structures.

Urban/wildland interface: A developed area, also known as the "I-zone," occupying the boundary between an urban or settled area and a wildland characterized by vegetation that can serve as fuel for a forest fire.

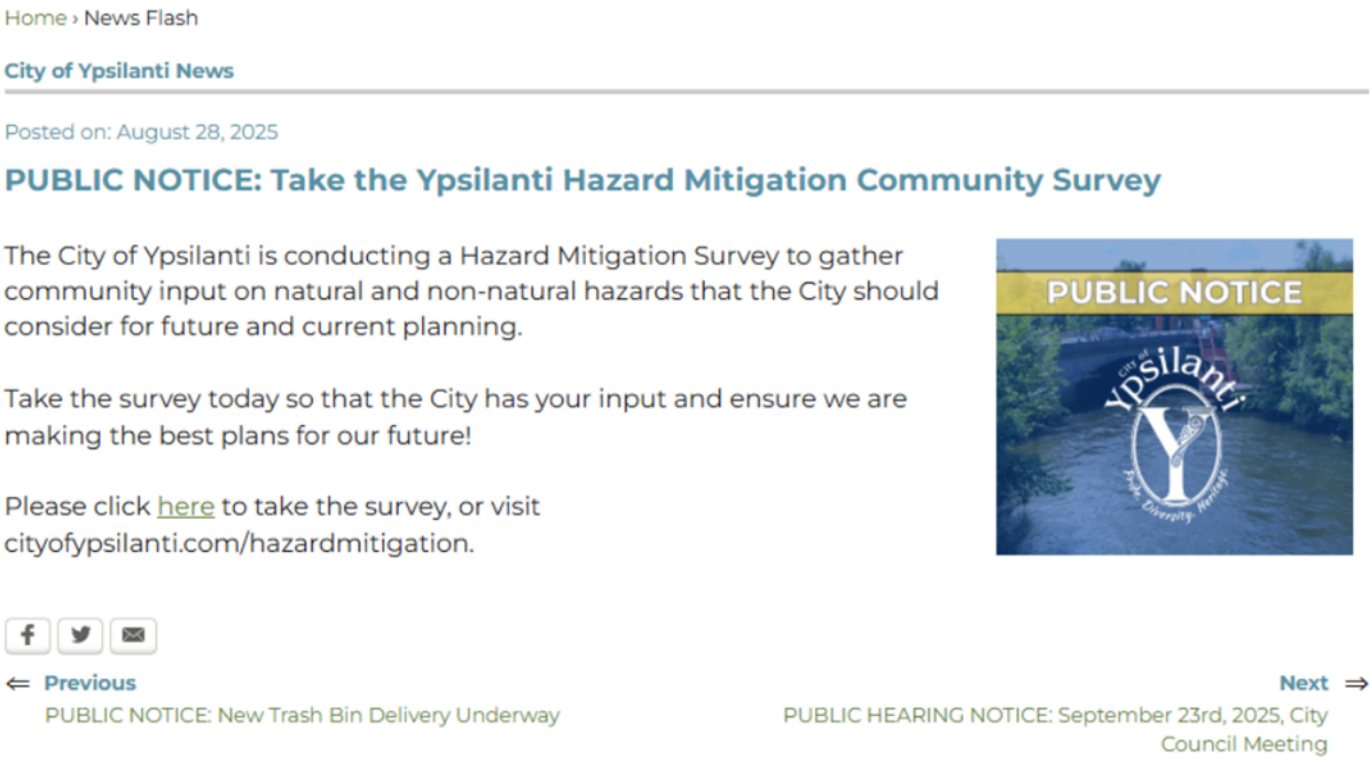
Vulnerability: The level of exposure of human life and property to damage from natural hazards.

Watershed Management: The implementation of a plan or plans for managing the quality of flow of water within a watershed, the naturally defined area within which water flows into a particular lake or river or its tributary. The aims of watershed management are holistic and concern the maintenance of water quality, the minimization of stormwater runoff, the preservation of natural flood controls such as wetlands and pervious surface, and the preservation of natural drainage patterns. Watershed management is, in many ways, an extension of most of the concerns underlying floodplain management.

APPENDIX B

COMMUNITY SURVEY AVAILABILITY

Figure X: City of Ypsilanti Website Image (Survey Availability Posted August 28, 2025



Hazard Mitigation Survey

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
1	1.What Ward do you represent and/or live in Ypsilanti?	If you answered "other," please write what area you represent and/or live in Ypsilanti	2.What is your role/organizational representation in the city (i.e., citizen, type of government employee, elected official, etc)?	3.What age range do you fit into?	4.Are you familiar with a Hazard Mitigation Plan?	5.Are you familiar with the Shape Ypsilanti Master Plan?	6.Are you familiar with Ypsilanti's adopted Capital Improvements Plan?	7.Has your neighborhood/ward experienced a significant natural hazard event within the last 10 years?	8.If so, what was the nature of the event?	9.How concerned are you about future natural hazard events (i.e., ice storm, tornado, fire, etc.) impacting your community?	10.What type of natural hazard events are likely to have the largest impact on Ypsilanti?	11.Does the City have concerns about infrastructure (dams, bridges, utilities, etc.) and the potential for a natural hazardous event in the future? Please describe.	12.Are you concerned with any non-natural hazard events (i.e., mass shooting, nuclear, cyber-attack, etc.) happening within the city or region?	13.If so, what hazards?	14.Have you, personally, considered mitigation strategies for any current or potential hazards?	15.If so, please identify what strategies you have considered.	16.Is there any additional information you would like us to know as we undertake the planning process?
2	C.Ward 2		Resident	C.26-50 years old	B.No	B.No	B.No	A.Yes	Flooding along county drain lines; ice storm that blocked roads and took out power	B.Somewhat Concerned	Loss of power due to any natural event		C.Unsure	Mass shooting; chemical contamination risk from waste disposal	A.Yes	Shelter in place supplies	
3																	

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
1	**Hazard Mitigation Survey**																
	1.What Ward do you represent and/or live in Ypsilanti?	If you answered "other," please write what area you represent and/or live in Ypsilanti	2.What is your role/organizational representation in the city (i.e., citizen, type of government employee, elected official, etc)?	3.What age range do you fit into?	4.Are you familiar with a Hazard Mitigation Plan?	5.Are you familiar with the Shape Ypsilanti Master Plan?	6.Are you familiar with Ypsilanti's adopted Capital Improvements Plan?	7.Has your neighborhood/ward experienced a significant natural hazard event within the last 10 years?	8.If so, what was the nature of the event?	9.How concerned are you about future natural hazard events (i.e., ice storm, tornado, fire, etc.) impacting your community?	10.What type of natural hazard events are likely to have the largest impact on Ypsilanti?	11.Does the City have concerns about infrastructure (dams, bridges, utilities, etc.) and the potential for a natural hazardous event in the future? Please describe.	12.Are you concerned with any non-natural hazard events (i.e., mass shooting, nuclear, cyber-attack, etc.) happening within the city or region?	13.If so, what hazards?	14.Have you, personally, considered mitigation strategies for any current or potential hazards?	15.If so, please identify what strategies you have considered.	16.Is there any additional information you would like us to know as we undertake the planning process?
2	C.Ward 2		citizen	C.26-50 years old	B.No	B.No	B.No	A.Yes	flooding, ice storms	B.Somewhat Concerned	flooding, ice storms	Yes, the crumbling bridge on Cross St. and the Peninsula Park dam is still a huge concern until it is removed.	A.Yes	mass shooting	A.Yes	Flooding mitigation on my home	The checkboxes on this survey should have been radio buttons. You may have weird data as a result.
4	D.Ward 3		citizen	F.Prefer not to answer	B.No	C.Unsure	B.No	B.No		B.Somewhat Concerned	ice storms	We have a dam that could break and flood the city.	A.Yes	train derailment dumpping hazardious chemicals	A.Yes	go bag, generator, solar panels.	
5																	

Hazard Mitigation Survey

	1.What Ward do you represent and/or live in Ypsilanti?	If you answered "other," please write what area you represent and/or live in Ypsilanti	2.What is your role/organizational representation in the city (i.e., citizen, type of government employee, elected official, etc)?	3.What age range do you fit into?	4.Are you familiar with a Hazard Mitigation Plan?	5.Are you familiar with the Shape Ypsilanti Master Plan?	6.Are you familiar with Ypsilanti's adopted Capital Improvements Plan?	7.Has your neighborhood/ward experienced a significant natural hazard event within the last 10 years?	8.If so, what was the nature of the event?	9.How concerned are you about future natural hazard events (i.e., ice storm, tornado, fire, etc.) impacting your community?	10.What type of natural hazard events are likely to have the largest impact on Ypsilanti?	11.Does the City have concerns about infrastructure (dams, bridges, utilities, etc.) and the potential for a natural hazardous event in the future? Please describe.	12.Are you concerned with any non-natural hazard events (i.e., mass shooting, nuclear, cyber-attack, etc.) happening within the city or region?	13.If so, what hazards?	14.Have you, personally, considered mitigation strategies for any current or potential hazards?	15.If so, please identify what strategies you have considered.	16.Is there any additional information you would like us to know as we undertake the planning process?
2	B.Ward 1,D.Ward 3		Taxpayer	F.Prefer not to answer	A.Yes	A.Yes	A.Yes	B.No		C.Not Concerned	Wind and Ice	I can't answer for what the City of Ypsilanti as a government body might have concerns. As far as natural hazardous event ranking with other problems like ever increasing planning rules and regulations and increasing fees combined with very high taxes and it doesn't create a sustainable community.	B.No		A.Yes	Off-grid power generation and storage.	Please dont' under take this planning process. Climate change is real. But this is not something the City should be focused on, especially when the result of these planning charettes will result in more regulation and higher fees and more re-tape. Please stop.

Hazard Mitigation Survey

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
1	1.What Ward do you represent and/or live in Ypsilanti?	If you answered "other," please write what area you represent and/or live in Ypsilanti	2.What is your role/organizational representation in the city (i.e., citizen, type of government employee, elected official, etc)?	3.What age range do you fit into?	4.Are you familiar with a Hazard Mitigation Plan?	5.Are you familiar with the Shape Ypsilanti Master Plan?	6.Are you familiar with Ypsilanti's adopted Capital Improvements Plan?	7.Has your neighborhood/ward experienced a significant natural hazard event within the last 10 years?	8.If so, what was the nature of the event?	9.How concerned are you about future natural hazard events (i.e., ice storm, tornado, fire, etc.) impacting your community?	10.What type of natural hazard events are likely to have the largest impact on Ypsilanti?	11.Does the City have concerns about infrastructure (dams, bridges, utilities, etc.) and the potential for a natural hazardous event in the future? Please describe.	12.Are you concerned with any non-natural hazard events (i.e., mass shooting, nuclear, cyber-attack, etc.) happening within the city or region?	13.If so, what hazards?	14.Have you, personally, considered mitigation strategies for any current or potential hazards?	15.If so, please identify what strategies you have considered.	16.Is there any additional information you would like us to know as we undertake the planning process?
2	C.Ward 2		Citizen	D.51-65 years old	A.Yes	A.Yes	A.Yes	A.Yes	Major flooding incidents in College Heights (several and ongoing flooding)	A.Very Concerned	Flooding	I know we are working on bridges and also dam removal which is great. I think flooding is really something we need to look at. How can we improve drainage/run off, mitigation efforts due to increasing impermeable surfaces, etc. I think our storm system is inadequate as well.	B.No		A.Yes	I've added a backflow valve in my main sewer line at great expense, also a small rain garden in my yard, considering adding another one in another location in my yard.	Again, I would like to reinforce the serious issues we have with flooding. I live in College Heights and we had a catastrophic flood in 2021. Since then we have had several other major rains that have flooded basements and our streets. The systems are not adequate particularly in the lower lying areas.
7																	

Hazard Mitigation Survey

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
1	1.What Ward do you represent and/or live in Ypsilanti?	If you answered "other," please write what area you represent and/or live in Ypsilanti	2.What is your role/organizational representation in the city (i.e., citizen, type of government employee, elected official, etc)?	3.What age range do you fit into?	4.Are you familiar with a Hazard Mitigation Plan?	5.Are you familiar with the Shape Ypsilanti Master Plan?	6.Are you familiar with Ypsilanti's adopted Capital Improvements Plan?	7.Has your neighborhood/ward experienced a significant natural hazard event within the last 10 years?	8.If so, what was the nature of the event?	9.How concerned are you about future natural hazard events (i.e., ice storm, tornado, fire, etc.) impacting your community?	10.What type of natural hazard events are likely to have the largest impact on Ypsilanti?	11.Does the City have concerns about infrastructure (dams, bridges, utilities, etc.) and the potential for a natural hazardous event in the future? Please describe.	12.Are you concerned with any non-natural hazard events (i.e., mass shooting, nuclear, cyber-attack, etc.) happening within the city or region?	13.If so, what hazards?	14.Have you, personally, considered mitigation strategies for any current or potential hazards?	15.If so, please identify what strategies you have considered.	16.Is there any additional information you would like us to know as we undertake the planning process?
2	C.Ward 2		resident (please don't use the word citizen in this survey to mean resident)	C.26-50 years old	C.Unsure	A.Yes	A.Yes	A.Yes	Flooding	A.Very Concerned	Flooding, Power loss and infrastructure failure due to extreme heat	Yes - serious concerns with flooding, bridges, utilities (especially considering DTE's terrible service and rising costs) should be on the city's radar.	A.Yes	Right wing militia activity, mass shootings	A.Yes	Solar battery generator for power outages, flood mitigation for home, we keep lots of spare water and canned food, installed a wood stove for heat source.	Please invest in public infrastructure for heat waves and cold snaps, such as 24/7 emergency hours at the public library, extended warming/cooling center hours, turning Parkridge and the Ypsi Senior Center into climate refuges.
8																	
9	D.Ward 3		Citizen	D.51-65 years old	B.No	B.No	B.No	B.No		B.Somewhat Concerned	Tornado	No, not really	A.Yes	Shootings are a regular occurrance in Ypsilanti	B.No		

Hazard Mitigation Survey

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
1	1.What Ward do you represent and/or live in Ypsilanti?	If you answered "other," please write what area you represent and/or live in Ypsilanti	2.What is your role/organizational representation in the city (i.e., citizen, type of government employee, elected official, etc)?	3.What age range do you fit into?	4.Are you familiar with a Hazard Mitigation Plan?	5.Are you familiar with the Shape Ypsilanti Master Plan?	6.Are you familiar with Ypsilanti's adopted Capital Improvements Plan?	7.Has your neighborhood/ward experienced a significant natural hazard event within the last 10 years?	8.If so, what was the nature of the event?	9.How concerned are you about future natural hazard events (i.e., ice storm, tornado, fire, etc.) impacting your community?	10.What type of natural hazard events are likely to have the largest impact on Ypsilanti?	11.Does the City have concerns about infrastructure (dams, bridges, utilities, etc.) and the potential for a natural hazardous event in the future? Please describe.	12.Are you concerned with any non-natural hazard events (i.e., mass shooting, nuclear, cyber-attack, etc.) happening within the city or region?	13.If so, what hazards?	14.Have you, personally, considered mitigation strategies for any current or potential hazards?	15.If so, please identify what strategies you have considered.	16.Is there any additional information you would like us to know as we undertake the planning process?
2	C.Ward 2		Citizen	E.Over 65 years old	A.Yes	B.No	B.No	B.No		B.Somewhat Concerned	Weather related: ice or extreme wind	Yes flooding along the Huron River, failure of Penninsular dam., road bridges over Huron River	B.No		B.No		
10																	

Hazard Mitigation Survey

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
1	1.What Ward do you represent and/or live in Ypsilanti?	If you answered "other," please write what area you represent and/or live in Ypsilanti	2.What is your role/organizational representation in the city (i.e., citizen, type of government employee, elected official, etc)?	3.What age range do you fit into?	4.Are you familiar with a Hazard Mitigation Plan?	5.Are you familiar with the Shape Ypsilanti Master Plan?	6.Are you familiar with Ypsilanti's adopted Capital Improvements Plan?	7.Has your neighborhood/ward experienced a significant natural hazard event within the last 10 years?	8.If so, what was the nature of the event?	9.How concerned are you about future natural hazard events (i.e., ice storm, tornado, fire, etc.) impacting your community?	10.What type of natural hazard events are likely to have the largest impact on Ypsilanti?	11.Does the City have concerns about infrastructure (dams, bridges, utilities, etc.) and the potential for a natural hazardous event in the future? Please describe.	12.Are you concerned with any non-natural hazard events (i.e., mass shooting, nuclear, cyber-attack, etc.) happening within the city or region?	13.If so, what hazards?	14.Have you, personally, considered mitigation strategies for any current or potential hazards?	15.If so, please identify what strategies you have considered.	16.Is there any additional information you would like us to know as we undertake the planning process?
2	C.Ward 2		Citizen	C.26-50 years old	C.Unsure	A.Yes	B.No	A.Yes	YDL Michigan Ave flooding, basements/streets/backyard flooding, ice storm taking down many trees and causing massive property damage, multi-day power outages, multi-week air quality events from wildfires	A.Very Concerned	Flooding, ice storms, infrastructure breakdown, air quality	I believe many of our bridges are rated very poorly so yes, although I know there was a lot of work done on that the last few years	C.Unsure	Far-right militia, nuclear, attacks on drinking water. I'm less concerned about these than so-called natural disasters, but also am not sure that it's accurate to cause climate-induced disasters natural.	A.Yes	I became a master rain gardener and planted a rain garden. We raised everything in our basement to deal with flooding. I clean out the storm drains on my block. We've planted a lot of native trees on our property and public property in the neighborhood to replace the trees that the city had to take down after storms or due to disease. We purchased a solar generator to keep our food cool in case of another large-scale power outage. We've met with our neighbors and come up with plans to check on people who are most vulnerable, as we did	I would like you to see the people living in Ypsi as allies and sources of wisdom that comes from lived experience as well as formal education, rather than treating us with suspicion or going through all of the trouble of creating this plan for the city to then cast it aside/not follow it as has happened in too many other planning processes, such as the sustainability plan which prioritized planting native trees or the human relations committee's plan for addressing gentrification in the city. All that being said, I'm very grateful to everyone who's taking on this work - it's incredibly important and timely!

Hazard Mitigation Survey

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
1	1.What Ward do you represent and/or live in Ypsilanti?	If you answered "other," please write what area you represent and/or live in Ypsilanti	2.What is your role/organizational representation in the city (i.e., citizen, type of government employee, elected official, etc)?	3.What age range do you fit into?	4.Are you familiar with a Hazard Mitigation Plan?	5.Are you familiar with the Shape Ypsilanti Master Plan?	6.Are you familiar with Ypsilanti's adopted Capital Improvements Plan?	7.Has your neighborhood/ward experienced a significant natural hazard event within the last 10 years?	8.If so, what was the nature of the event?	9.How concerned are you about future natural hazard events (i.e., ice storm, tornado, fire, etc.) impacting your community?	10.What type of natural hazard events are likely to have the largest impact on Ypsilanti?	11.Does the City have concerns about infrastructure (dams, bridges, utilities, etc.) and the potential for a natural hazardous event in the future? Please describe.	12.Are you concerned with any non-natural hazard events (i.e., mass shooting, nuclear, cyber-attack, etc.) happening within the city or region?	13.If so, what hazards?	14.Have you, personally, considered mitigation strategies for any current or potential hazards?	15.If so, please identify what strategies you have considered.	16.Is there any additional information you would like us to know as we undertake the planning process?
2	D.Ward 3		resident	E.Over 65 years old	B.No	A.Yes	B.No	B.No		B.Somewhat Concerned	tornados, floods, wind storms		A.Yes	Bridges and dams failing, utility outages, inadequate electric supply, water contamination and shortages, chemical releases from factories (e.g., Marsh plating company)	B.No		
12																	

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
1	**Hazard Mitigation Survey**																
2	1.What Ward do you represent and/or live in Ypsilanti?	If you answered "other," please write what area you represent and/or live in Ypsilanti	2.What is your role/organizational representation in the city (i.e., citizen, type of government employee, elected official, etc)?	3.What age range do you fit into?	4.Are you familiar with a Hazard Mitigation Plan?	5.Are you familiar with the Shape Ypsilanti Master Plan?	6.Are you familiar with Ypsilanti's adopted Capital Improvements Plan?	7.Has your neighborhood/ward experienced a significant natural hazard event within the last 10 years?	8.If so, what was the nature of the event?	9.How concerned are you about future natural hazard events (i.e., ice storm, tornado, fire, etc.) impacting your community?	10.What type of natural hazard events are likely to have the largest impact on Ypsilanti?	11.Does the City have concerns about infrastructure (dams, bridges, utilities, etc.) and the potential for a natural hazardous event in the future? Please describe.	12.Are you concerned with any non-natural hazard events (i.e., mass shooting, nuclear, cyber-attack, etc.) happening within the city or region?	13.If so, what hazards?	14.Have you, personally, considered mitigation strategies for any current or potential hazards?	15.If so, please identify what strategies you have considered.	16.Is there any additional information you would like us to know as we undertake the planning process?
13	C.Ward 2		Citizen	E.Over 65 years old	B.No	B.No	B.No	C.Unknown		B.Somewhat Concerned	Tornado or icestorm	Bridges are deteriorating	C.Unsure		A.Yes	I always keep a go-bag near my front door	
14	C.Ward 2			D.51-65 years old	B.No	B.No	B.No	A.Yes		A.Very Concerned	Ice storm	Yes	A.Yes	Data center polluting and depleting our water supply and electric grid	A.Yes		
15	D.Ward 3		Citizen	C.26-50 years old	B.No	B.No	B.No	A.Yes	Ice storm caused significantly damage	A.Very Concerned	Ice and snow. Possibly drought or flooding	Yes. Our infrastructure is crumbling.	A.Yes	All of them	A.Yes	Trim trees, keep gutters clean, be friendly with neighbors	No. Thanks!

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
1	**Hazard Mitigation Survey**																
	1.What Ward do you represent and/or live in Ypsilanti?	If you answered "other," please write what area you represent and/or live in Ypsilanti	2.What is your role/organizational representation in the city (i.e., citizen, type of government employee, elected official, etc)?	3.What age range do you fit into?	4.Are you familiar with a Hazard Mitigation Plan?	5.Are you familiar with the Shape Ypsilanti Master Plan?	6.Are you familiar with Ypsilanti's adopted Capital Improvements Plan?	7.Has your neighborhood/ward experienced a significant natural hazard event within the last 10 years?	8.If so, what was the nature of the event?	9.How concerned are you about future natural hazard events (i.e., ice storm, tornado, fire, etc.) impacting your community?	10.What type of natural hazard events are likely to have the largest impact on Ypsilanti?	11.Does the City have concerns about infrastructure (dams, bridges, utilities, etc.) and the potential for a natural hazardous event in the future? Please describe.	12.Are you concerned with any non-natural hazard events (i.e., mass shooting, nuclear, cyber-attack, etc.) happening within the city or region?	13.If so, what hazards?	14.Have you, personally, considered mitigation strategies for any current or potential hazards?	15.If so, please identify what strategies you have considered.	16.Is there any additional information you would like us to know as we undertake the planning process?
2	C.Ward 2		Citizen	E.Over 65 years old	B.No	B.No	B.No	A.Yes	Flooding, power outages, ice storms	B.Somewhat Concerned	Flooding, hailstorms, ice storms	I don't know what concerns the city has, only the concerns my family has.	A.Yes	All of those	A.Yes	Self preservation	
16	C.Ward 2		Citizen	E.Over 65 years old	B.No	B.No	B.No	A.Yes	Flooding	A.Very Concerned	Flooding, Ice storms, fires,	I honestly don't know, which is sad being a life long citizen.	C.Unsure				Keep the citizens better informed of the process and actions you take.
17																	

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
1	**Hazard Mitigation Survey**																
	1.What Ward do you represent and/or live in Ypsilanti?	If you answered "other," please write what area you represent and/or live in Ypsilanti	2.What is your role/organizational representation in the city (i.e., citizen, type of government employee, elected official, etc)?	3.What age range do you fit into?	4.Are you familiar with a Hazard Mitigation Plan?	5.Are you familiar with the Shape Ypsilanti Master Plan?	6.Are you familiar with Ypsilanti's adopted Capital Improvements Plan?	7.Has your neighborhood/ward experienced a significant natural hazard event within the last 10 years?	8.If so, what was the nature of the event?	9.How concerned are you about future natural hazard events (i.e., ice storm, tornado, fire, etc.) impacting your community?	10.What type of natural hazard events are likely to have the largest impact on Ypsilanti?	11.Does the City have concerns about infrastructure (dams, bridges, utilities, etc.) and the potential for a natural hazardous event in the future? Please describe.	12.Are you concerned with any non-natural hazard events (i.e., mass shooting, nuclear, cyber-attack, etc.) happening within the city or region?	13.If so, what hazards?	14.Have you, personally, considered mitigation strategies for any current or potential hazards?	15.If so, please identify what strategies you have considered.	16.Is there any additional information you would like us to know as we undertake the planning process?
2	D.Ward 3		Citizen	D.51-65 years old	B.No	A.Yes	B.No	B.No		B.Somewhat Concerned	Storms that knock out electricity		C.Unsure		A.Yes	Back up electricity	You asked about current hazards. There is a makeshift skateboard park located in next to the Ypsilanti International Elementary School in Prospect Park. The skateboard ramps, jumps, etc. were all constructed by a group of teenagers 12 or 14 years ago, on top of the tennis court that was there. The hazard is if someone injures themselves and sues the City. The City can't say they didn't know about it, I communicated with the then Mayor and Ward 3 City Council members about it at that time. Has the City's liability insurance carrier been informed this is no longer a tennis court? I cannot imagine an insurer agreeing to cover this skateboard park risk, since it was built with no formal engineering, the materials used are sub-par, it has likely never been inspected, and the young people continue to further modify it every summer. Any serious damages awarded against the City would seem to put the City in peril of bankruptcy, as shaky as the City finances already are. Thank you for your kind attention.
18																	

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
1	**Hazard Mitigation Survey**																
	1.What Ward do you represent and/or live in Ypsilanti?	If you answered "other," please write what area you represent and/or live in Ypsilanti	2.What is your role/organizational representation in the city (i.e., citizen, type of government employee, elected official, etc)?	3.What age range do you fit into?	4.Are you familiar with a Hazard Mitigation Plan?	5.Are you familiar with the Shape Ypsilanti Master Plan?	6.Are you familiar with Ypsilanti's adopted Capital Improvements Plan?	7.Has your neighborhood/ward experienced a significant natural hazard event within the last 10 years?	8.If so, what was the nature of the event?	9.How concerned are you about future natural hazard events (i.e., ice storm, tornado, fire, etc.) impacting your community?	10.What type of natural hazard events are likely to have the largest impact on Ypsilanti?	11.Does the City have concerns about infrastructure (dams, bridges, utilities, etc.) and the potential for a natural hazardous event in the future? Please describe.	12.Are you concerned with any non-natural hazard events (i.e., mass shooting, nuclear, cyber-attack, etc.) happening within the city or region?	13.If so, what hazards?	14.Have you, personally, considered mitigation strategies for any current or potential hazards?	15.If so, please identify what strategies you have considered.	16.Is there any additional information you would like us to know as we undertake the planning process?
2	C.Ward 2		citizen	C.26-50 years old	B.No	B.No	B.No	A.Yes		C.Not Concerned	wind due to old fragile tree	not sure	B.No		A.Yes	we keep the trees surrounding our house trimmed	no
19	C.Ward 2		Retired citizen	E.Over 65 years old	C.Unsure	C.Unsure	B.No	A.Yes	Power outage. Storm water flooding	A.Very Concerned	Storms flash flooding	Storm water management systems in poor condition	A.Yes	Cybersecurity	A.Yes	Parallel operating procedures with Michigan Emergency management, County, and EMU	FEMA current status is in question. Prior to my retirement I served as Fire Chief and emergency manager developing the city plan with an intern from EMU to include resources. The foundation is available
20																	

Hazard Mitigation Survey

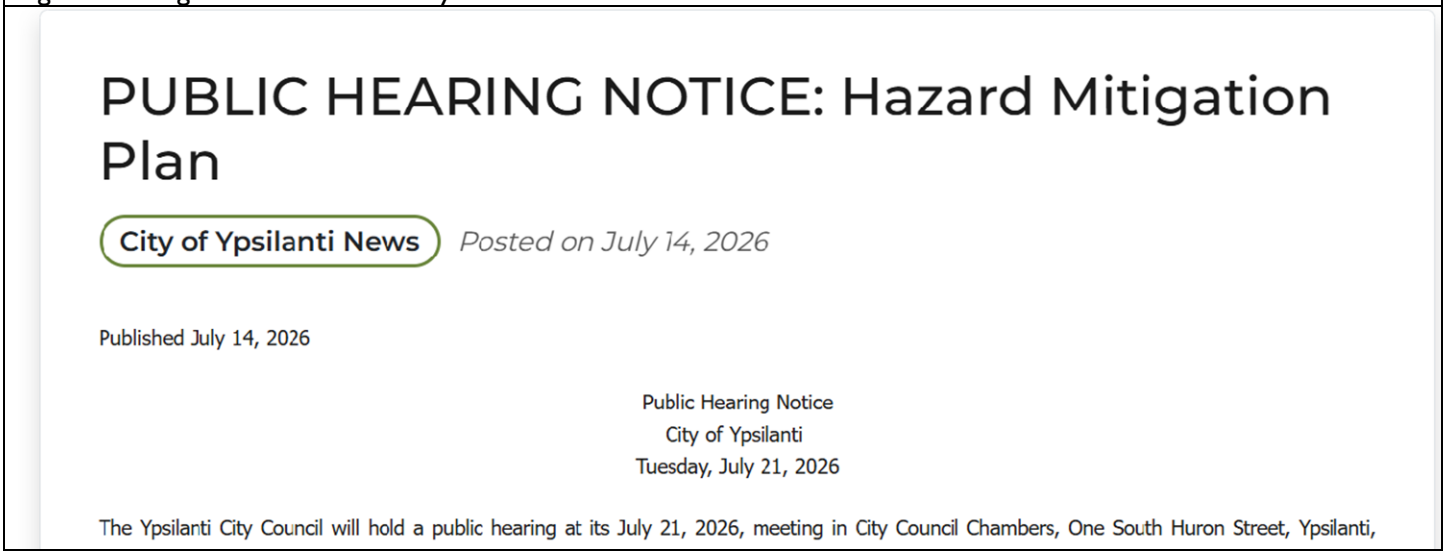
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
1	1.What Ward do you represent and/or live in Ypsilanti?	If you answered "other," please write what area you represent and/or live in Ypsilanti	2.What is your role/organizational representation in the city (i.e., citizen, type of government employee, elected official, etc)?	3.What age range do you fit into?	4.Are you familiar with a Hazard Mitigation Plan?	5.Are you familiar with the Shape Ypsilanti Master Plan?	6.Are you familiar with Ypsilanti's adopted Capital Improvements Plan?	7.Has your neighborhood/ward experienced a significant natural hazard event within the last 10 years?	8.If so, what was the nature of the event?	9.How concerned are you about future natural hazard events (i.e., ice storm, tornado, fire, etc.) impacting your community?	10.What type of natural hazard events are likely to have the largest impact on Ypsilanti?	11.Does the City have concerns about infrastructure (dams, bridges, utilities, etc.) and the potential for a natural hazardous event in the future? Please describe.	12.Are you concerned with any non-natural hazard events (i.e., mass shooting, nuclear, cyber-attack, etc.) happening within the city or region?	13.If so, what hazards?	14.Have you, personally, considered mitigation strategies for any current or potential hazards?	15.If so, please identify what strategies you have considered.	16.Is there any additional information you would like us to know as we undertake the planning process?
2	D.Ward 3		citizen, appointed official	C.26-50 years old	B.No	A.Yes	A.Yes	C.Unknown		B.Somewhat Concerned	flooding due to insufficient stormwater management systems, down trees during weather events	Cross street bridge damage or collapse. Aerial lines near hazardous trees during weather events.	A.Yes	Shooting, cyber-attack	A.Yes	Tree risk assessment and preventative pruning/removal. Avoid cross street bridge.	
21	C.Ward 2		citizen	E.Over 65 years old	B.No		B.No	B.No		B.Somewhat Concerned	tornado; crime	???	C.Unsure		C.Unsure		
22																	

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
1	**Hazard Mitigation Survey**																
	1.What Ward do you represent and/or live in Ypsilanti?	If you answered "other," please write what area you represent and/or live in Ypsilanti	2.What is your role/organizational representation in the city (i.e., citizen, type of government employee, elected official, etc)?	3.What age range do you fit into?	4.Are you familiar with a Hazard Mitigation Plan?	5.Are you familiar with the Shape Ypsilanti Master Plan?	6.Are you familiar with Ypsilanti's adopted Capital Improvements Plan?	7.Has your neighborhood/ward experienced a significant natural hazard event within the last 10 years?	8.If so, what was the nature of the event?	9.How concerned are you about future natural hazard events (i.e., ice storm, tornado, fire, etc.) impacting your community?	10.What type of natural hazard events are likely to have the largest impact on Ypsilanti?	11.Does the City have concerns about infrastructure (dams, bridges, utilities, etc.) and the potential for a natural hazardous event in the future? Please describe.	12.Are you concerned with any non-natural hazard events (i.e., mass shooting, nuclear, cyber-attack, etc.) happening within the city or region?	13.If so, what hazards?	14.Have you, personally, considered mitigation strategies for any current or potential hazards?	15.If so, please identify what strategies you have considered.	16.Is there any additional information you would like us to know as we undertake the planning process?
2	D.Ward 3		citizen	C.26-50 years old	A.Yes	B.No	A.Yes	C.Unknown		B.Somewhat Concerned	Flooding, ice storms, introduction and increase of invasive species	Yes, concerns about DTE's ability to properly manage and maintain new or existing utility lines despite regular rate increases.	B.No		A.Yes	Have removed & managed invasive species, particularly tree of heaven given the encroachment of spotted lantern fly into Michigan and it's impacts on agriculture and local populations of plants and wildlife	
23																	
	D.Ward 3		Citizen	D.51-65 years old	B.No	A.Yes	B.No	A.Yes	Flood from storm	B.Somewhat Concerned	Ice, water, tornado		A.Yes	Shooting, riot, infrastructure collapse	A.Yes	Keep supply of food, water, gas, firewood, batteries, lighting. Installed whole house generator	
24																	

Hazard Mitigation Survey

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
1	1.What Ward do you represent and/or live in Ypsilanti?	If you answered "other," please write what area you represent and/or live in Ypsilanti	2.What is your role/organizational representation in the city (i.e., citizen, type of government employee, elected official, etc)?	3.What age range do you fit into?	4.Are you familiar with a Hazard Mitigation Plan?	5.Are you familiar with the Shape Ypsilanti Master Plan?	6.Are you familiar with Ypsilanti's adopted Capital Improvements Plan?	7.Has your neighborhood/ward experienced a significant natural hazard event within the last 10 years?	8.If so, what was the nature of the event?	9.How concerned are you about future natural hazard events (i.e., ice storm, tornado, fire, etc.) impacting your community?	10.What type of natural hazard events are likely to have the largest impact on Ypsilanti?	11.Does the City have concerns about infrastructure (dams, bridges, utilities, etc.) and the potential for a natural hazardous event in the future? Please describe.	12.Are you concerned with any non-natural hazard events (i.e., mass shooting, nuclear, cyber-attack, etc.) happening within the city or region?	13.If so, what hazards?	14.Have you, personally, considered mitigation strategies for any current or potential hazards?	15.If so, please identify what strategies you have considered.	16.Is there any additional information you would like us to know as we undertake the planning process?
2	C.Ward 2		Citizen	D.51-65 years old	B.No	A.Yes	A.Yes	A.Yes	Flooding in College Heights	A.Very Concerned	Flooding	Yes, our roads are falling apart and it doesn't seem that our storm drain systems, etc. can handle the increased rains we're getting.	C.Unsure	Less of a concern than the natural ones.	A.Yes	Spent a lot of money on installing a backflow valve after major flooding and also put in a rain garden.	Don't ignore the flooding issue in our neighborhoods. It has impacted the quality of life for many of my neighbors, most of whom are seniors and lived here a long time.
25																	

Figure X: Images of Draft Availability



PUBLIC HEARING NOTICE: Hazard Mitigation Plan

City of Ypsilanti News *Posted on July 14, 2026*

Published July 14, 2026

Public Hearing Notice
City of Ypsilanti
Tuesday, July 21, 2026

The Ypsilanti City Council will hold a public hearing at its July 21, 2026, meeting in City Council Chambers, One South Huron Street, Ypsilanti,

APPENDIX C

Meeting Minutes

The HMP was presented to the Ypsilanti Planning Commission, where meetings are posted in the newspaper and are open to the public. Committee members and members of the public provided input. Minutes from the meeting are publicly available.

The HMP was presented to the Ypsilanti City Council, where the meetings are posted in the newspaper and are open to the public. Council members and members of the public provided input. Minutes from the meeting are publicly available.

During the development of the plan, partnering agencies and relevant governmental entities were formally invited to comment on draft plans and related materials. They were given the opportunity via mailings of both meeting notices and draft copies of the plan for comment. City officials were provided with formal written comments and feedback, as well as informal feedback. This feedback took the form of phone calls, emails, and conversations that occurred at various non-mitigation-related meetings throughout the city. This information was provided by city staff and used to develop this plan, including the risk assessment section. Those minutes are included in these appendices.

Meeting Minutes – Community Hazard Mitigation Discussion Meeting 1
Date: August 27, 2025
Time: 10:00 am
Location: Virtual Meeting
Facilitator: Katie Jones, City of Ypsilanti

Attendees:
Josh Burns, Planner, City of Ypsilanti
Laura Drabcxyk, Director of Risk & Emergency Management, Eastern Michigan University
Tim Anderson, Police Chief, City of Ypsilanti
Andrew Hellenga, City Manager, City of Ypsilanti
Raymond Hess, Manager, Project Management and Delivery, TheRide/Ann Arbor Area Transportation Authority
Daniel Brown, Climate Resilience Strategist, Huron River Watershed Council
Beth Gibbons, Director, Washtenaw County Resiliency Office
Tray Johnson-McGuire, Senior Program Manager - Washtenaw County Community Engagement, DTE Energy
Ken Hobbs, Fire Chief, City of Ypsilanti
Katie Jones, Manager, Strategic Communications, City of Ypsilanti
Joe Meyers, Director of Community Services, City of Ypsilanti
Benjamin Pinette – Emergency Operations Manager, Emergency Services Division, Washtenaw County Sheriff
Samantha Sukel, Dispatch System Controller, Huron Valley Ambulance
Bonnie Wessler, Director of Public Works, City of Ypsilanti

I. Introductions
II. Review What a Hazard Mitigation Plan is
III. Review Roles and Process of Hazard Mitigation Planning
IV. List Significant Natural Hazard Events within the City in the Past 20 Years
    a. Flooding
    b. Dam Failure
    c. Blackout
    d. Ice storm 2023 – severe weather – snow emergency
    e. Air Quality – public health and climate change – wildfire smoke
    f. 2021 rainfall with significant flooding
    g. August 2023 – Flooding
    h. 2014 Polar Vortex and flooding
    i. COVID – 48198/7

j. Heat Events
k. Wind Events with power outages

V. List Significant Natural Hazard Events that may happen

a. Flooding

b. Extreme storms – severity increasing 25 times more likely. Multiple incidents happening at once are increasing and become compounding or cascading events.

c. Pipeline incidents

d. Urban wildfires

e. Nuclear attack

f. Trees dying, heat, and invasive species – detrimental to power structures and humans, ecosystem/vegetation

g. Dam Failure

h. Gellman plume or other environmental toxins – hex chrome

VI. Type of Natural Hazard Events likely to have the largest Impact on Ypsilanti

a. Flooding

b. Tornado

c. Thunderstorm 100 mph

d. Snow or Ice storms 70-80 mph without power

e. Dam failure

f. Flooding

g. Heat event – Power Outage

h. Humidity – Heatville

i. Fleeing – being a climate haven because Michigan has so much fresh water.

VII. Infrastructure Concerns in the Future

a. Bridges – snow/ice as well as water

b. Power electrical – blackout

c. Sinkhole

d. Stormwater infrastructure

e. Housing

f. Homelessness

g. Senior Housing

h. Dams

i. High Rise

j. Drinking Water – water storage

k. Power Grid Failure – socio-economic effects of the power grid going down are a concern, and how we provide services and support to them

l. Communication Grid Failure

m. Cyber Infrastructure

n. Old Buildings/ Maintenance

VIII. Concerns for Non-Natural Hazard Events (i.e., mass shootings, cyber attacks, nuclear, etc.)

a. Mass Shooting

b. Protests or Civil Unrest – Even small ones are a concern.

c. Shooting Events – Community Wide

d. Historic Buildings – Bricks or scaffolding falling.

e. Technological

f. Dumping and Water Quality

g. Train Derailment

h. Plane Crash

i. Sabotage of Infrastructure

j. Active Shooter or Threat Against Institution (Schools?)

k. Hazmat – Fixed site and transportation corridors.

l. Terrorism

m. Nuclear

n. Gang or gun violence

o. ICE and immigrants

p. Population migration – Ypsilanti would need infrastructure to handle increased population.

q. Over-reliance on cars

r. Gas shortage – energy crisis

s. Pandemic – natural or synthetic

t. Supply Chain Collapse – food access crisis

u. Ransomware Attack – could prevent access to services

v. Aging infrastructure

w. Election Concerns

x. Measles Public Health – Disease Outbreak

Meeting Minutes – Community Hazard Mitigation Discussion Meeting 2
Date: September 24, 2025
Time: 10:00 am
Location: Virtual Meeting
Facilitator: Katie Jones, City of Ypsilanti

Attendees:
Josh Burns, Planner, City of Ypsilanti,
Laura Drabcxyk, Director of Risk & Emergency Management, Eastern Michigan University,
Tim Anderson, Police Chief, City of Ypsilanti
Andrew Hellenga, City Manager, City of Ypsilanti
Raymond Hess, Manager, Project Management and Delivery, TheRide/Ann Arbor Area Transportation Authority
Daniel Brown, Climate Resilience Strategist, Huron River Watershed Council
Tray Johnson-McGuire, Senior Program Manager - Washtenaw County Community Engagement, DTE Energy
Katie Jones, Manager Strategic Communications, City of Ypsilanti

---

1. Meeting Overview

Purpose:
To identify community threats, assets, and vulnerabilities; assess risk; and discuss existing resources, plans, and needs for hazard mitigation.

Guiding Questions:

- What resources do we currently have to help with various hazard events?
- What plans are already in place?
- What additional resources, facilities, or strategies are needed?

---

2. Natural Hazard Events

A. Flooding

- **Jones:** Began discussion on flooding as a key natural hazard for Ypsilanti.
- **Brown (HRWC):** Noted that the Huron River Basin provides natural drainage and flood absorption. Identified steep riverbanks and parklands like Riverside and Frog Island as assets.

- **Burns:** Mentioned that the Highland Cemetery and other wetlands act as natural buffers.
- **Jones:** Identified low-lying areas such as Riverside Park and Frog Island as highly vulnerable.
- **Brown:** Highlighted dam failure as a separate but catastrophic risk that could severely impact Peninsular Place Apartments and Depot Town.
- **Jones:** Shared that the Parks and Recreation Master Plan includes rain garden projects, but implementation is funding-dependent.
- **Burns:** Suggested exploring Ainsworth Park as a potential rain garden site.
- **Drabczyk:** Mentioned that EMU's vacant housing towers could serve as temporary relocation centers in the event of a flood or dam failure. But also that the bigger and stronger that rain events become the more we see the lines inundated and not large enough to handle that capacity.
- **Jones and Burns:** College Heights, Normal Park and Ainsworth Park have had issues with flooding and might be good for rain gardens to help deal with storm water management.
- **Opportunities:** Consensus that funding and stormwater upgrades are top needs. The team will pursue potential grant opportunities for green infrastructure.

Dam Failure

- **Jones:** Emphasized the need for a specific evacuation and relocation plan for areas downstream of the dam.
- **Meyers:** Ensuring that unhoused populations that may be camping in or near parks will need help relocating.
- **Drabczyk:** There's nothing currently in place to house people at EMU, but that's definitely something we can work on. And right now, our three housing towers are sitting vacant.
- **Opportunities:** City developing an evacuation plan specifically addressing unhoused and the residents near the river such as those in Depot Town and in Peninsular Place Apartments. Working with partners such as County and Eastern Michigan University to relocate people temporarily.

Blackouts / Power Outages

- **Jones:** Asked what resources are available for power outages.
- **Hellenga:** Stated there are no generator contracts currently in place for city facilities.
- **Meyers:** Suggested developing contracts with generator vendors in case of a major blackout.
- **Hellenga:** Recommended coordination with EMU and Washtenaw County for shared shelter and backup power resources and identifying potential "resilience hubs."
- **Burns:** Suggested continuing collaboration with Solar Ypsi for renewable power and grant opportunities.
- **Drabczyk:** EMU does generate some of their own power, so there may be some structures, if there's a widespread blackout, that Eastern might have some facilities that have power.
- **Opportunities:** City to explore resilience hub development and generator contracts; continue pursuing solar energy projects and additional partnership with EMU.

Ice Storms

- **Jones:** Brought up past tree damage from ice storms.
- **Hellenga:** Reported that new tree maintenance contracts are in place for dead or diseased tree removal as well as those around power lines.
- **Brown:** Recommended expanding tree diversity to reduce risk from species-specific stress, noting that we have been ok with our stock of red maple trees thus far but a greater diversity would help.
- **Opportunities:** Maintain proactive tree trimming and replacement; emphasize species diversity.

Air Quality & Heat Events

- **Brown:** Noted increasing summer heat and air quality issues due to regional trends.

- **Drabczyk:** Ensure people are subscribed to the Washtenaw County alert system
- **Jones:** Proposed stocking masks for poor air quality days and designating summer cooling centers and also that Washtenaw County has an air-conditioning assistance program.
- **Burns:** Recommended increasing tree canopy coverage and considering a full urban tree inventory.
- **Opportunities:** City will identify cooling shelter locations and develop a canopy expansion strategy.

Windstorms & Tornadoes

- **Hobbs:** Confirmed that siren alert systems are functional and tested regularly.
- **Burns:** Suggested more distributed emergency shelter sites for unhoused individuals.
- **Jones:** Recommended promoting County emergency alert subscription to residents.
- **Opportunities:** Include public awareness campaign on emergency notifications.

Other Natural Hazards

- There were additional general discussions regarding regional risks including pipeline leaks, wildfires, drinking water and contamination from the Gelman Plume.
- **Opportunities:** Continue coordination with regional environmental agencies for monitoring and response.

---

3. Infrastructure Concerns

Sinkholes & Stormwater

- **Meyers:** Stressed that proactive stormwater system maintenance is key to preventing sinkholes.
- **Jones:** Noted ongoing grant-funded stormwater projects currently under assessment and an issue there would also be relocation of people as we have stated with other disasters.

- **Decision:** Continue stormwater improvement projects and expand infrastructure assessment funding.

Housing & Homelessness

- **Jones and Burns:** Highlighted that unhoused residents face higher risk during environmental emergencies and need targeted response plans.
- **Opportunities:** Integrate homelessness response into hazard mitigation framework.

Drinking Water

- **Jones:** Reported that lead and copper line replacement is ongoing through Ypsilanti Community Utilities Authority (YCUA)
- **Brown:** PFAS risks are primarily upstream.
- **Jones:** Suggested exploring a home filter subsidy or rebate program for low-income residents.
- **Opportunties:** Maintain communication with County and consider water filter program development and possibly contract with stores for bottled water.

Power, Communications, and Cyber Infrastructure

- **Hellenga:** Raised concern about communication failures during power loss.
- **Burns:** Suggested building door-to-door communication plans using volunteers.
- **Meyers:** Recommended creating neighborhood contact “trees” and encouraging emergency radio use.
- **Hess:** Brought up the usage of emergency radios and having people in strategic areas who are aware of how to utilize them.
- **Brown:** Radios partnered with areas that have backup generators and coordinated volunteers to help vulnerable populations.
- **Jones:** Reminding people to have battery back ups.
- **Opportunities:** Develop a local emergency communication plan and public education campaign.

4. Non-Natural Hazards

Mass Shooting / Active Threat

- **Hobbs:** Stated that Ypsilanti Police and Fire have established response and SWAT coordination procedures.
- **Jones:** Recommended community training and improved family reunification planning.
- **Burns:** Drills and trainings are important for such situations, so people know what to do.
- **Opportunities:** Schedule regular active shooter training and update public-facing emergency materials.

Civil Unrest

- **Hellenga:** Noted mutual aid agreements with surrounding departments.
- **Jones:** Added that additional barricades are needed for crowd safety and event management.
- **Opportunities:** Pursue equipment purchase for improved incident response.

Historic Buildings

- **Burns:** Suggested ongoing structural assessments for preservation and safety compliance.
- **Opportunities:** Include historic structure integrity in dangerous building program and review in hazard planning.

Water Contamination / Dumping

- **Jones:** Recommended establishing partnerships with local grocery stores for bottled water distribution in contamination events.
- **Opportunities:** Draft preliminary agreements with local retailers.

Train Derailment

- **Hobbs:** Noted existing emergency coordination with MDOT for train incidents.
- **Jones:** Proposed exploring federal or state grants for rail safety improvements.
- **Brown:** Mentioned potential opportunities tied to passenger rail development projects.
- **Opportunties:** Pursue joint safety and infrastructure grants with MDOT.

Plane Crash

- **Hobbs:** Confirmed that the Fire Department follows the Willow Run Airport Emergency Plan for any plane-related incident.
- **Opportunities:** Ensure communication protocols are aligned with federal and regional partners.

Hazmat Incidents

- **Hobbs:** Indicated existing Hazmat Team capabilities and that there are mutual aid agreements.
- **Jones:** Requested a comprehensive list of all city emergency plans to centralize documentation.
- **Opportunities:** Fire Chief will compile and share all emergency plans for central record at City Hall.

---

5. Existing Plans and Next Steps

- **Hobbs:** Provided overview of existing Emergency Action Plans (for flood, dam failure, hazmat, plane crash, train derailment, and active shooter scenarios).
- **Hobbs:** Confirmed that the Fire Department serves as the City's Emergency Operations Center (EOC).
- **Jones:** Requested that department heads submit their plans for unified and clearly communicated documentation.

- **Next Steps:**
    1. Chief Hobbs to provide list of all emergency plans.
    2. Department heads (Fire, Police, Parks) to submit plans for central compilation.
    3. Develop prioritized hazard list and mitigation strategies.
    4. Draft goals and objectives for next meeting.
    5. Continue exploring funding and partnerships for infrastructure and emergency shelters.

Next Meeting: Wednesday, October 29
Focus: Hazard prioritization, mitigation goals, and integration into local plans.

Meeting Adjourned. 10:58 AM

Meeting Minutes – Community Hazard Mitigation Discussion Meeting 2
Date: September 24, 2025
Time: 10:00 am
Location: Virtual Meeting
Facilitator: Katie Jones, City of Ypsilanti

Attendees:

Dave Butler, Huron Valley Ambulance
Laura Drabczyk, Director of Risk & Emergency Management, Eastern Michigan University
Tray Johnson-McGuire, Senior Program Manager - Washtenaw County Community Engagement, DTE Energy
Benjamin Pinette – Emergency Operations Manager, Emergency Services Division, Washtenaw County Sheriff
Ken Hobbs, Fire Chief, City of Ypsilanti
Raymond Hess, Manager, Project Management and Delivery, TheRide/Ann Arbor Area Transportation Authority
Daniel Brown, Climate Resilience Strategist, Huron River Watershed Council
Katie Jones, Manager, Strategic Communications, City of Ypsilanti

Meeting Purpose

Review the draft Hazard Mitigation Plan, with particular focus on the goals, objectives, and strategies. Solicit feedback on content, identify missing elements, and discuss revisions before moving toward the final draft.

Draft Plan Updates

- Ben noted a correction regarding federal disaster declarations:
    - **August 2023 flooding:** Washtenaw County did not receive Individual Assistance or Public Assistance. The declaration only made Hazard Mitigation Grant Program funding available statewide.
    - **June 2021 flooding:** Washtenaw County did receive an Individual Assistance declaration, and this should be included in the plan.

General Plan Review

- Participants agreed the overall structure of the draft accurately reflects previous steering committee discussions.

- Katie requested continued review of the goals, objectives, and strategies, as well as identification of any missing topics or hazards.
- Katie plans to distribute the draft as a Microsoft 365 document with Track Changes enabled to streamline collaborative editing.

Goal 1 – Strengthen Community-Wide Emergency Communications and Alert Systems

- Ben stated the goal and supporting objectives accurately reflect current emergency communications priorities.
- Continued coordination between the City, County, and regional partners was emphasized as an ongoing priority.
- No substantive revisions were recommended.

Goal 2 – Reduce Flood and Infrastructure Failure Risk

- Daniel Brown supported the goal and recommended:
    - Explicitly adding forest preservation and urban tree canopy preservation/expansion as mitigation strategies.
    - Recognizing these initiatives as likely funding priorities in coming years.
- Existing strategies related to green infrastructure, dam removal, and natural environment restoration were affirmed.

Public Survey Update

- Ken Hobbs asked about community survey participation.
- Katie reported that approximately 24 responses were received and the response levels met expectations given limited promotion. Survey participation was comparable to other recent City engagement efforts.

Goal 3 – Harden Public Buildings and Spaces Against Human-Caused Threats

- Katie questioned whether "harden" was the appropriate terminology.
- Ben confirmed that "target hardening" is standard emergency management and critical infrastructure terminology.
- Discussion included examples of mitigation measures such as:
    - Bollards
    - Transit hub security improvements

    - Municipal facility protection
- Participants agreed the goal is appropriately broad and should avoid excessive operational detail.

Goal 5 – Promote Public Preparedness and Neighborhood Resilience

- Ben supported the proposed objectives and discussed opportunities to expand public preparedness efforts.
- Existing FEMA and Ready Michigan resources were identified as models for future outreach.
- Katie raised concerns about using the name "Ready Ypsi" due to an existing local organization with a similar name.
- The group agreed to avoid that branding and instead refer more generally to a community preparedness campaign.
- Ken Hobbs suggested developing a customized emergency preparedness guide using materials from Positive Promotions.
- Ben offered to share an editable preparedness workbook template to assist with local customization.

Overall Plan Feedback

Participants expressed strong support for the draft and noted that:

- The document is professional and well organized.
- It accurately reflects previous committee discussions.
- No significant hazards or mitigation topics appeared to be missing.
- Ben confirmed the hazards identified align well with the County Hazard Analysis.

Action Items

- **Katie Jones**
    - Add June 2021 flooding and clarify disaster declaration information.
    - Revise Goal 2 to include forest preservation and urban tree canopy strategies.
    - Reconsider naming of the community preparedness campaign.

    - Upload the draft to Microsoft 365 with Track Changes enabled.
    - Incorporate Bonnie's edits before distributing the collaborative draft.
- **All Steering Committee Members**
    - Review the shared document.
    - Submit edits, comments, and technical corrections using Track Changes.
- **Ben (Washtenaw County EOC)**
    - Provide Katie and Ken with the editable preparedness workbook template.
- **Ken Hobbs**
    - Share emergency preparedness guide examples for consideration in future outreach materials.

Adjournment

Katie thanked the committee for their feedback and participation. The meeting adjourned following agreement to continue revisions through the shared draft document.

APPENDIX D

HMP Plan Adoption Resolution

INSERT COPY OF ADOPTED RESOLUTION

REQUEST FOR LEGISLATION
July 21, 2026

For: Mayor and City Council

From: Amber Fellows, Council Member, Desirae Simmons, Council Member

Subject: Tabled Resolution No. 2026-142 Authorizing the Removal of the Encampment at Kramer Street and Bell Street and Resolution No. 2026-169 Postponing the tabled resolution to a date certain, which will allow the Bell/Kramer Task Force sufficient time to develop potential solutions for the remaining campers and the neighborhood.

SUMMARY & BACKGROUND:

RECOMMENDED ACTION:

ATTACHMENTS:
1. Resolution No 2026-142 Kramer St Encampment
2. Resolution No 2026-169 Postopone Kramer St Encampment resolution

---

CITY MANAGER APPROVAL: COUNCIL AGENDA DATE: July 21, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:

Resolution No. 2026-142
~~June 16, 2026~~
TABLED
July 21, 2026

A RESOLUTION AUTHORIZING THE REMOVAL OF THE ENCAMPMENT AT KRAMER STREET AND BELL STREET

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the City of Ypsilanti is committed to maintaining safe, healthy, and accessible neighborhoods for all residents; and

WHEREAS, the encampment located near Kramer Street and Bell Street has generated significant concerns from nearby homeowners regarding public safety, sanitation, environmental impacts, and the usability of adjacent public spaces; and

WHEREAS, the City recognizes that homeowners and long-term residents are taxpayers who rely upon the City to protect community well-being, uphold municipal ordinances, and ensure that public property remains safe and functional; and

WHEREAS, the City also acknowledges that the individuals residing in the encampment are experiencing housing instability, economic hardship, and vulnerable circumstances, and that these residents deserve to be treated with dignity, compassion, and respect; and

WHEREAS, the ongoing conditions at the encampment present health and safety risks both to the individuals living there and to the surrounding neighborhood, including inadequate sanitation, exposure to extreme weather, and limited access to supportive services; and

WHEREAS, the City has coordinated with community partners, outreach teams, and service agencies to ensure that residents of the encampment are offered appropriate resources, including shelter options, transportation to available placements, connection to housing support services, and referrals to mental health, addiction treatment, and other relevant providers; and

WHEREAS, the City Council seeks to balance the rights and needs of homeowners with the urgent humanitarian needs of residents experiencing homelessness, and recognizes that clearing an encampment must be accompanied by trauma-informed outreach and alternative shelter pathways whenever feasible;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF YPSILANTI that City staff, in coordination with social service partners, are hereby authorized to proceed with the removal of the encampment at Kramer Street and Bell Street in a manner that is:

1. **Lawful**, in full compliance with local ordinances, state law, and constitutional requirements;

2. **Respectful**, ensuring that all individuals residing in the encampment are informed, treated with dignity, and given reasonable time to gather personal belongings;
3. **Compassionate**, requesting that service providers be present prior to and during the clearing process to offer shelter placements, outreach support, case management connections, and transportation when appropriate;
4. **Accountable**, ensuring that all actions taken are documented and that the property is restored to a clean, safe, and accessible condition following removal; and
5. **Collaborative**, encouraging continued partnership with county agencies, nonprofit organizations, and community members to address the broader issue of homelessness in a sustainable and humane manner.

BE IT FURTHER RESOLVED that the City Council reaffirms its commitment to long-term strategies aimed at expanding affordable housing, supporting homelessness prevention programs, and strengthening outreach and crisis response systems within the City of Ypsilanti.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

Resolution No. 2026-169
July 21, 2026

Resolution To Postpone Removal of the Bell/Kramer Encampment

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the City Council previously considered a resolution to remove the Bell/Kramer encampment; and

WHEREAS, a community meeting was held in July 2026 with stakeholders including PATH, LEAF, Washtenaw Camp Outreach, unhoused and housed residents, Council Members, and City staff; and

WHEREAS, progress has been made since the prior Council discussion, including the provision of supplies, cleanup efforts by the SHINE Team, increased police patrols, and the relocation of the majority of campers, with only 4 to 5 remaining; and

WHEREAS, the meeting generated multiple proposals, including job placement assistance, a safe campsite with restrooms, water, and electricity, and the potential purchase of a building for emergency shelter; and

WHEREAS, residents acknowledge progress but seek continued enforcement of no trespassing signs and express concern about ongoing traffic to the site; and

WHEREAS, attendees agreed to form a Task Force to explore viable solutions.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby postpones the tabled resolution regarding removal of the Bell/Kramer encampment to a date certain; and

BE IT FURTHER RESOLVED that this postponement allows the Bell/Kramer Task Force sufficient time to develop potential solutions for the remaining campers and the neighborhood; and

BE IT FURTHER RESOLVED that the City Council shall take action once solutions are identified by the Task Force; and

BE IT FURTHER RESOLVED that such solutions shall address the feasibility of designating sustainable alternatives for the remaining campers, including an emergency overnight shelter and/or a safe camping site with infrastructure for restrooms, running water, electricity, and long-term sustainability; and

BE IT FURTHER RESOLVED that a copy of this resolution be transmitted to the Bell/Kramer Task Force.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

REQUEST FOR LEGISLATION
July 21, 2026

For: Mayor and City Council

From: Patrick McLean, Council Member, Roland Tooson, Council Member

Subject: Postponed Resolution No. 2026-143 Supporting the Washtenaw Community College (WCC) proposed replacement operating millage on the August 4, 2026 ballot.

SUMMARY & BACKGROUND:

RECOMMENDED ACTION: Approval

ATTACHMENTS:

CITY MANAGER APPROVAL: COUNCIL AGENDA DATE: July 21, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:

REQUEST FOR LEGISLATION
July 21, 2026

For: Mayor and City Council

From: Andrew Hellenga, City Manager

Subject: Resolution No. 2026-170 Approving a Memorandum of Understanding with LEAF to install sharps containers in the city to be managed by the Michigan Department of Health and Human Services, and directing the City Manager to sign on Council's behalf.

SUMMARY & BACKGROUND:

RECOMMENDED ACTION: Approval

ATTACHMENTS:
1. RFL and Resolution Sharps
2. Sharps MOU
3. LEAF_HNHS Medical Waste Letter 2026

CITY MANAGER APPROVAL: COUNCIL AGENDA DATE: July 21, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:

REQUEST FOR LEGISLATION
July 21, 2026

For: Mayor and City Council

From: Andrew Hellenga, City Manager

Subject: Sharps Disposal Containers

SUMMARY & BACKGROUND:

Members of LEAF approached the city about installing sharps disposal containers. LEAF currently has an agreement with the Michigan Department of Health and Human Services to empty and maintain the containers.

Sharps containers placed strategically throughout the city would aid in decreasing needles being disposed of in parks, parking lots, and other public spaces.

RECOMMENDED ACTION: Approval

ATTACHMENTS: Resolution and MOU

CITY MANAGER APPROVAL: _____ COUNCIL AGENDA DATE: _____

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____

BUDGET PRIORITY REFERENCE _____

Resolution No. 2026 - 170
July 21, 2026

NOW THEREFORE BE IT RESOLVED THAT the City Council of the City of Ypsilanti approve this Memorandum of Understanding with LEAF to install sharps containers in the city to be managed by the Michigan Department of Health and Human Services, and direct the City Manager to sign on Council's behalf.

BE IT FURTHER RESOLVED that City Council directs the City Manager to work with LEAF to strategize the most effective location for the containers and change locations as needed.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding ("MOU") is entered into as of [Effective Date], by and between the City of Ypsilanti (the "City"), and Liberation Empathy and Advocacy for the Future: Harm Reduction, a Michigan corporation ("LEAF").

I. Purpose. The purpose of this MOU is to define the terms and conditions under which LEAF shall operate and maintain a sharps collection box located at [location] ("Collection Box"). This MOU does not create a partnership, joint venture, or agency relationship between the parties, and may not otherwise be construed as a determination by the City regarding zoning or code compliance at the site of the Collection Box.

II. Ownership and Control. The Collection Box shall be owned, operated, serviced, and maintained exclusively by LEAF. The City shall have no ownership interest in, responsibility for, or operational control over, the Collection Box.

III. LEAF Responsibilities. LEAF shall be solely and fully responsible for all aspects of the Collection Box, including but not limited to:

a. Installation, operation, monitoring, servicing, and removal of the Collection Box;
b. Collection, handling, transportation, and lawful disposal of all contents;
c. Compliance with all applicable federal, state, and local laws, regulations, and guidelines, including those related to public health, environmental protection, and waste disposal;
d. Routine inspection and maintenance to ensure the Collection Box remains safe, secure, and in good working order;
e. Responding promptly to spills, damage, vandalism, or safety concerns related to the Collection Box;
f. All costs and expenses associated with the Collection Box.

IV. Prohibition on Distribution of Sharps. LEAF is strictly prohibited from distributing, selling, providing, or otherwise making available sharps or related instruments to any individual or entity in connection with this MOU. The Collection Box shall be used solely for the receipt and disposal of sharps.

V. Liability. The City shall have no responsibility or liability for:

a. The contents of the Collection Box;
b. Injuries, damages, or claims arising from the installation, operation, use, or maintenance of the Collection Box;
c. Any failure by LEAF to comply with applicable laws or regulations.

VI. Indemnification and Hold Harmless. To the fullest extent permitted by law, LEAF shall defend, indemnify, and hold harmless the City and its elected officials, officers, employees, and agents from and against all claims, demands, damages, losses, liabilities, costs, and expenses (including reasonable attorneys' fees) arising out of or related to:

a. The installation, operation, maintenance, or removal of the Collection Box;
b. LEAF's acts or omissions;
c. Any breach of this MOU by LEAF, its employees, volunteers, officers, and staff.

VII. **Insurance.** LEAF shall maintain, at its own expense, insurance coverage in amounts and types reasonably acceptable to the City, including general liability insurance, and shall provide proof of such insurance upon request.

VIII. **Term and Termination.** Either party may terminate this MOU upon seven (7) days' written notice. Upon termination, LEAF shall promptly remove the Collection Box and restore the site to its prior condition.

IX. **Governing Law.** This MOU shall be governed by and construed in accordance with the laws of the State of Michigan and the Ypsilanti City Code. This MOU shall not be effective unless and until approved by resolution of the Ypsilanti City Council.

X. **Entire Understanding.** This MOU constitutes the entire understanding between the parties regarding the subject matter herein and may be amended at the City's sole discretion.

_____

City of Ypsilanti
By: Andrew Hellenga, City Manager

_____

Liberation Empathy and Advocacy for the Future: Harm Reduction

By: _____

Its: _____

STATE OF MICHIGAN
DEPARTMENT OF HEALTH AND HUMAN SERVICES
LANSING

GRETCHEN WHITMER
GOVERNOR

ELIZABETH HERTEL
DIRECTOR

March 1, 2026

Corn Williams
Executive Director
LEAF
211 E Michigan Ave
Ypsilanti, MI, 48198

Dear Mr. Williams:

On behalf of the Michigan Department of Health and Human Services (MDHHS), Bureau of Infectious Disease Prevention, I am pleased to inform you that the medical waste disposal contract through Hospital Network Healthcare Services (HNHS) Waste Management and LEAF has been approved.

HNHS Waste Management will provide monthly sharp pick-up services at 211 E. Michigan Ave, Ypsilanti, MI, 48198, starting in March 2026. For your records, LEAF's account number with HNHS Waste Management is 13847-9.

If you have any questions, please contact us at MDHHS-SyringeAccess@Michigan.gov. We are here to support you and appreciate your commitment to providing safe and accessible services to your community.

Sincerely,

Macey Ladisky

Macey Ladisky, MPH
Viral Hepatitis & Tuberculosis Section Manager
Emerging Infections Division
Michigan Department of Health and Human Services
LadiskyM@Michigan.gov

REQUEST FOR LEGISLATION
July 21, 2026

For: Mayor and City Council

From: Joe Meyers, Community Services Director

Subject: Resolution No. 2026-171 Authorizing the issuance of a Request for Proposals (RFP) to solicit qualified licensed professional surveyors to conduct surveys of the affected properties along First Avenue and prepare an Assessor's Plat.

SUMMARY & BACKGROUND:

RECOMMENDED ACTION: Approval

ATTACHMENTS:
1. RFL for First Ave Boundaries
2. First Ave Boundaries Resoution 2026-171

CITY MANAGER APPROVAL: COUNCIL AGENDA DATE: July 21, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:

REQUEST FOR LEGISLATION
Date: July 21, 2026

For: Mayor and City Council

From: Joe Meyers, Director of Community Services

Subject: First Avenue Property Boundary Issues

SUMMARY & BACKGROUND:

The City of Ypsilanti has been reviewing long-standing property boundaries and land description issues affecting properties along First Avenue. Many parcel and legal descriptions in this area are inconsistent, inaccurate, or conflicting with those of neighboring properties. On June 17, 2026, Staff held a community meeting with 1st Ward representatives and the Mayor, at which we invited both property owners and residents of the affected properties. Historic plats and legal descriptions for this block overlap, conflict, or are difficult to interpret. Staff recommends that we solve this longstanding problem by issuing a request for proposals for a licensed surveyor and engaging them to survey all affected properties to create an Assessor's Plat. An Assessor's Plat is a legal process a municipality can use to clarify property boundaries. The process would be as follows:

City Approval Survey Owner & Resident Notice Draft Plan Recording

RECOMMENDED ACTION:
Staff recommends that the City Council approve hiring a Surveyor to survey the parcels and develop an Assessor's Plat.

ATTACHMENTS:

CITY MANAGER APPROVAL: COUNCIL AGENDA DATE:

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:

Resolution No. 2026-171
July 21, 2026

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the City of Ypsilanti has identified long-standing inconsistencies, inaccuracies, and conflicts in property boundary descriptions affecting multiple parcels located along First Avenue; and

WHEREAS, historic plats, legal descriptions, and recorded property boundaries within this area overlap, conflict, or are otherwise difficult to interpret, resulting in uncertainty regarding property ownership and boundary locations; and

WHEREAS, City staff has reviewed the affected properties and held a public community meeting to inform and receive input from property owners and residents regarding these issues; and

WHEREAS, City staff has determined that the preparation of an Assessor's Plat, as authorized under the Michigan Land Division Act, represents the most appropriate legal process to clarify and establish accurate property boundaries for the affected area; and

WHEREAS, preparation of an Assessor's Plat requires the services of a licensed professional surveyor to conduct a comprehensive survey and prepare the necessary documentation for review and approval.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Ypsilanti authorizes the issuance of a Request for Proposals (RFP) to solicit qualified licensed professional surveyors to conduct surveys of the affected properties along First Avenue and prepare an Assessor's Plat.

BE IT FURTHER RESOLVED that the City Council finds that preparation of an Assessor's Plat is of public interest and will provide long-term clarity regarding property boundaries, improve the accuracy of City records, reduce future property disputes, and allow residents to buy and sell property in a more equitable way.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

REQUEST FOR LEGISLATION
July 21, 2026

For: Mayor and City Council

From:

Subject: Resolution No. 2026-172 Authorizing and directing city staff to take all necessary action to enforce the Hearing Officer's Order, including the demolition of the building or structure at 539 S. Huron Street.

SUMMARY & BACKGROUND:

RECOMMENDED ACTION:

ATTACHMENTS:
1. RFL_539_S_Huron_Demolition
2. Dangerous BLDG Resolution 2026-079 539 Huron CERTIFIED
3. 539 S Huron _Council_Show_Cause_Order 052311_Redacted

CITY MANAGER APPROVAL: COUNCIL AGENDA DATE: July 21, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:

REQUEST FOR LEGISLATION
July 13, 2026

For: Mayor and City Council

From: Jerry Dunham, Building Official, and Joe Meyers, Director of Community Services

Subject: Demolition of the Dangerous Building at 539 S. Huron Street

---

SUMMARY & BACKGROUND

539 S. Huron Street (Tax ID 11-11-37-101-002; Case No. EN25-1957) is an 11,657 square foot mixed-use commercial structure begun in 2021 that was never completed. The building never received the required special inspections for foundation, footing, or steel, and has remained open, unoccupied, and in a deteriorated structural condition. On December 8, 2025, following a properly noticed hearing at which the owner, 539 Huron Real Estate Co. LLC, failed to appear, the Dangerous Building Hearing Officer found the structure to be a dangerous building under Chapter 18, Article VI, Division 6 of the City Code and ordered that it be demolished or brought into full compliance with all City ordinances and the Michigan Building Code by February 3, 2026.

The owner failed to comply with the Order, and the Hearing Officer filed a report of findings and a copy of the Order with the City Council as required by Section 18-223(c). On March 31, 2026, City Council held a properly noticed show cause hearing under Section 18-223(d) and by resolution approved the Hearing Officer's Order, requiring compliance within 60 days. That deadline has passed and the building has been neither demolished nor made safe.
Section 18-223 of the City Code directs the City Council to take all necessary action to enforce the Order. Staff therefore requests authorization to proceed with demolition of the structure. Under Sections 18-223(e) through (g), all costs incurred by the City, including demolition, consulting services, investigation, publication charges, attorney fees, court costs, and all administrative expenses, shall be reimbursed by the owner. If unpaid within 30 days of notice, the full amount plus a collection charge will be placed on the tax roll as an assessment against the property and secured by a lien, and the City may also pursue a judgment against the owner enforceable against its other assets under Section 18-224.

RECOMMENDED ACTION

Approval of the attached resolution authorizing the demolition of the dangerous building at 539 S. Huron Street and recovery of all associated costs from the owner.

ATTACHMENTS: Hearing Officer Findings and Order; Council Resolution of March 31, 2026

CITY MANAGER APPROVAL: COUNCIL AGENDA DATE: _____

_____

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____

BUDGET PRIORITY REFERENCE _____

Resolution No. 2026-172
July 21, 2026

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

Whereas, on December 8, 2025, following a properly noticed hearing at which the owner failed to appear, the Dangerous Building Hearing Officer found the building or structure at 539 S. Huron Street (Tax ID 11-11-37-101-002) to be a dangerous building as defined in Section 18-111 of the Ypsilanti City Code and ordered that it be demolished or brought into full compliance with all City ordinances and the Michigan Building Code by February 3, 2026; and

Whereas, the owner failed to comply with the Order, and the Hearing Officer filed a report of findings and a copy of the Order with the City Council and requested that the City Council take all necessary action to enforce the Order; and

Whereas, on March 31, 2026, following a properly noticed show cause hearing under Section 18-223(d) of the Ypsilanti City Code, the City Council approved the Hearing Officer's Order and required compliance within 60 days, and the owner has failed to comply within the time prescribed;

Now, therefore, be it resolved that the City Council of the City of Ypsilanti authorizes and directs city staff to take all necessary action to enforce the Order, including the demolition of the building or structure at 539 S. Huron Street.

Be it further resolved that all costs incurred by the City, including the cost of demolition, consulting services, investigation, publication charges, attorney fees, court costs, and all administrative expenses, shall be reimbursed to the City by the owner or party in interest in accordance with Sections 18-223(e) through (g) of the Ypsilanti City Code, and if not paid within 30 days of notice, shall be placed on the tax roll as an assessment against the property and collected in the same manner as provided for property tax liens.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

Resolution No. 2026- 079
March 31, 2026

Regarding the property located at: 539 S. Huron Street
Tax ID # 11-11-37-101-002

WHEREAS Council has reviewed the report of findings and order of the hearing officer, and

WHEREAS Council has had an opportunity to hear testimony and evidence offered; now therefore be it

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI that the Ypsilanti City Council hereby:

X Approves the Hearing Officer's Order.

____ Disapproves the Hearing Officer's Order.

____ Modifies the Hearing Officer's Order as follows:

_____

_____

_____

Council further resolves that the order must be complied with within 60 days.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

Original – Dangerous Buildings Bureau
Copies to: Respondent , Bldg Dept, City Attorney, City Clerk

STATE OF MICHIGAN CITY OF YPSILANTI DANGEROUS BUILDINGS BUREAU	CITY COUNCIL SHOW CAUSE HEARING	Case No. EN25-1957

PETITIONER	Respondent name, address, telephone no:
CITY OF YPSILANTI One South Huron Street Ypsilanti MI 48197 734 483-1100	539 Huron Real Estate Co. LLC 18559 Jeanette Southfield MI 48075

This matter concerns the property located at: 539 S Huron, Ypsilanti, MI
Tax ID # 11-11-37-101-002

COUNCIL FINDINGS

✓ **Council finds that a** show cause hearing should be set to show cause, if there is any, why the dangerous building hearing officer's order dated 12/8/2025 should not be enforced.

✓ Owner, agent, or owner/agent failed to appear at the hearing or entered a consent.

✓ Owner, agent, or owner/agent failed to comply with the Dangerous Building Hearing Officer's order on 12/8/2025 and the Dangerous Buildings Hearing Officer filed a report of the findings and a copy of the order with the City Council.

SHOW CAUSE HEARING SCHEDULED

HEARING SCHEDULED FOR: Tuesday, March 31st 2026
(Day of week) (Date)
commencing at 6 PM. at City Hall, One South Huron Street, Ypsilanti, MI

TO RESPONDENT: You must appear at the above address on the date and time indicated if you wish to show cause why Council should not take action to enforce the findings of the Dangerous Building Hearing Officer as indicated in the attached order.

If you require special accommodations because of disabilities, please contact the City Clerk immediately to make arrangements.

CERTIFICATE OF SERVICE

I certify that on this date a copy of this Order was served upon the above named Respondent at the address shown by:

☐ Personal Service or ☑ Certified mail, Return Receipt Requested;

on _____ on 3/6/26

BY: _____ BY: [redacted]
name Name John Tramp

AND by posting to the property on 3/6/26

BY: [redacted]
Jerry Dunham

REQUEST FOR LEGISLATION
July 21, 2026

For: Mayor and City Council

From:

Subject: Resolution No. 2026-173 Authorizing and directing city staff to take all necessary action to enforce the Hearing Officer's Order, including the demolition of the building or structure at 558 Madison Street.

SUMMARY & BACKGROUND:

RECOMMENDED ACTION:

ATTACHMENTS:
1. RFL_558_Madison_Demolition
2. 558 Madison - Order SIGNED_001_Redacted
3. Dangerous BLDG Resolution 2026-080 558 Madison CERTIFIED

CITY MANAGER APPROVAL: COUNCIL AGENDA DATE: July 21, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:

REQUEST FOR LEGISLATION
July 21, 2026

For: Mayor and City Council

From: Jerry Dunham, Building Official, and Joe Meyers, Director of Community Services

Subject: Demolition of the Dangerous Building at 558 Madison Street

---

SUMMARY & BACKGROUND

558 Madison Street (Tax ID 11-11-37-126-007; Case No. EN25-1673) is a 660 square foot single-family residential structure that has been gutted, is missing soffit and fascia, and has remained open to the elements, vacant, and in a deteriorated condition. On December 8, 2025, following a properly noticed hearing at which the owner, Lynwood Powell, failed to appear, the Dangerous Building Hearing Officer found the structure to be a dangerous building under Chapter 18, Article VI, Division 6 of the City Code and ordered that it be demolished or brought into full compliance with all City ordinances and the Michigan Residential Building Code by February 3, 2026.

The owner failed to comply with the Order, and the Hearing Officer filed a report of findings and a copy of the Order with the City Council as required by Section 18-223(c). On March 31, 2026, City Council held a properly noticed show-cause hearing under Section 18-223(d) and by resolution approved the Hearing Officer's Order, requiring compliance within 60 days. That deadline has passed and the building has been neither demolished nor made safe.
Section 18-223 of the City Code directs the City Council to take all necessary action to enforce the Order. Staff therefore requests authorization to proceed with demolition of the structure. Under Sections 18-223(e) through (g), all costs incurred by the City, including demolition, consulting services, investigation, publication charges, attorney fees, court costs, and all administrative expenses, shall be reimbursed by the owner. If unpaid within 30 days of notice, the full amount plus a collection charge will be placed on the tax roll as an assessment against the property and secured by a lien, and the City may also pursue a judgment against the owner enforceable against its other assets under Section 18-224.

RECOMMENDED ACTION

Approval of the attached resolution authorizing the demolition of the dangerous building at 558 Madison Street and recovery of all associated costs from the owner.

ATTACHMENTS: Hearing Officer Findings and Order; Council Resolution of March 31, 2026

CITY MANAGER APPROVAL: _____ COUNCIL AGENDA DATE: _____

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____

BUDGET PRIORITY REFERENCE _____

Resolution No. 2026-173
July 21, 2026

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

Whereas, on December 8, 2025, following a properly noticed hearing at which the owner failed to appear, the Dangerous Building Hearing Officer found the building or structure at 558 Madison Street (Tax ID 11-11-37-126-007) to be a dangerous building as defined in Section 18-111 of the Ypsilanti City Code and ordered that it be demolished or brought into full compliance with all City ordinances and the Michigan Residential Building Code by February 3, 2026; and

Whereas, the owner failed to comply with the Order, and the Hearing Officer filed a report of findings and a copy of the Order with the City Council and requested that the City Council take all necessary action to enforce the Order; and

Whereas, on March 31, 2026, following a properly noticed show cause hearing under Section 18-223(d) of the Ypsilanti City Code, the City Council approved the Hearing Officer's Order and required compliance within 60 days, and the owner has failed to comply within the time prescribed;

Now, therefore, be it resolved that the City Council of the City of Ypsilanti authorizes and directs city staff to take all necessary action to enforce the Order, including the demolition of the building or structure at 558 Madison Street.

Be it further resolved that all costs incurred by the City, including the cost of demolition, consulting services, investigation, publication charges, attorney fees, court costs, and all administrative expenses, shall be reimbursed to the City by the owner or party in interest in accordance with Sections 18-223(e) through (g) of the Ypsilanti City Code, and if not paid within 30 days of notice, shall be placed on the tax roll as an assessment against the property and collected in the same manner as provided for property tax liens.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

Original – Dangerous Buildings Bureau
Copies to: Respondent Bldg Dept, City Attorney, City Clerk

STATE OF MICHIGAN CITY OF YPSILANTI DANGEROUS BUILDINGS	DANGEROUS BUILDINGS HEARING FINDINGS and ORDER	Case No. EN25-1673

PETITIONER	Respondent name, address, telephone no:
CITY OF YPSILANTI	Lynwood Powell
One South Huron Street	9998 E Avondale Circle
Ypsilanti MI 48197	Ypsilanti MI 48198
734 483-1100	

This matter concerns the property located at: 558 Madison, Ypsilanti, MI
Tax ID # 11-11-37-126-007

HEARING OFFICER ORDER

___ **The Dangerous Buildings Hearing Officer finds that the property at the above-described address is a dangerous building, and orders the following remedy:**

The building shall be demolished, or the building shall be made safe meeting all the City ordinances and Michigan Residential Building Code.

The owner, agent, or owner/agent, shall comply with this order by: February 3, 2026

If the owner, agent, or owner/agent fails to comply by the above date, the hearing officer shall file a report of the findings and a copy of this order with the City Council not more than 5 days after noncompliance.

Dated: 8 Dec 2025

[redacted]
Dangerous Building Hearing Officer

CERTIFICATE OF MAILING

I certify that on this date a copy of this violation and Notice of Hearing were served upon the above named Respondent at the address shown by:

☐ Personal Service or ☑ Certified mail, Return Receipt Requested;

on _____ on 12-8-25

BY: _____ BY: [redacted]
name Name

AND by posting to the property on _____

BY: _____

Resolution No. 2026- 080
March 31, 2026

Regarding the property located at: 558 Madision Street
Tax ID # 11-11-37-126-007

WHEREAS Council has reviewed the report of findings and order of the hearing officer, and

WHEREAS Council has had an opportunity to hear testimony and evidence offered; now therefore be it

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI that the Ypsilanti City Council hereby:

X Approves the Hearing Officer's Order.

____ Disapproves the Hearing Officer's Order.

X Modifies the Hearing Officer's Order as follows:
15 days to secure
60 days to get current on dept
and approved permits for work.

Council further resolves that the order must be complied with within 60 days.

OFFERED BY: Steve Nalepa

SUPPORTED BY: [illegible]

YES: NO: ABSENT: VOTE:

REQUEST FOR LEGISLATION
July 21, 2026

For: Mayor and City Council

From:

Subject: Resolution No. 2026-174 Authorizing and directing city staff to take all necessary action to enforce the Hearing Officer's Order, including the demolition of the building or structure at 601 E Michigan Avenue.

SUMMARY & BACKGROUND:

RECOMMENDED ACTION:

ATTACHMENTS:
1. RFL_601_E_Michigan_Demolition
2. Dangerous BLDG Resolution 2026-081 601 E. Michigan CERTIFIED
3. 601 E Michigan - Order SIGNED_001_Redacted

CITY MANAGER APPROVAL: COUNCIL AGENDA DATE: July 21, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:

REQUEST FOR LEGISLATION
July 21, 2026

For: Mayor and City Council

From: Jerry Dunham, Building Official, and Joe Meyers, Director of Community Services

Subject: Demolition of the Dangerous Building at 601 E. Michigan Avenue

---

SUMMARY & BACKGROUND

601 E. Michigan Avenue (Tax ID 11-11-10-262-005; Case No. EN25-1545) is a 572 square foot fire-damaged commercial structure with open holes in the building envelope that has remained vacant, accessible, and in a deteriorated condition. On December 8, 2025, following a properly noticed hearing at which the owner, Northwestern Energy Investments LLC, failed to appear, the Dangerous Building Hearing Officer found the structure to be a dangerous building under Chapter 18, Article VI, Division 6 of the City Code and ordered that it be demolished or brought into full compliance with all City ordinances and the Michigan Building Code by February 3, 2026.

The owner failed to comply with the Order, and the Hearing Officer filed a report of findings and a copy of the Order with the City Council as required by Section 18-223(c). On March 31, 2026, City Council held a properly noticed show cause hearing under Section 18-223(d) and by resolution approved the Hearing Officer's Order, requiring compliance within 60 days. That deadline has passed and the building has been neither demolished nor made safe.
Section 18-223 of the City Code directs the City Council to take all necessary action to enforce the Order. Staff therefore requests authorization to proceed with demolition of the structure. Under Sections 18-223(e) through (g), all costs incurred by the City, including demolition, consulting services, investigation, publication charges, attorney fees, court costs, and all administrative expenses, shall be reimbursed by the owner. If unpaid within 30 days of notice, the full amount plus a collection charge will be placed on the tax roll as an assessment against the property and secured by a lien, and the City may also pursue a judgment against the owner enforceable against its other assets under Section 18-224.

RECOMMENDED ACTION

Approval of the attached resolution authorizing the demolition of the dangerous building at 601 E. Michigan Avenue and recovery of all associated costs from the owner.

ATTACHMENTS: Hearing Officer Findings and Order; Council Resolution of March 31, 2026

CITY MANAGER APPROVAL: _____ COUNCIL AGENDA DATE: _____

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____

BUDGET PRIORITY REFERENCE _____

Resolution No. 2026-174
July 21, 2026

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

Whereas, on December 8, 2025, following a properly noticed hearing at which the owner failed to appear, the Dangerous Building Hearing Officer found the building or structure at 601 E. Michigan Avenue (Tax ID 11-11-10-262-005) to be a dangerous building as defined in Section 18-111 of the Ypsilanti City Code and ordered that it be demolished or brought into full compliance with all City ordinances and the Michigan Building Code by February 3, 2026; and

Whereas, the owner failed to comply with the Order, and the Hearing Officer filed a report of findings and a copy of the Order with the City Council and requested that the City Council take all necessary action to enforce the Order; and

Whereas, on March 31, 2026, following a properly noticed show cause hearing under Section 18-223(d) of the Ypsilanti City Code, the City Council approved the Hearing Officer's Order and required compliance within 60 days, and the owner has failed to comply within the time prescribed;

Now, therefore, be it resolved that the City Council of the City of Ypsilanti authorizes and directs city staff to take all necessary action to enforce the Order, including the demolition of the building or structure at 601 E. Michigan Avenue.

Be it further resolved that all costs incurred by the City, including the cost of demolition, consulting services, investigation, publication charges, attorney fees, court costs, and all administrative expenses, shall be reimbursed to the City by the owner or party in interest in accordance with Sections 18-223(e) through (g) of the Ypsilanti City Code, and if not paid within 30 days of notice, shall be placed on the tax roll as an assessment against the property and collected in the same manner as provided for property tax liens.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

Resolution No. 2026-081
March 31, 2026

Regarding the property located at: 601 E Michigan Avenue
Tax ID # 11-11-10-262-005

WHEREAS Council has reviewed the report of findings and order of the hearing officer, and

WHEREAS Council has had an opportunity to hear testimony and evidence offered; now therefore be it

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI that the Ypsilanti City Council hereby:

X Approves the Hearing Officer's Order.

____ Disapproves the Hearing Officer's Order.

____ Modifies the Hearing Officer's Order as follows:

_____

_____

_____

Council further resolves that the order must be complied with within 60 days.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

Original – Dangerous Buildings Bureau
Copies to: Respondent Bldg Dept, City Attorney, City Clerk

STATE OF MICHIGAN CITY OF YPSILANTI DANGEROUS BUILDINGS	DANGEROUS BUILDINGS HEARING FINDINGS and ORDER	Case No. EN25-1545

PETITIONER	Respondent name, address, telephone no:
CITY OF YPSILANTI	Northwestern Energy Investments LLC
One South Huron Street	29200 Northwestern Hwy Suite 450
Ypsilanti MI 48197	Southfield MI 48034
734 483-1100	

This matter concerns the property located at: 601 E Michigan, Ypsilanti, MI
Tax ID # 11-11-10-262-005

HEARING OFFICER ORDER

___ **The Dangerous Buildings Hearing Officer finds that the property at the above-described address is a dangerous building, and orders the following remedy:**

The building shall be demolished, or the building shall be made safe meeting all the City ordinances and Michigan Building Code.

The owner, agent, or owner/agent, shall comply with this order by: February 3, 2026

If the owner, agent, or owner/agent fails to comply by the above date, the hearing officer shall file a report of the findings and a copy of this order with the City Council not more than 5 days after noncompliance.

Dated: 8 DEC 2025 [redacted]
Dangerous Building Hearing Officer

CERTIFICATE OF MAILING

I certify that on this date a copy of this violation and Notice of Hearing were served upon the above named Respondent at the address shown by:

☐ Personal Service or ☒ Certified mail, Return Receipt Requested;

on _____ on 12-8-25

BY: _____ BY: [redacted]
name Name

AND by posting to the property on _____

BY: _____

REQUEST FOR LEGISLATION
July 21, 2026

For: Mayor and City Council

From: Joe Meyers, Community Services Director

Subject: Resolution No. 2026-175 Authorizing and directing city staff to take all necessary action to enforce the Hearing Officer's Order, including the demolition of the building or structure at 1032 Watling Blvd.

SUMMARY & BACKGROUND:

RECOMMENDED ACTION: Approval

ATTACHMENTS:
1. RFL_1032_Watling_Demolition
2. 1032 Watling - Order SIGNED_001_Redacted
3. Dangerous BLDG Resolution 2026-082 Waitling CERTIFIED

CITY MANAGER APPROVAL: COUNCIL AGENDA DATE: July 21, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:

REQUEST FOR LEGISLATION
July 13, 2026

For: Mayor and City Council

From: Jerry Dunham, Building Official, and Joe Meyers, Director of Community Services

Subject: Demolition of the Dangerous Building at 1032 Watling Blvd

---

SUMMARY & BACKGROUND

1032 Watling Blvd (Tax ID 11-11-37-204-012; Case No. EN25-____) is a 648 square foot single-family residential structure built in 1935. The roof is failing and has caused major structural damage throughout the building, and the structure is vacant, dilapidated, and open at doors and windows, leaving the interior exposed to the elements and accessible to trespassers. On December 8, 2025, following a properly noticed hearing at which the owner, Adriel Richardson, failed to appear, the Dangerous Building Hearing Officer found the structure to be a dangerous building under Chapter 18, Article VI, Division 6 of the City Code and ordered that it be demolished or brought into full compliance with all City ordinances and the Michigan Residential Building Code by February 3, 2026.

The owner failed to comply with the Order, and the Hearing Officer filed a report of findings and a copy of the Order with the City Council as required by Section 18-223(c). On March 31, 2026, City Council held a properly noticed show cause hearing under Section 18-223(d) and by resolution approved the Hearing Officer's Order, requiring compliance within 60 days. That deadline has passed and the building has been neither demolished nor made safe.
Section 18-223 of the City Code directs the City Council to take all necessary action to enforce the Order. Staff therefore requests authorization to proceed with demolition of the structure. Under Sections 18-223(e) through (g), all costs incurred by the City, including demolition, consulting services, investigation, publication charges, attorney fees, court costs, and all administrative expenses, shall be reimbursed by the owner. If unpaid within 30 days of notice, the full amount plus a collection charge will be placed on the tax roll as an assessment against the property and secured by a lien, and the City may also pursue a judgment against the owner enforceable against its other assets under Section 18-224.

RECOMMENDED ACTION

Approval of the attached resolution authorizing the demolition of the dangerous building at 1032 Watling Blvd and recovery of all associated costs from the owner.

ATTACHMENTS: Hearing Officer Findings and Order; Council Resolution of March 31, 2026

CITY MANAGER APPROVAL: COUNCIL AGENDA DATE: _____

_____

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____

BUDGET PRIORITY REFERENCE _____

Resolution No. 2026-175
July 21, 2026

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

Whereas, on December 8, 2025, following a properly noticed hearing at which the owner failed to appear, the Dangerous Building Hearing Officer found the building or structure at 1032 Watling Blvd (Tax ID 11-11-37-204-012) to be a dangerous building as defined in Section 18-111 of the Ypsilanti City Code and ordered that it be demolished or brought into full compliance with all City ordinances and the Michigan Residential Building Code by February 3, 2026; and

Whereas, the owner failed to comply with the Order, and the Hearing Officer filed a report of findings and a copy of the Order with the City Council and requested that the City Council take all necessary action to enforce the Order; and

Whereas, on March 31, 2026, following a properly noticed show cause hearing under Section 18-223(d) of the Ypsilanti City Code, the City Council approved the Hearing Officer's Order and required compliance within 60 days, and the owner has failed to comply within the time prescribed;

Now, therefore, be it resolved that the City Council of the City of Ypsilanti authorizes and directs city staff to take all necessary action to enforce the Order, including the demolition of the building or structure at 1032 Watling Blvd.

Be it further resolved that all costs incurred by the City, including the cost of demolition, consulting services, investigation, publication charges, attorney fees, court costs, and all administrative expenses, shall be reimbursed to the City by the owner or party in interest in accordance with Sections 18-223(e) through (g) of the Ypsilanti City Code, and if not paid within 30 days of notice, shall be placed on the tax roll as an assessment against the property and collected in the same manner as provided for property tax liens.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

Original – Dangerous Buildings Bureau
Copies to: Respondent Bldg Dept, City Attorney, City Clerk

STATE OF MICHIGAN CITY OF YPSILANTI DANGEROUS BUILDINGS	DANGEROUS BUILDINGS HEARING	Case No.
	FINDINGS and ORDER	EN25-1254

PETITIONER	Respondent name, address, telephone no:
CITY OF YPSILANTI One South Huron Street Ypsilanti MI 48197 734 483-1100	Adriel Richardson 309 Aveline Ypsilanti MI 48197

This matter concerns the property located at: 1032 Watling, Ypsilanti, MI
Tax ID # 11-11-37-204-012

HEARING OFFICER ORDER

___ The Dangerous Buildings Hearing Officer finds that the property at the above-described address is a dangerous building, and orders the following remedy:

The building shall be demolished, or the building shall be made safe meeting all the City ordinances and Michigan Residential Building Code.

The owner, agent, or owner/agent, shall comply with this order by: February 3, 2026

If the owner, agent, or owner/agent fails to comply by the above date, the hearing officer shall file a report of the findings and a copy of this order with the City Council not more than 5 days after noncompliance.

Dated: 8 DEC 2025

[redacted]
Dangerous Building Hearing Officer

CERTIFICATE OF MAILING

I certify that on this date a copy of this violation and Notice of Hearing were served upon the above named Respondent at the address shown by:

☐ Personal Service or ☒ Certified mail, Return Receipt Requested;

on _____

BY: _____
name

on 12-8-25

BY: [redacted]
Name

AND by posting to the property on _____

BY: _____

Resolution No. 2026-082
March 31, 2026

Regarding the property located at: 1032 Watling Boulevard
Tax ID # 11-11-37-204-012

WHEREAS Council has reviewed the report of findings and order of the hearing officer, and

WHEREAS Council has had an opportunity to hear testimony and evidence offered; now therefore be it

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI that the Ypsilanti City Council hereby:

____ Approves the Hearing Officer's Order.

____ Disapproves the Hearing Officer's Order.

X Modifies the Hearing Officer's Order as follows:

60 days for purchase agreement, become current w/ fees, and meet w/ building department to work out plan for making safe.

Council further resolves that the order must be complied with within 60 days.

OFFERED BY: [signature]

SUPPORTED BY: [signature]

YES: NO: ABSENT: VOTE:

REQUEST FOR LEGISLATION
July 21, 2026

For: Mayor and City Council

From:

Subject: Resolution No. 2026-176 Approving the request of Maiz Mexican Cantina, located at 36 E Cross Street, for a Social District License.

SUMMARY & BACKGROUND:

RECOMMENDED ACTION:

ATTACHMENTS:
1. Resolution No 2026-176 Maiz Social District
2. Maiz Mexican Cantina - Social District App

CITY MANAGER APPROVAL: COUNCIL AGENDA DATE: July 21, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:

Resolution No. 2026-176
July 21, 2026

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the request of Maiz Mexican Cantina, located at 36 E Cross Street, for a Social District License be approved.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

CITY OF YPSILANTI SOCIAL DISTRICT LICENSE APPLICATION

1 S. Huron St. Ypsilanti, MI 48197

Date: 6/17/26

New Application Submittal - Fee $100 Annual Renewal Fee - $100

APPLICANT

Name: Jasan Branham / BRG Investments, Inc.

Phone: (734) 276-4302 Email: hello@maizmexican.com

BUSINESS NAME MAIZ Mexican Cantina

Address: 36 E. Cross St. Ypsilanti, MI 48198

Phone: (734) 340-6010 Email: hello@maizmexican.com

NAME OF BUSINESS OWNER Jasan Branham

Address: 9072 Emerson Dr. Saline, MI 48176

Phone: (734) 276-4302 Email: branham9@gmail.com

HAVE YOU HAD A LICENSE OR PERMIT REQUIRED BY THE CITY OF YPSILANTI OR ANY OTHER STATE OR MUNICIPAL AUTHORITY REVOKED, SUSPENDED, OR DENIED IN THE LAST THREE YEARS? IF YES, PLEASE PROVIDE DETAILS:

HOLD HARMLESS ACKNOWLEDGEMENT

To the fullest extent permitted by law, Jasan Branham, agrees to defend, pay on behalf of, indemnify, and hold harmless the City of Ypsilanti, its elected and appointed officials, employees, volunteers, and others working on behalf of the City of Ypsilanti or the Ypsilanti Downtown Development Authority against all claims, demands, suits or loss, including all costs connected therewith, and for any damages, which may be asserted, claimed, or recovered against or from the City of Ypsilanti or the Ypsilanti Downtown Development Authority, its elected and appointed officials, employees, volunteers, and others working on behalf of the City of Ypsilanti or the Ypsilanti Downtown Development Authority, by reason of personal injury or death and/or property damage, including loss of use thereof, which arises out of or is in any way connected or associated with this application.

Printed Name: Jasan Branham Signature: _____ 6/17/26 (Date)

MAÍZ

MEXICAN CANTINA

STATE OF MICHIGAN - LIQUOR CONTROL COMMISSION

Department of Licensing and Regulatory Affairs

This is to certify that a License is hereby granted to the person(s) named with the stipulation that the licensee is in compliance with Commission Rule R 436.1003, which states that a licensee shall comply with all state and local building, plumbing, zoning sanitation, and health laws, rules, and ordinances as determined by the state and local law enforcement officials who have jurisdiction over the licensee. Issuance of this license by the Michigan Liquor Control Commission does not waive this requirement. The licensee must obtain all other required state and local licenses, permits, and approvals for this business before using this license for the sale of alcoholic liquor on the licensed premises.

This License is granted in accordance with the provisions of Act 58 of the Public Acts of 1998 and shall continue in force for the period designated unless suspended, revoked, or declared null and void by the Michigan Liquor Control Commission. Failure to comply with all laws and rules may result in the revocation of this license.

THIS LICENSE SUPERSEDES ANY AND ALL OTHER LICENSES ISSUED PRIOR TO APRIL 14, 2025

BUSINESS ID: 236944
FILE NUMBER: D75469

BRG INVESTMENTS, INC.
D/B/A MAIZ MEXICAN CANTINA

32-36 E CROSS ST,
YPSILANTI, MI 48197

WASHTENAW COUNTY
D-212
YPSILANTI CITY

LICENSE #	LICENSE:	ACT:
L-000244730	Resort Class C	MCL 436.1531(3) (NONTRANSFERABLE)
L-000435407	Specially Designated Merchant	MCL 436.1533(5)a (NONTRANSFERABLE)

TOTAL BARS: 2 OUTDOOR SERVICE AREA: 3 ROOMS:
DIRECT-CONNECTIONS: 1 PASSENGERS:

PERMIT
Entertainment, Sunday Sales (AM), Sunday Sales (PM), Outdoor Service Area(2), Dance, Specific Purpose(Food) [Sunday-Sunday Hours: 11:00 AM-12:00 PM], Additional Bar(1), Catering, Direct Connection(1), Outdoor Service Area(1)

IN WITNESS WHEREOF, this License has been duly signed and sealed by both the Michigan Liquor Control Commission and the Licensee(s).

LIQUOR CONTROL COMMISSION

LICENSEE(S) SIGNATURE(S)

2025
2026

LICENSE EFFECTIVE MAY 1, 2025 - EXPIRES APRIL 30, 2026

STATE OF MICHIGAN - LIQUOR CONTROL COMMISSION

This to certify that this establishment is licensed for the sale of beer, wine, and spirits for the consumption on the premises and has the number of bars indicated at which beer, wine, and spirits are to be sold to customers, served to customers, or consumed by customers, and has also paid the required statutory fee.

ADDITIONAL BAR PERMIT

Authorized by Administrative Rule R 436.1023(3)

THIS IS NOT A LICENSE

BUSINESS ID: 236944
BRG INVESTMENTS, INC.

PERMIT #:
168684 - 1

LICENSE #:
Class C L-000244730
BRG INVESTMENTS, INC.

MAIZ MEXICAN CANTINA

32-36 E CROSS ST,
YPSILANTI, MI 48197
1

This Permit Expires On The Same Date As The License Expires

2025-2026

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 02/11/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	**CONTACT NAME:** Karel Descamps
Core Insurance Group LLC	**PHONE (A/C, No, Ext):** (248) 847-2673 **FAX (A/C, No):**
50787 Corporate Dr	**E-MAIL ADDRESS:** documentrequest@coreinsured.com
Shelby Township MI 48315	**INSURER(S) AFFORDING COVERAGE** / **NAIC #**
INSURED	**INSURER A:** Home-Owners Insurance Company 26638
BRG Investments, Inc.	**INSURER B:**
DBA Maiz Mexican Cantina	**INSURER C:**
36 E Cross St	**INSURER D:**
Ypsilanti MI 48198-2882	**INSURER E:**
	INSURER F:

COVERAGES **CERTIFICATE NUMBER:** 2026-27 Master **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC OTHER:	Y		04771392	03/16/2026	03/16/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 300,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
A	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY			04771392	03/16/2026	03/16/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
A	[X] UMBRELLA LIAB [ ] OCCUR EXCESS LIAB [ ] CLAIMS-MADE DED [ ] RETENTION $			5377139200	03/16/2026	03/16/2027	EACH OCCURRENCE AGGREGATE	$ 1,000,000 $ 1,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: Y If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		A106659268	03/16/2026	03/16/2027	[X] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 500,000 $ 500,000 $ 500,000
A	Liquor Liability			04771392	03/16/2026	03/16/2027	Each Common Cause Aggregate	$1,000,000 $1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

City of Ypsilanti is included as additional insured as respects to general liability as required by written contract.

CERTIFICATE HOLDER

City of Ypsilanti
1 S Huron St
Ypsilanti MI 48197

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.

The ACORD name and logo are registered marks of ACORD

FOR DEPOSIT ONLY
CITY OF YPSILANTI
0000016875 06/23/2026 $100.00
FLOOR 1 FRONT DESK

Deposit Slip

CASH _____

CHECK 8392

CREDIT CARD _____

DATE: 6/23/26 AMOUNT: $100

CODE: 1441 ACCOUNT: 101-2150-4456-07

DESCRIPTION:

Social District license
Maiz Mexican ~~Cantina~~
Cantina

REQUEST FOR LEGISLATION
July 21, 2026

For: Mayor and City Council

From:

Subject: Resolution No. 2026-177 Approving the request of Aubree's Saloon Inc, located at 39 E Cross Street, for a Social District License.

SUMMARY & BACKGROUND:

RECOMMENDED ACTION:

ATTACHMENTS:
1. Resolution No 2026-177 Aubree's Social District
2. Aubree's Saloon Inc- Social District App

CITY MANAGER APPROVAL: COUNCIL AGENDA DATE: July 21, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:

Resolution No. 2026-177
July 21, 2026

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the request of Aubree's Saloon Inc, located at 39 E Cross Street, for a Social District License be approved.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

CITY OF YPSILANTI SOCIAL DISTRICT LICENSE APPLICATION

1 S. Huron St. Ypsilanti, MI 48197

Date: July 1, 2026

New Application Submittal - Fee $100 Annual Renewal Fee - $100

APPLICANT

Name: AUBREE'S SALOON INC.

Phone: ( ) 734-216-6555_ Email: **ANDY@AUBREES.COM**

BUSINESS NAME **AUBREE'S PIZZERIA AND GRILL**

Address: 39 E. CROSS ST. YPSILANTI, MI 48198

Phone: ( ) 734-483-1873 Email: ANDY@AUBREES.COM

NAME OF BUSINESS OWNER **SANDRA FRENCH**

Address: 6287 BAHIA DEL MAR UNIT 1106 ST. PETERSBURG FL 33715

Phone: ( ) 734-657-5494 Email: SANDEE@AUBREES.COM

HAVE YOU HAD A LICENSE OR PERMIT REQUIRED BY THE CITY OF YPSILANTI OR ANY OTHER STATE OR MUNICIPAL AUTHORITY REVOKED, SUSPENDED, OR DENIED IN THE LAST THREE YEARS? IF YES, PLEASE PROVIDE DETAILS:

HOLD HARMLESS ACKNOWLEDGEMENT

To the fullest extent permitted by law, AUBREE'S SALOON INC._, agrees to defend, pay on behalf of, indemnify, and hold harmless the City of Ypsilanti, its elected and appointed officials, employees, volunteers, and others working on behalf of the City of Ypsilanti or the Ypsilanti Downtown Development Authority against all claims, demands, suits or loss, including all costs connected therewith, and for any damages, which may be asserted, claimed, or recovered against or from the City of Ypsilanti or the Ypsilanti Downtown Development Authority, its elected and appointed officials, employees, volunteers, and others working on behalf of the City of Ypsilanti or the Ypsilanti Downtown Development Authority, by reason of personal injury or death and/or property damage, including loss of use thereof, which arises out of or is in any way connected or associated with this application.

Printed Name: ANDREW FRENCH Signature: Andrew French 7/1/2026
(Date)

S:\Clerk's Office\PERMITS & LICENSES\Liquor License\SOCIAL DISTRICT\COY SD Application.docx

Aubree's
PIZZERIA & GRILL

STATE OF MICHIGAN - LIQUOR CONTROL COMMISSI

This is to certify that a License is hereby granted to the person(s) named with the stipulation that the licensee is in compliance with Commission 436.1003, which states that a licensee shall comply with all state and local building, plumbing, zoning sanitation, and health laws, rules, and ordina determined by the state and local law enforcement officials w have jurisdiction over the licensee. Issuance of this license by the Michigan Liquor Commission does not waive this requirement. The licensee ust obtain all other required state and local licenses, permits, and approvals for this b before using this license for the sale of alcoholic liquor on the licensed premises.

This License is granted in accordance with the provisions of Act 58 of the Public Acts of 1998 and shall continue in force for the period designate suspended, revoked, or declared null and void by the Michigan Liquor Control Commission. The licensee named below freely and voluntarily conse submits to inspections of the license premises in accordance with MCL 436.1217(2)-(3) and R 436.1011(4). Failure to comply with all laws and ru result in the revocation of this license.

Department of Licensing and Regulatory Affairs

THIS LICENSE SUPERSEDES ANY AND ALL OTHE LICENSES ISSUED PRIOR TO APRIL 20, 2026

FILE NUMBER: D51814

IN WITNESS WHEREC this License has been dul and sealed by both the Liquor Control Commission Licensee(s)

SINESS ID: 954
BREE'S SALOON, INC.
B/A AUBREE'S SALOON

37 1/2-39-
E CROSS ST,
ILANTI, MI 481

WASHTENAW COUNTY

TROL COMM

ENSE # LI
00010317 Spi

00001492 Cla

AL BARS: 3
ECT-CONNECTIONS

MIT
ce-Entertainment

Expires: 04/30/2027

Issued To: AUBR N INC
39 E C 41
YPSILAN MI 98-2812

State of Michigan
Department of Agriculture & Rural Development
Bureau of Food Safety and Animal Health

SFE-4781-028435
FOOD SERVICE - FIXED ESTA MENT
Displa ic View

Issued by the Michigan Department of Agriculture and Rural Development to operate a Food Service Establishment in accordance with provisions of Act 92, P.A. of 2000, as amended.

This license is not transferrable

Failure to post in a conspicuous place is a misdemeanor (See Section 4119)

Notify the Local Health Department before a change of ownership. (See Section 4123)

Direct Inquiries to the Washtenaw County Health Department

Dr. Tim Boring
Director

SIGNATUI

Responsible Party and Address:

AUBREES SALOON INC
39 E CROSS ST # 41
YPSILANTI MI 48198-2812

LICENSE EFFECTIVE MAY 1, 2026 - EXPIRES APRIL 30, 2027

2026
2027

AUBRPIZ-01 SWAFFAN

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 7/1/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Hylant - Ann Arbor
201 Depot Street
Ann Arbor, MI 48104-1019

CONTACT NAME:
PHONE (A/C, No, Ext): (734) 741-0044 FAX (A/C, No): (734) 741-1850
E-MAIL ADDRESS: AnnArbor-office@hylant.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Old Guard Insurance Company	17558
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Aubree's Saloon
Aubree's Pizzeria & Tavern
37-41 E CROSS ST
Ypsilanti, MI 48198

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 2,000,000
	CLAIMS-MADE X OCCUR	X		236200D	4/15/2026	4/15/2027	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 4,000,000
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 4,000,000
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) N / A						E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
The City of Ypsilanti and its officers are included on a blanket basis as Additional Insured for general liability subject to the terms, conditions, and exclusions of the policy

CERTIFICATE HOLDER
City of Ypsilanti
One South Huron Street
Ypsilanti, MI 48197

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Nicholas R Hylant

© 1988-2015 ACORD CORPORATION. All rights reserved.
The ACORD name and logo are registered marks of ACORD

FOR DEPOSIT ONLY
CITY OF YPSILANTI
0000016959 07/01/2026 $100.00
FLOOR 1 FRONT DESK

Deposit Slip

CASH _____

CHECK 22007

CREDIT CARD _____

DATE: 07/01/2026 AMOUNT: $100.00

CODE: 144 ACCOUNT: 101-2150-4456-01

DESCRIPTION:

Aubree's Saloon Inc - Social District

License Application Fee

REQUEST FOR LEGISLATION
July 21, 2026

For: Mayor and City Council

From: Tracey Boudreau, City Clerk

Subject: Resolution No. 2026-178 Approving the request of Sidetrack Bar & Grill, located at 56 E Cross Street, for a Social District License.

SUMMARY & BACKGROUND:

RECOMMENDED ACTION:

ATTACHMENTS:
1. Resolution No 2026-178 Sidetrack Bark & Grill Social District
2. Sidetrack Bar & Grill - Social District App

CITY MANAGER APPROVAL: COUNCIL AGENDA DATE: July 21, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:

Resolution No. 2026-178
July 21, 2026

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the request of Sidetrack Bar & Grill, located at 56 E Cross Street, for a Social District License be approved.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

CITY OF YPSILANTI SOCIAL DISTRICT LICENSE APPLICATION

1 S. Huron St. Ypsilanti, MI 48197

The following outlines the step-by-step process for obtaining a City of Ypsilanti Social District License.

1. Submit a complete application and **all** its requirements to the city for review. Requirements are listed below.
2. You will be notified when the application is accepted. The City Clerk will notify you of the date of the City Council meeting the application will be scheduled for review.
3. The application will be reviewed by the City Council, and then you will be notified of their approval and provided with a Resolution document to include with your application to Michigan Liquor Control Commission (MLCC).
4. Submit your application to MLCC along with the Resolution document.
5. The MLCC will notify you of their approval. It is a requirement to provide the City of Ypsilanti with a copy of this approval. You do not have City of Ypsilanti approval at this point.
6. The City will do a final review of your application after all the above steps have been taken and are satisfied.
7. Upon final City approval, you will receive a Social District License and will be issued a Social District sticker to be placed on a public facing entrance in your establishment. This can be picked up at City Hall.
8. Then you may begin selling Social District beverages.

Submittal Requirements

✓ - Completed Application
- Certificate of Insurance naming the City of Ypsilanti as Additional Insured
✓ - $100 fee, cash or check payable to the City of Ypsilanti
✓ - Copy of your liquor license
✓ - A depiction of your business's logo/marker/signifier to be used on your Social District cups.

Please note:

- The allowed hours for serving social district drinks are 10 a.m. – 10 p.m.
- Social District cups cannot be glass, must be a maximum of 16 oz., and have both the logo provided with your application and the Social District logo on them. An electronic copy of the Social District logo can be emailed to you.
- Your establishment must post a copy of the Social District map and rules.
- Approval of a Social District permit issued by the City is within the City's discretion notwithstanding any approval by the Michigan Liquor Control Commission.
- The City may revoke the Applicant's Social District license within its discretion at any time.
- Revocation by the MLCC of the Applicant's Social District license issued by the MLCC constitutes automatic revocation of any Social District license issued by the City to the Applicant without appeal as otherwise provided by the Ypsilanti City Code.

Date: 7-1-24

New Application Submittal - Fee $100 Annual Renewal Fee - $100

APPLICANT
Name: LINDA FRENCH
Phone: (734) 358-6954 Email: LADYFRENCH@AOL.COM

BUSINESS NAME SIDETRACK BAR & GRILL
Address: 56 E. CROSS
Phone: (734) 483-1035 Email: SAME

NAME OF BUSINESS OWNER LINDA FRENCH
Address: 504 N. HURON YPSILANTI
Phone: ( ) SAME Email: SAME

HAVE YOU HAD A LICENSE OR PERMIT REQUIRED BY THE CITY OF YPSILANTI OR ANY OTHER STATE OR MUNICIPAL AUTHORITY REVOKED, SUSPENDED, OR DENIED IN THE LAST THREE YEARS? IF YES, PLEASE PROVIDE DETAILS:

HOLD HARMLESS ACKNOWLEDGEMENT

To the fullest extent permitted by law, _____, agrees to defend, pay on behalf of, indemnify,

and hold harmless the City of Ypsilanti, its elected and appointed officials, employees, volunteers, and others working on behalf of the City of Ypsilanti or the Ypsilanti Downtown Development Authority against all claims, demands, suits or loss, including all costs connected therewith, and for any damages, which may be asserted, claimed, or recovered against or from the City of Ypsilanti or the Ypsilanti Downtown Development Authority, its elected and appointed officials, employees, volunteers, and others working on behalf of the City of Ypsilanti or the Ypsilanti Downtown Development Authority, by reason of personal injury or death and/or property damage, including loss of use thereof, which arises out of or is in any way connected or associated with this application.

Printed Name: LINDA FRENCH Signature: L. C. French 7-1-24

(Date)

S:\Clerk's Office\PERMITS & LICENSES\Liquor License\SOCIAL DISTRICT\COY SD Application.docx

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 7/1/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Arthur J. Gallagher Risk Management Services, LLC
1690 Watertower Pl Ste 500
East Lansing MI 48823

License#: 13 SIDEINC-04

CONTACT NAME: Phil Smith
PHONE (A/C, No, Ext): 248-204-5836 **FAX (A/C, No):**
E-MAIL ADDRESS: Phillip_Smith@ajg.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Home-Owners Insurance Company	26638
INSURER B : Auto-Owners Insurance Company	18988
INSURER C : Twin City Fire Insurance Company	29459
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
The Sidetrack Inc.
56 E. Cross Street
Ypsilanti MI 48198

COVERAGES **CERTIFICATE NUMBER:** 1666163007 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			14997604	7/9/2025	7/9/2026	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE [X] OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 300,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						MED EXP (Any one person)	$ 10,000
	X POLICY [ ] PRO-JECT [ ] LOC						PERSONAL & ADV INJURY	$ 1,000,000
	OTHER:						GENERAL AGGREGATE	$ 1,000,000
							PRODUCTS - COMP/OP AGG	$ 1,000,000
								$
B	AUTOMOBILE LIABILITY			4946143300	4/11/2025	4/11/2026	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY [X] SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
A	X UMBRELLA LIAB X OCCUR			4946143301	7/9/2025	7/9/2026	EACH OCCURRENCE	$ 1,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$ 1,000,000
	DED X RETENTION $ 10,000							$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N			83WECBE6117	7/9/2025	7/9/2026	PER STATUTE OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] N/A	N/A					E.L. EACH ACCIDENT	$ 500,000
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 500,000
							E.L. DISEASE - POLICY LIMIT	$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
The City of Ypsilanti is named as Additional Insured with respects to the General Liability policy.

CERTIFICATE HOLDER

City of Ypsilanti
1 S. Huron
Ypsilanti MI 48197

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Arthur J. Gallagher Risk Management Services, LLC

© 1988-2015 ACORD CORPORATION. All rights reserved.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 7/1/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Arthur J. Gallagher Risk Management Services, LLC 1690 Watertower Pl Ste 500 East Lansing MI 48823 License#: 0D69293	**CONTACT NAME:** Phil Smith **PHONE (A/C, No, Ext):** 248-204-8536 **FAX (A/C, No):** **E-MAIL ADDRESS:** Phillip_Smith@ajg.com
INSURED SIDEINC-04 The Sidetrack Inc. 56 E. Cross Street Ypsilanti MI 48198	**INSURER(S) AFFORDING COVERAGE** — **NAIC #** **INSURER A :** Home-Owners Insurance Company — 26638 **INSURER B :** Auto-Owners Insurance Company — 18988 **INSURER C :** Hartford Underwriters Insurance Company — 30104 **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 646121916 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC OTHER:			0146741499760426	7/9/2026	7/9/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 1,000,000 $ 300,000 $ 10,000 $ 1,000,000 $ 1,000,000 $ 1,000,000 $
B	**AUTOMOBILE LIABILITY** ANY AUTO OWNED AUTOS ONLY [X] SCHEDULED AUTOS [X] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY			4946143300	4/11/2026	4/11/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 1,000,000 $ $ $ $
A	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** CLAIMS-MADE DED X RETENTION $ 10,000			4946143301	7/9/2026	7/9/2027	EACH OCCURRENCE AGGREGATE $	$ 1,000,000 $ 1,000,000 $
C	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y/N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		83WECBE6117	7/9/2026	7/9/2027	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 500,000 $ 500,000 $ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
The City of Ypsilanti is named as Additional Insured with respects to the General Liability policy.

CERTIFICATE HOLDER

City of Ypsilanti
1 S. Huron
Ypsilanti MI 48197

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Arthur J. Gallagher Risk Management Services, LLC

© 1988-2015 ACORD CORPORATION. All rights reserved.

FOR DEPOSIT ONLY
CITY OF YPSILANTI
0000016961 07/01/2026 $100.00
FLOOR 1 FRONT DESK

Deposit Slip

CASH _____

CHECK 66750

CREDIT CARD _____

DATE: 7/1/26 AMOUNT: $100

CODE: 144 ACCOUNT: 101-2150-4456-07

DESCRIPTION:

Sidetrack Social District license

REQUEST FOR LEGISLATION
July 21, 2026

For: Mayor and City Council

From: Andrew Hellenga, City Manager

Subject: Resolution No. 2026-179 Adopting the fee schedule pursuant to the Ypsilanti City Code, and the following fees relating to various sections of the City Code and activities of the City are hereby established, and the various City Departments are authorized to charge and collect such fees, effective immediately.

SUMMARY & BACKGROUND:

RECOMMENDED ACTION: Approved

ATTACHMENTS:
1. Res. No. 2026 Fee Schedule
2. Fee Schedule FY 26-27 Redlined
3. Fee Schedule FY 26-27

CITY MANAGER APPROVAL: COUNCIL AGENDA DATE: July 21, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:

Resolution No. 2026-179
July 21, 2026

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the attached fee schedule is adopted pursuant to the Ypsilanti City Code, and the following fees relating to various sections of the City Code and activities of the City are hereby established, and the various City Departments are authorized to charge and collect such fees effective immediately.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

City of Ypsilanti
Amended Fee Schedule
Fiscal Year 2026-2027

Resolution XX
Approved by City Council XX

Table of Contents

Contents

Administrative Hearings Bureau (AHB) 7
Parking Bureau 9
Community Services 11
Building 11
Planning and Development 14
Clerk 18
Fire 20
Fiscal Services 22
Treasurer 23
Assessor 23
Police 24
DPW 25
Admin & Misc 25
Rights of Way 25
Trash, Recycling, and Yard Waste 26
Parks, Special Events, and Freighthouse 26
Facilities 26
Freighthouse 27
Film Permits 29

DRAFT

General Fees

These fees apply across departments.

Notary Public Service

	Notary Public Service – Signature and seal (per notarized document)	$10

	Return Check for NSF	
	First check	$50
	Second check	$60
	Online payment fees	
	Amount of payment due is between $2-$66	$2/payment
	Payment amount that exceeds $67	3% of payment
	Online Payment Fees	
	Amount of payment due is between $2 - $66	$2/payment
	Payment amount that exceeds $67	$3% of payment

Freedom of Information Act (FOIA) Requests

	Freedom of Information Act (FOIA) Request	Actual cost; see FOIA policy

Administrative Hearings Bureau (AHB)

Bureaus are collaborative efforts between departments. AHB is a collaborative effort between Community Services and the Clerks.

Ord. Sec. No.	Building Regulations	1st	2nd	3rd
18-52	State construction code	$150~~75~~	$300~~150~~	$500~~300~~
18-92	Property maintenance code	$75	$150	$300, $350 after 10 business days
18-115	Violations generally	$75	$150	$300
18-134 A&B	Allow occupancy without certificate of compliance	$200	$400	$500
42-55	Property maintenance nuisance	$50	$100	$200
42-68	Litter (see 70-38)	$50	$150	$300
71-72	Specific Violations (raw building materials, junk waste, abandoned refrigerators)	$150~~75~~	$300~~150~~	$500~~300~~
50-34	Fire Prevention Code (when designated as blight violation	$100	$300	$500

86-32	Disposal arrangements	$50	$100	$200, $225 after 10 business days
86-33	Commercial properties	$50, $75 after 10 business days	$100, $125 after 10 business days	$200, $225 after 10 business days
86-34	Residential properties	$25	$50	$200, $225 after 10 business days
86-35	Multiple dwellings	$50	$100	$200, $225 after 10 business days
86-54	Peak times	$50	$100	$200, $225 after 10 business days
94-136	Snow removal from sidewalk adjacent to residential and commercial premises	$15	$50	$200, $225 after 10 business days
94-136	Snow removal from parking lot serving less than 10 dwelling units	$15, $40 after 10 business days	$50, $75 after 10 business days	$200, $225 after 10 business days
94-136	Snow removal from parking lot serving 10 or more dwelling units	$15, $40 after 10 business days	$50, $75 after 10 business days	$200, $225 after 10 business days

AHB Cont'd

Ord. Sec. No.	Building Regulations	1st	2nd	3rd
110-34	Trees and shrubs	$75, $100 after 10 business days	$150, $175 after 10 business days	$300, $325 after 10 business days
110-81	Grass and weed control	$50, $75 after 10 business days	$100, $125 after 10 business days	$200, $225 after 10 business days
122-375	Zoning	$100, $75 after 10 business days	$100, $125 after 10 business days	$200, $225 after 10 business days
	Abatement costs			Actual cost, plus fee
	Prosecution costs			$75
	Building costs			$75

	Administrative Hearings Bureau Formal costs	$250
	Administrative Hearings Bureau Informal costs	$125
	Administrative Hearings Bureau costs – Waiver	Waive $50 in AHB costs if paid within 30 days
	State JSA (set by state statute)	$10
	Continuance/Adjournment	$75
	Default	$0
	Show Cause	$0
	Motion to Set Aside Default	$50 + Bond of actual cost

Parking Bureau

Bureaus are collaborative efforts between departments. Parking is a collaborative effort between DPW, Police, and Treasury.

Parking Fees

	Parking Fees	
102-61(a)	Parking rates: per hour	$2.00
101-104(a)(3)	Service/Landlord Vehicle Pass	$100
101-104(a)(3)	Contractor Service Pass	$25
102-132	Downtown Employee Parking (prorated monthly)	
	4 months	$115
	1 Year	$300
	West Cross Employee Parking (prorated monthly)	
	4 months	$40
	1 Year	$100
	Permits for Residents in C District (prorated monthly)	
	4 months	$65*
	1 Year	$175*
	Annual Renewal	$175*
102-105(d)	Residential Parking Permit Fees	
	Each permit	$45*
	Renewal	$30*
	First Visitor Pass	$0
	Second Visitor Pass	$30*
	Discount Downtown Permit (employee or resident (prorated monthly)	
	4 months	$85*
	1 Year	$175*
	Annual Renewal	$135
	Replace lost physical passes	$25
	Online payments fees and credit card fees are set by the contract with the vendor	
Ord. Sec. No.	Traffic and Vehicle Fees	
102-104 (a) (3)	Contractor service pass (each)	$33
102-104 (a) (4)	Employee service pass (each)	$300
	Annual renewal	$300
102-106 (a)	Fine for parking without permit	$50
~~102-104 (a) (3)~~	~~Contractor service pass (each)~~	~~$33~~
~~102-104 (a) (4)~~	~~Employee service pass (each)~~	~~$300~~
	~~Annual renewal~~	~~$300~~
102-105 (d)	Residential parking permit fee, first permit	$33
	Each additional permit	$33
	Renewal	$17
	Second resident visitor pass	$17
	Non-resident service vehicle pass	$33
	Non-resident service vehicle pass renewal	$17

	Non-resident visitor pass issued with first service vehicle pass	$0
	Replace lost visitor pass	$33
	Replace lost service vehicle pass	$33
	Replace lost residential pass	$33
102-106 (b & c)	Use of non-owned permit	$100
	Use of permit for commuter parking	$100
102-35 (d)	Parking permit fee for residents in C District	
	For 4 months	$115
	For 1 year	$300

Parking Fines

Ord. Sec. No.	Parking Violation Fees	Base	Next Day	After 21 Days		
	Parking: blocking fire hydrant	$100		$120		
	Parking on street during maintenance hours (2 am to 6 am, where signed)	$50		$70		
	Parking on margin	$35		$55		
	Parking on front or side lawn	$35		$55		
	Parking over legal limit	$25	$15	$40		
	Parking w/expired meter	$25	$15	$40		
	Unauthorized parking on private property	$50		$70		
	Unauthorized parking on city property	$50		$70		
	Truck gvw >10,000 or length >22' on residential street more than 3 hours	$25		$45		
	Use of a visitor permit by a resident	$50		$70		
	Parking w/o permit / residential permit required	$50		$70		
	Parking w/o permit / downtown permit required	$50		$70		
	Counterfeit permit	$100		$120		
	Parking in emergency snow route	$150		$170		
	Parking in alley (not loading/unloading)	$25		$45		
	Display advertising	$50		$70		
	Displaying cars "for sale" on City property or in ROW	$50		$70		
	Selling merchandise from vehicle unless authorized by a Special Events or Peddler's Permit	$75		$95		
	Parking for over 48 hours	$25		$45		
	Parking prohibited zone, including bus stop, taxi stand and loading zone	$75		$95		
	Parking not fully within metered space	$25	$15	$45		
	Parking to wash/polish/grease/repair vehicle	$25		$45		
	Parking of inoperative vehicle	$50		$70		
	Parking on a sidewalk	$50		$70		
	Parking in front of a public or private driveway	$75		$95		
	Within an intersection	$100		$95		
	Parking within 15 ft of a fire hydrant	$75		$95		
	On a crosswalk	$75		$95		

	Parking within 20 ft of a crosswalk, or if there is not a crosswalk, then within 15 ft of the intersection of property lines at an intersection of highways	$50		$70		
	Parking within 30 ft of a flashing beacon, stop sign, or traffic-control signal	$25		$45		
	Between a safety zone and the adjacent curb or within 30 ft of a point on the curb immediately opposite the end of a safety zone	$50		$70		
	Parking within 50 ft of nearest rail of a R/R	$100		$120		
	Parking opposite of fire station curb/Within 20 ft of driveway entrance to a fire station on the side of a street opposite the entrance to a fire station within 75 ft of the entrance if properly marked by official sign	$50		$70		
	Parking alongside/opposite street excavation, if the stopping, standing, or parking would obstruct	$100		$120		
	Parking: double parking	$50		$70		
	Upon bridge or other elevated highway structure or within a highway tunnel	$50		$70		
	At a place where an official sign prohibits stopping or parking	$50		$70		
	In front of a theater	$50		$70		
	Blocking an emergency exit of a building	$100		$120		
	Blocking a fire escape	$100		$120		
	Parking in handicap space or zone (public or private property)	$150		$170		
	Parking in or blocking a marked access for parking by persons with disabilities	$150		$170		
	Blocking or interfering with the use of a curb-cut or ramp by persons with disabilities	$100		$120		
	In violation of an official sign restricting the period of time or manner of parking	$50		$70		

	Parking: night parking in prohibited	$50		$70		
	Blocking the delivery of mail to a rural mailbox by a carrier of the United States Postal service	$50		$70		
	Blocking an alley	$50		$70		
	Parking in or blocking a fire lane	$100		$120		
	Parking over 12” from curb	$25		$45		
	Parking left side to curb (except on one-way streets)	$25		$45		
	Parking motor running, car unattended	$25		$45		
	Improper parking	$33		$53		

DRAFT

Clerk

Ord. Sec. No.		
	City Charter	Actual cost; see FOIA policy
Ord. Sec. No.	**Liquor License Fees**	
6-31	"A" Hotel	$500
6-31	"B" Hotel	$500
6-31	"C" Hotel	$500
6-31	"Tavern" beer and by the glass	$500
6-31	"SDD" package liquor	$500
6-31	"SDM" package beer and wine	$500
6-31	If more than one class of license held	
	(Fee per class held)	$25
6-31	Transfer of ownership, including partner	$500
	Transfer location	$300
6-31	Addition of space	$300
6-31	Deletion of partner	$300
	Addition of special permit, i.e. entertainment, dancing or Sunday sales	$300
6-31	Wine Maker License	$500
6-31	Micro Brewer License	$500
6-43	Application for license to sell	$500
	Application for Social District Participation	$100
10-45	Additional fee for DDA location	$110
Ord. Sec. No.	**Entertainment & Misc. Fees**	
22-76	Bed & Breakfast application fee	$80
22-80	Annual bed & breakfast, inn license fee	$175
22-117	Health club license application fee	$80
22-121	Annual health club fee	$175
22-178	Peddlers license application fee, investigation fee	$100

Clerk Cont'd

Ord. Sec. No.	Entertainment & Misc. Fees Cont'd	
82-47	Secondhand dealer license application fee	$100
82-49	Issuance of annual 2nd hand dealer license	$100
22-182	House to house soliciting by established business, various fee (monthly rates)	$50 per team member
	Mayor Officiating Wedding Ceremony	$25
	Qualified vote file (disks, Printed Voter Listing, Polling location maps	Actual cost; see FOIA Policy

Medical Marijuana

22-205	Medical Marijuana Application	$5,000
22-205	License Revocation Appeal	$1,100
22-205	Relocation Application	$5,000
22-205	Application Renewal	$5,000

DRAFT

Community Services

Building

Ord. Sec. No.	Certificate of Compliance Inspection Fees (Residential)	
18-153	Single Family* - Initial Inspection	$155 per unit
18-153	Single Family* - Recertification ~~(2-year)~~	$105
18-153	Reinspection	$60 per inspection
18-153	Multi-Family Building – Recertification ~~(2-year)~~	
18-153	20 or less units	$75 per unit
18-153	21 or more units	$65 per unit
18-153	Reinspection	$60 per inspection
18-153	Multi-Family Complex – Recertification ~~(2-year)~~	$350 per building inspected plus $50
18-153	Reinspection	$60 per inspection
18-153	Townhouse/Condo – Recertification ~~(2-year)~~	$75 per unit
18-153	Reinspection	$60 per unit
18-153	Rooming House – Recertification ~~(2-year)~~	$50 per sleeping room
18-153	Reinspection	$60 per inspection
18-153	No Show/Late Cancelation Fee – Multi-Family (per unit)	$60 per inspection
18-153	No Show/Late Cancelation Fee – 1 & 2 Family (per unit)	$85 per unit
18-153	Late Payment Fees	Original fee plus 20% the original fee
18-153	Lien Collection Fee	$100
18-153	Administrative Review Fee	$75 per unit
18-153	Search Warrants obtained for inspection	$100 per unit
Ord. Sec. No.	**Certificate of Compliance Inspection Fees (Commercial)**	
2218-153	Business Occupancy Permit (with and without change of use)	$90
	Late Payment Fee (original fee plus 20% of original fee)	(original fee plus 20% of original fee)
	Business Inspection – No Show/Late Cancelation	$55
	Business Re-inspection (2 or more)	$55
2218-153	Assembly (hall, church, etc.)	$150
2218-153	Automotive (sales/repair/gas station)	$175
	Business (General – Large)	$150
	Business (General – Small)	$75
	Chapel/Funeral Home	$150
	Educational	$100
2218-153	Industrial/Manufacturing/Warehousing – Small (under 5,000 sq ft)	$250
2218-153	Industrial/Manufacturing/Warehousing – Large (over 5,000 sq ft)	$350
	Office Complex	

	Office – Large	$150

Building Cont'd.

Ord. Sec. No.	Commercial/Residential Certificate of Occupancy Con't	
	Office – Small	$75
2218-153	Personal Service (barber, salon, tattoo, etc.)	$150
	Retail Complex	
2218-153	Retail – Small (under 2,500 sq ft)	$75
2218-153	Retail – Large (over 2,500 sq ft)	$150
2218-153	Restaurant – Small (under 2,500 sq ft)	$75
2218-153	Restaurant – Large (over 2,500 sq ft)	$150
	Lien Collection Fee	$100
Ord. Sec. No.	**Certificate of Occupancy (each unit/tenant)**	
18-153	Residential	$50
Ord. Sec. No.	**Contractor Registration**	
	Residential builders, alteration and maintenance	$35
	Sign contractor license/registration	$35
	Electrical contractor	$35
	Plumbing contractor	$20
	Mechanical contractor	$20
18-31(b)	Appeals to ConstructionBuilding Board of Appeals per	County fees + $10055
	Outdoor Cafe	
94-193	Outdoor Café, Restaurant, and Beer Garden Annual Fee	$12590
Ord. Sec. No.	**Permits**	
	Plan review note: If sent to 3rd party review additional fees may be incurred	20% of permit as deposit+balance of review
18-3	Building Permit	
	First $1,000 of construction value or less	$70
	Each additional $1,000 or fraction thereof up to $1,000,000 in building value	$11
	For building values over 1,000,001 to $5,000,000 in building value	$10
	For building values over $5,000,001 and above in building value	$9
18-3	Demolition Permit	$90
	First $1,000 of work contract or less	$11
	Application for trade permit	$30
18-3	Plumbing Permit (per inspection/service/unit/appliance)	$75

18-3	Electrical Permit (per inspection/service/unit/appliance)	$75
18-3	Mechanical Permit (per inspection/service/unit/appliance)	$75
18-3	Sign Permit (per sign)	$100
14-13	Domestic Foul & Bee permit application	$25
	All other permit (minimum fee)	$70
	Zoning review-accessory structure and fences	$70

Building Cont'd

Ord. Sec. No.	Vacant Buildings	
18-190	Vacant Building Inspection Fee	$150
18-190	Escrow Account (monthly)	$300
18-190	Vacant building – not "regularly occupied"	$75
18-190	New building/structure	$50
18-190	All other vacant buildings – including dangerous buildings	$300
42-69	Maintenance of exterior premises – City cleanup *Plus actual cost of hired contractor	$50+*

Planning and Development

	General & Administrative	
	Zoning Map or Text copies; Copies of adopted plans	Actual cost; see FOIA policy
	Marihuana Location Letter	$200
	Code Compliance Letter	$100
	Zoning	
122-303	Zoning Map amendment	$1,500
	Zoning Text amendment	$1,000
	Appeal of staff interpretation	$500
	Specific interpretation	$500
	Area Variance – SF Residential	$500
	Area Variance – other use	$1,000
	All variance types: each variance requested beyond first on same site/application	$250
	Pre-development meeting (related to site plan)	$150
	Administrative fee for site work started without issuance of applicable permit	$50
	Site Plan Review *plus engineering review fees as applicable	$1,000 +*
	Site Plan review (additional revision review)	$400
	Sketch Plan Review	$400
	Site inspections by P&D Dept. staff after first compliance inspection	$50
	Special Exception permit for fee in-lieu of providing off street parking (per space)	$600/Per space annually

	Address Assignment	$100/Per address or $500 per development
	Special Use permit	$750
	Designation of Special Nonconforming Status	$750
	Temporary Use – Concession Sale Review	$60
	Garden on vacant residential lot	$25
	Use of a public commercial area parking space during construction, see Special Events	
	Sidewalk Signs	See sign permit fee
122-704	PUD Application*	$2,000+ * *plus $5/1,000 sf of new or redeveloped non-residential or $5/unit of new or redeveloped residential construction and engineering review fees

Planning and Development Cont'd

	Zoning Cont'd	
	Meeting Fees: any development that requires over 3 meetings with staff shall pay a per meeting fee based on scale.	$150
	PUD Application (Adaptive Re-Use)	$550
94-271	Alley/Street Closure (Application fee plus construction escrow)	$750 fee + $1,000 escrow
94-291	Alley/Street Vacation	$1,500
122-625	Lot split application	$50
	Tax Abatement	
	Creation of a District (public notice, preparation for City Council)	$1,000
	Application review and recommendation	$1,000
	Historic Preservation	
54-81	Historic District work permit application fee	$48 + * *plus $5 per $3,000 of labor and material
	Administrative Fee for HDC work started without issuance of applicable permit	$60
	Historic District work permit application fee, flat fee for paint-only application	$10
122-309	**Engineering: Site Review Phase**	

	Site Plan Review	$500
	Site Plan Review - Beyond Initial Two	$250
	Site Plan Review – Planned Unit Development – Adaptive Reuse PUD	$500
	Site Plan Review – Planned Unit Development – Less than 5 acres	$1,000
	Site Plan Review – Planned Unit Development – More than 5 acres	$1,800
	Planned Unit Development Review – Beyond Initial Two	$500
	Preapplication Meeting	$200
122-309	**Engineering: Plan Review Phase**	
	Construction Estimate less than $50,000	6% - Minimum $500
	Construction Estimate between $50,000 - $100,000	5% + Minimum $3,500
	Construction Estimate between $100,000 - $500,000	3% - Minimum $6,000
	Construction Estimate more than $500,000	2.5% - Minimum $12,000

Planning and Development Cont'd

122-309	**Engineering: Plan Review Phase**	
	Notes: -Engineering Site Plan and Engineering Plan Review fees are nonrefundable. -Initial Engineering Site Plan Review Fee covers two (2) reviews. -Initial Engineering Plan Review Fee covers three (3) reviews. -Construction Escrow collected in excess of incurred costs will be refunded upon final acceptance of project. -These fees are for the City Engineer only. Additional fees from other City Departments may apply.	
122-309	**Engineering: Construction Phase**	
	Construction Estimate less than $50,000	9% - Minimum $1,000 Construction
	Construction Estimate between $50,000 - $100,000	$6,000 + 8% of amount over $50,000
	Construction Estimate between $100,000 - $500,000	$11,500 + 6% of amount over $100,000 construction

	Construction Estimate more than $500,000	$35,000 + 5% of amount over $500,000 construction
	Notes: -Engineering Site Plan and Engineering Plan Review fees are nonrefundable. -Initial Engineering Site Plan Review Fee covers two (2) reviews. -Initial Engineering Plan Review Fee covers three (3) reviews. -Construction Escrow collected in excess of incurred costs will be refunded upon final acceptance of project. -These fees are for the City Engineer only. Additional fees from other City Departments may apply.	

DRAFT

Fire

50-34	**Fire Prevention**	
	Initial Certificate of Occupancy Inspection	$75
	First re-inspection	$0
	Additional re-inspections or no show.	$50 per re-inspection

Fire Cont'd

	Annual Fire Safety Inspection	
	Annual inspection (no fee if compliance is maintained since last year)	$0
	Additional necessary annual re-inspection or no show	$50
	Inspection in large facilities or requiring more than one hour	$50/hr
	Acceptance Tests	
	Sprinkler systems, fire alarms, fire pump...	$50/hr
	Plan Review	$0
	Occupancy calculation, fireworks, special venues, concerts...	$50/hr
	Fire Investigation	
	Origin and cause	$50/hr
	Fire Suppression	
	Class 1 Engine	$47~~50~~ with crew
	Aerial Truck	$650 with crew
	Support Vehicle	$150 with crew
	Fire Fighter	$~~34~~6
	Fire Officer	$5~~4~~3
	Fire Inspector	$75~~43~~
	EMS Standby (2 EMTs)	$95~~80~~/hr
	Fire Standby Pyrotechnic (includes inspection)	$300~~250~~
	Fire Display (includes inspection)	$300~~250~~
	Fire Inspection	$75
*	Fire re-inspection	$50~~50~~
	Fire Investigation (additional fee if over 10 hours)	$5500~~00~~
	Fire Permits	$50
38-40	**False Alarms**	
	First occurrence in a calendar year	Warning
	Second occurrence in a calendar year	$200
	Third occurrence in a calendar year	$400
	Fourth occurrence in a calendar year	$600

	Each additional occurrence in calendar year	Add $200 to previous fine

DRAFT

Fiscal Services

	Reprint of W-2/1099-R, Copy of Payroll check stub (non-public)	Actual cost, see FOIA policy

Assessor

Ord. Sec. No.		
22-35	Business License Application Fee	See Commercial Business Inspection
	Real Estate agent access to sketch program	$0
	Copy of building sketch	$0

Treasurer

102-192	Civil Infraction – Pedestrian or other traffic on the median	$50
	Misc. Fees	
	MortComp Request	$100

Police

38-40	**False Alarms**	
	Police	
	First occurrence in calendar year	Warning
	Second occurrence in calendar year	$100
	Third occurrence in calendar year	$200
	Fourth occurrence in calendar year	$300
	Each additional occurrence in calendar year	Add $100 to previous fine
38-78	**Incidents involving Persons Driving Under The Influence**	
	OWI	$155
	OWI with accident	$205
	OWI with blood draw	$230
	All reports	Actual cost, see FOIA policy
	Bicycle Registration Fees	
102-34	Bicycle registration fee	$5
102-34	Bicycle registration fee – change of ownership	$5
102-34	Bicycle registration fee – loss of license plate	$5
	Bike license	N/A
	Transfer of bike license	N/A
	Audio/Visual	
	Photographs, Audio, Visual	Actual cost, see FOIA policy
	Misc. Police Fees	
	Public vehicle license	$30
	Replacement of valid public vehicle license	$30
	Gold and silver registration (approval)	$55
	Gold and silver registration (if denied)	$35
	Preliminary Blood Testing (court ordered)	$20
	Fingerprinting (court ordered and liquor control only)	No charge
	Fingerprinting (Live scan)	$65
	Fingerprinting (Ink prints)	$20/card
	Gun purchase (first card)	$0 (State law)
	Processing bond money for other departments	$10 (State law)
	24 hour Liquor License	N/A
102-62	Impound Vehicles:	
	Impound – private property	$30
	Impound – police – tow – admin. Fee	$40
	Impound Release Fee	$40

Public Works

Admin & Misc

110-77	Manufactured Fertilizer Commercial Applicator	$25
Ord. Sec. No.	**Administrative Fees**	
	Administration fee (monthly billing & special service invoices)	10% for annual amounts less than $25,000
	Administration fee (monthly billing & special service invoices)	5% for annual amounts over $25,000
	Late fee for invoices	
	Over 30 days	2%
	Over 60 days	Additional 2%

Film Permits

Ord. Sec. No.		
10-312	Permit for Film on Public Property	$250
	Permit for Film on Private Property	$100
	Deposit (if City Services are required)	$3,000
	Daily Public Property Use – per day	$107

Parks, Special Events, and Freighthouse

Freighthouse

	Residents, Employees, Non-Profits	Non-residents
Entire Building – Weekends	$200~~350~~/hr	$350~~500~~/hr
Entire Building – Weekday	$100~~50~~/hr	$200~~300~~/hr
Great Hall – Weekdays	$75~~100~~/hr	$150~~200~~/hr
Café – Weekdays	$50~~100~~/hr	$100~~200~~/hr

Parks & Facilities

Ord. Sec. No.	Facilities and Public Property	
78-124	Fees for rental of Senior Citizens Center, Parkridge Community Center and Rutherford Pool are set by operations management at each facility. Contact each facility directly for reservations, terms and conditions.	
	~~**Freighthouse Plaza**~~	
	~~Damage deposit (refundable, due 14 days in advance)~~	~~$200~~

	Default: Any person in default for 30 days or more shall be ineligible for a park reservation, special event permit, noise permit, street closing permit or city facility rental for eighteen months.	
78-125	Park Reservation Fees	
	Freighthouse Plaza	$200
	Gazebo Rental (Riverside Park)	$200/first 2 hours
	Amphitheater Rental (Frog Island Park)	$200/first 2 hours
	Pavilion Rental (resident)	$100/first 2 hours
	Pavilion Rental (nonresident)	$150/first 2 hours
	Each addition hour of pavilion rental	$50 per hour
	Water Utility Fee (refundable deposit)	$50
	Security deposit for the Gazebo and Pavilions are merged info Class 1 and 2 application fees.	
	Rental fees for Riverside and Frog Island Park are merged into Class 3 and 4 permit application fees and are subject to additional Capital Park Improvement and/or Administrative Fees for coordinating public park use, per day.	
	Special Event Applicant shall reimburse City for actual costs of cleanup required if applicant fails to comply with cleanup agreement. [employee and equipment costs shall be reimbursed at hourly rate + 10% (non-profit events)]	

Special Events

	Administrative Services	Per Hour
	Parade Route	$90
	Traffic Control Plan	$90
	Walk/Run Route	$90
	Note: Special Event Applicant shall reimburse the City for all actual costs incurred by the Ypsilanti Department of Public Works and Police Department related to the event as determined no later than 14 days prior to the event during pre-event meeting (employee and equipment costs shall be reimbursed at hourly rate + 10% (non-profit events) or + 15% (for-profit events)	

	Application and Permit Fees	
10-268	Festival – Special Events use fees and Park Registration fees (merged in 2009)	
	Special Events Application (nonrefundable)	$35
	Special Events Permit Fees (non-refundable; due in 14 days in advance)	

	Class 4a events (alcohol, more than 10,000 participants)	$2,000/day
	Class 4 events (more than 10,000 participants)	$1,500/day
	Class 3a events (alcohol)	$1,250/day
	Class 3 events	$600/day
	Class 2 events	$350
	Class 1 events	$250
	Local Street Closure Permit (per street/per day)	$100~~350~~
	Major Street Closure Permit (per street/per day)	$300~~1,000~~
	Noise Permit	$150
	Sign/Banner Permit	$50
	Banner Installation & Removal Fees (non-refundable, due 30 days in advance, must receive approval from business district association)	$50/banner, $500 min
	Event Security Deposit (refundable; due 14 days in advance)	
	Class 4a events (alcohol, more than 10,000 participants)	$6,000
	Class 4 events	$5,000
	Class 3a events (alcohol, less than 10,000 participants)	$4,000
	Class 3 events	$2,000
	Class 2 events	$500
	Class 1 events	$250
	Surety bond in lieu of damage deposit (subject to City Attorney approval)	$25,000
	Utility Fee – Electric	
	Class 4 events	$500
	Class 3 events	$250
	Class 2 events	$50
	Class 1 events	$50
	Utility Fee – Water	
	Class 4 events	$250
	Class 3 events	$250
	Class 2 events	$20
	Class 1 events	$20
	Site Restoration	
	Failure to restore site by 1:00 p.m. day following event	$200/day
	City site restoration	$500, plus actual cost + 15%
	Applicant(s) shall reimburse City for actual costs of cleanup required if applicant fails to comply with cleanup agreement.	$250, plus actual cost + 15%

Rights of Way

Ord. Sec. No.		
102-255	Truck Route Special or Emergency Exception Permit	$150
	Right of Way permit (storage of materials/pods)	Residential: $25 first week, then $50/week Commercial: $50 first
	Right of Way permit (sidewalk repair/replacement)	$50
	Right of Way permit (new sidewalk installation)	$100
	Right of Way permit (not in roadway, includes; driveway approach repair replacement, new sidewalk installation, curbcut repair, boring/trenching)	$100
	Right of Way permit (Aerial)	$200
	Right of Way permit (Underground)	$350
	Right of Way permit (Stormwater Connection)	$500 initial application, then construction and engineering fees/escrow
	Construction oversight and engineering	
	Less than $50,000	6% (min. $500) fee, 9% (min. $1,000) escrow
	Between $50,000-$100,000	5% (min. $3,500) fee, $6,000 + 8% over $50,000 escrow
	Between $100,000-$500,000	3% (min. $6,000) fee, $11,500 + 6% over $100,000 escrow
	Greater than $500,000	2.5% (min. $12,000) fee, $35,000 + 5% over $500,000 escrow
	Right of Way permit (roadway, including NEW curbcuts	$250
	Right of Way permit (street closure major streets)	$250/day per lane
	Right of Way permit (lane shift, major street)	$50/day per lane
	Right of Way permit (street closure local streets)	$100/day per lane
	Right of Way permit (lane shift, local street)	$25/day per lane
	Penalty fee for failing to apply for Right of Way permit before work begins. Fee is in addition to permit fee.	TRIPLE INITIAL PERMIT FEE or $150, whichever is greater
	Bond amount: Contractor shall furnish either a cash bond or a performance bond.	
	Property line to back of curb	$3,000
	Property line to $^{1}/_{2}$ pavement width	$5,000
	Property line to full pavement width	$10,000
	Existing utility repair/modification	Aerial, $3,000;
	New utility installation	Aerial, $5,000;
	each boring pit	$1,000

94-112	Moving building, license application fee (*Owner also responsible for materials used)	$320 + *
Ord. Sec. No.	Small Cell Wireless Facilities Deployment	
	When such deployment will require a new or replacement pole in right of way	$300 + $1,000 bond
	When such deployment will not require a new or replacement pole in right of way	$200 + $1,000 bond
	For zoning applications to install or modify a wireless support structure in right of way	$1,000 + $1,000 bond
	To install or modify a small wireless facility outside the right of way	$500
	Annual rent: per small cell wireless facility per year	$22
	Annual rent: for utility pole or support structure erected by or on behalf of a wireless provider after March 12, 2019	$138

Trash, Recycling, and Yard Waste

Ord. Sec. No.		
	Recycle carts – each	$~~75~~ **25**

City of Ypsilanti
Amended Fee Schedule
Fiscal Year 2026-2027

Resolution XX
Approved by City Council XX

Table of Contents

Contents

Administrative Hearings Bureau (AHB) 7
Parking Bureau 9
Community Services 11
Building 11
Planning and Development 14
Clerk 18
Fire 20
Fiscal Services 22
Treasurer 23
Assessor 23
Police 24
DPW 25
Admin & Misc 25
Rights of Way 25
Trash, Recycling, and Yard Waste 26
Parks, Special Events, and Freighthouse 26
Facilities 26
Freighthouse 27
Film Permits 29

DRAFT

General Fees

These fees apply across departments.

Notary Public Service

	Notary Public Service – Signature and seal (per notarized document)	$10

	Return Check for NSF	
	First check	$50
	Second check	$60
	Online payment fees	
	Amount of payment due is between $2-$66	$2/payment
	Payment amount that exceeds $67	3% of payment
	Online Payment Fees	
	Amount of payment due is between $2 - $66	$2/payment
	Payment amount that exceeds $67	$3% of payment

Freedom of Information Act (FOIA) Requests

	Freedom of Information Act (FOIA) Request	Actual cost; see FOIA policy

Administrative Hearings Bureau (AHB)

Bureaus are collaborative efforts between departments. AHB is a collaborative effort between Community Services and the Clerks.

Ord. Sec. No.	Building Regulations	1st	2nd	3rd
18-52	State construction code	$150	$300	$500
18-92	Property maintenance code	$75	$150	$300, $350 after 10 business days
18-115	Violations generally	$75	$150	$300
18-134 A&B	Allow occupancy without certificate of compliance	$200	$400	$500
42-55	Property maintenance nuisance	$50	$100	$200
42-68	Litter (see 70-38)	$50	$150	$300
71-72	Specific Violations (raw building materials, junk waste, abandoned refrigerators)	$150	$300	$500
50-34	Fire Prevention Code (when designated as blight violation	$100	$300	$500

86-32	Disposal arrangements	$50	$100	$200, $225 after 10 business days
86-33	Commercial properties	$50, $75 after 10 business days	$100, $125 after 10 business days	$200, $225 after 10 business days
86-34	Residential properties	$25	$50	$200, $225 after 10 business days
86-35	Multiple dwellings	$50	$100	$200, $225 after 10 business days
86-54	Peak times	$50	$100	$200, $225 after 10 business days
94-136	Snow removal from sidewalk adjacent to residential and commercial premises	$15	$50	$200, $225 after 10 business days
94-136	Snow removal from parking lot serving less than 10 dwelling units	$15, $40 after 10 business days	$50, $75 after 10 business days	$200, $225 after 10 business days
94-136	Snow removal from parking lot serving 10 or more dwelling units	$15, $40 after 10 business days	$50, $75 after 10 business days	$200, $225 after 10 business days

AHB Cont'd

Ord. Sec. No.	Building Regulations	1st	2nd	3rd
110-34	Trees and shrubs	$75, $100 after 10 business days	$150, $175 after 10 business days	$300, $325 after 10 business days
110-81	Grass and weed control	$50, $75 after 10 business days	$100, $125 after 10 business days	$200, $225 after 10 business days
122-375	Zoning	$100, $75 after 10 business days	$100, $125 after 10 business days	$200, $225 after 10 business days
	Abatement costs	Actual cost, plus fee		
	Prosecution costs	$75		
	Building costs	$75		

	Administrative Hearings Bureau Formal costs	$250
	Administrative Hearings Bureau Informal costs	$125
	Administrative Hearings Bureau costs – Waiver	Waive $50 in AHB costs if paid within 30 days
	State JSA (set by state statute)	$10
	Continuance/Adjournment	$75
	Default	$0
	Show Cause	$0
	Motion to Set Aside Default	$50 + Bond of actual cost

Parking Bureau

Bureaus are collaborative efforts between departments. Parking is a collaborative effort between DPW, Police, and Treasury.

Parking Fees

	Parking Fees	
102-61(a)	Parking rates: per hour	$2.00
101-104(a)(3)	Service/Landlord Vehicle Pass	$100
101-104(a)(3)	Contractor Service Pass	$25
102-132	Downtown Employee Parking (prorated monthly)	
	4 months	$115
	1 Year	$300
	West Cross Employee Parking (prorated monthly)	
	4 months	$40
	1 Year	$100
	Permits for Residents in C District (prorated monthly)	
	4 months	$65*
	1 Year	$175*
	Annual Renewal	$175*
102-105(d)	Residential Parking Permit Fees	
	Each permit	$45*
	Renewal	$30*
	First Visitor Pass	$0
	Second Visitor Pass	$30*
	Discount Downtown Permit (employee or resident (prorated monthly)	
	4 months	$85*
	1 Year	$175*
	Annual Renewal	$135
	Replace lost physical passes	$25
	Online payments fees and credit card fees are set by the contract with the vendor	
Ord. Sec. No.	Traffic and Vehicle Fees	
102-104 (a) (3)	Contractor service pass (each)	$33
102-104 (a) (4)	Employee service pass (each)	$300
	Annual renewal	$300
102-106 (a)	Fine for parking without permit	$50
102-105 (d)	Residential parking permit fee, first permit	$33
	Each additional permit	$33
	Renewal	$17
	Second resident visitor pass	$17
	Non-resident service vehicle pass	$33
	Non-resident service vehicle pass renewal	$17
	Non-resident visitor pass issued with first service vehicle pass	$0
	Replace lost visitor pass	$33
	Replace lost service vehicle pass	$33

	Replace lost residential pass	$33
102-106 (b & c)	Use of non-owned permit	$100
	Use of permit for commuter parking	$100
102-35 (d)	Parking permit fee for residents in C District	
	For 4 months	$115
	For 1 year	$300

Parking Fines

Ord. Sec. No.	Parking Violation Fees	Base	Next Day	After 21 Days		
	Parking: blocking fire hydrant	$100		$120		
	Parking on street during maintenance hours (2 am to 6 am, where signed)	$50		$70		
	Parking on margin	$35		$55		
	Parking on front or side lawn	$35		$55		
	Parking over legal limit	$25	$15	$40		
	Parking w/expired meter	$25	$15	$40		
	Unauthorized parking on private property	$50		$70		
	Unauthorized parking on city property	$50		$70		
	Truck gvw >10,000 or length >22' on residential street more than 3 hours	$25		$45		
	Use of a visitor permit by a resident	$50		$70		
	Parking w/o permit / residential permit required	$50		$70		
	Parking w/o permit / downtown permit required	$50		$70		
	Counterfeit permit	$100		$120		
	Parking in emergency snow route	$150		$170		
	Parking in alley (not loading/unloading)	$25		$45		
	Display advertising	$50		$70		
	Displaying cars "for sale" on City property or in ROW	$50		$70		
	Selling merchandise from vehicle unless authorized by a Special Events or Peddler's Permit	$75		$95		
	Parking for over 48 hours	$25		$45		
	Parking prohibited zone, including bus stop, taxi stand and loading zone	$75		$95		
	Parking not fully within metered space	$25	$15	$45		
	Parking to wash/polish/grease/repair vehicle	$25		$45		
	Parking of inoperative vehicle	$50		$70		
	Parking on a sidewalk	$50		$70		
	Parking in front of a public or private driveway	$75		$95		
	Within an intersection	$100		$95		
	Parking within 15 ft of a fire hydrant	$75		$95		
	On a crosswalk	$75		$95		

	Parking within 20 ft of a crosswalk, or if there is not a crosswalk, then within 15 ft of the intersection of property lines at an intersection of highways	$50		$70		
	Parking within 30 ft of a flashing beacon, stop sign, or traffic-control signal	$25		$45		
	Between a safety zone and the adjacent curb or within 30 ft of a point on the curb immediately opposite the end of a safety zone	$50		$70		
	Parking within 50 ft of nearest rail of a R/R	$100		$120		
	Parking opposite of fire station curb/Within 20 ft of driveway entrance to a fire station on the side of a street opposite the entrance to a fire station within 75 ft of the entrance if properly marked by official sign	$50		$70		
	Parking alongside/opposite street excavation, if the stopping, standing, or parking would obstruct	$100		$120		
	Parking: double parking	$50		$70		
	Upon bridge or other elevated highway structure or within a highway tunnel	$50		$70		
	At a place where an official sign prohibits stopping or parking	$50		$70		
	In front of a theater	$50		$70		
	Blocking an emergency exit of a building	$100		$120		
	Blocking a fire escape	$100		$120		
	Parking in handicap space or zone (public or private property)	$150		$170		
	Parking in or blocking a marked access for parking by persons with disabilities	$150		$170		
	Blocking or interfering with the use of a curb-cut or ramp by persons with disabilities	$100		$120		
	In violation of an official sign restricting the period of time or manner of parking	$50		$70		

	Parking: night parking in prohibited	$50		$70		
	Blocking the delivery of mail to a rural mailbox by a carrier of the United States Postal service	$50		$70		
	Blocking an alley	$50		$70		
	Parking in or blocking a fire lane	$100		$120		
	Parking over 12" from curb	$25		$45		
	Parking left side to curb (except on one-way streets)	$25		$45		
	Parking motor running, car unattended	$25		$45		
	Improper parking	$33		$53		

DRAFT

Clerk

Ord. Sec. No.		
	City Charter	Actual cost; see FOIA policy
Ord. Sec. No.	**Liquor License Fees**	
6-31	"A" Hotel	$500
6-31	"B" Hotel	$500
6-31	"C" Hotel	$500
6-31	"Tavern" beer and by the glass	$500
6-31	"SDD" package liquor	$500
6-31	"SDM" package beer and wine	$500
6-31	If more than one class of license held	
	(Fee per class held)	$25
6-31	Transfer of ownership, including partner	$500
	Transfer location	$300
6-31	Addition of space	$300
6-31	Deletion of partner	$300
	Addition of special permit, i.e. entertainment, dancing or Sunday sales	$300
6-31	Wine Maker License	$500
6-31	Micro Brewer License	$500
6-43	Application for license to sell	$500
	Application for Social District Participation	$100
10-45	Additional fee for DDA location	$110
Ord. Sec. No.	**Entertainment & Misc. Fees**	
22-76	Bed & Breakfast application fee	$80
22-80	Annual bed & breakfast, inn license fee	$175
22-117	Health club license application fee	$80
22-121	Annual health club fee	$175
22-178	Peddlers license application fee, investigation fee	$100

Clerk Cont'd

Ord. Sec. No.	Entertainment & Misc. Fees Cont'd	
82-47	Secondhand dealer license application fee	$100
82-49	Issuance of annual 2nd hand dealer license	$100
22-182	House to house soliciting by established business, various fee (monthly rates)	$50 per team member
	Mayor Officiating Wedding Ceremony	$25
	Qualified vote file (disks, Printed Voter Listing, Polling location maps	Actual cost; see FOIA Policy

Medical Marijuana

22-205	Medical Marijuana Application	$5,000
22-205	License Revocation Appeal	$1,100
22-205	Relocation Application	$5,000
22-205	Application Renewal	$5,000

DRAFT

Community Services

Building

Ord. Sec. No.	Certificate of Compliance Inspection Fees (Residential)	
18-153	Single Family* - Initial Inspection	$155 per unit
18-153	Single Family* - Recertification	$105
18-153	Reinspection	$60 per inspection
18-153	Multi-Family Building – Recertification	
18-153	20 or less units	$75 per unit
18-153	21 or more units	$65 per unit
18-153	Reinspection	$60 per inspection
18-153	Multi-Family Complex – Recertification	$350 per building inspected plus $50
18-153	Reinspection	$60 per inspection
18-153	Townhouse/Condo – Recertification	$75 per unit
18-153	Reinspection	$60 per unit
18-153	Rooming House – Recertification	$50 per sleeping room
18-153	Reinspection	$60 per inspection
18-153	No Show/Late Cancelation Fee – Multi-Family (per unit)	$60 per inspection
18-153	No Show/Late Cancelation Fee – 1 & 2 Family (per unit)	$85 per unit
18-153	Late Payment Fees	Original fee plus 20% the original fee
18-153	Lien Collection Fee	$100
18-153	Administrative Review Fee	$75 per unit
18-153	Search Warrants obtained for inspection	$100 per unit
Ord. Sec. No.	**Certificate of Compliance Inspection Fees (Commercial)**	
22-153	Business Occupancy Permit (with and without change of use)	$90
	Late Payment Fee (original fee plus 20% of original fee)	(original fee plus 20% of original fee)
	Business Inspection – No Show/Late Cancelation	$55
	Business Re-inspection (2 or more)	$55
22-153	Assembly (hall, church, etc.)	$150
22-153	Automotive (sales/repair/gas station)	$175
	Business (General – Large)	$150
	Business (General – Small)	$75
	Chapel/Funeral Home	$150
	Educational	$100
22-153	Industrial/Manufacturing/Warehousing – Small (under 5,000 sq ft)	$250
22-153	Industrial/Manufacturing/Warehousing – Large (over 5,000 sq ft)	$350
	Office Complex	

	Office – Large	$150

Building Cont'd.

Ord. Sec. No.	Commercial/Residential Certificate of Occupancy Con't	
	Office – Small	$75
22-153	Personal Service (barber, salon, tattoo, etc.)	$150
	Retail Complex	
22-153	Retail – Small (under 2,500 sq ft)	$75
22-153	Retail – Large (over 2,500 sq ft)	$150
22-153	Restaurant – Small (under 2,500 sq ft)	$75
22-153	Restaurant – Large (over 2,500 sq ft)	$150
	Lien Collection Fee	$100
Ord. Sec. No.	**Certificate of Occupancy (each unit/tenant)**	
18-153	Residential	$50
Ord. Sec. No.	**Contractor Registration**	
	Residential builders, alteration and maintenance	$35
	Sign contractor license/registration	$35
	Electrical contractor	$35
	Plumbing contractor	$20
	Mechanical contractor	$20
18-31(b)	Appeals to Construction Board of Appeals per	County fees + $100
	Outdoor Cafe	
94-193	Outdoor Café, Restaurant, and Beer Garden Annual Fee	$125
Ord. Sec. No.	**Permits**	
	Plan review note: If sent to 3rd party review additional fees may be incurred	20% of permit as deposit+balance of review
18-3	Building Permit	
	First $1,000 of construction value or less	$70
	Each additional $1,000 or fraction thereof up to $1,000,000 in building value	$11
	For building values over 1,000,001 to $5,000,000 in building value	$10
	For building values over $5,000,001 and above in building value	$9
18-3	Demolition Permit	$90
	First $1,000 of work contract or less	$11
	Application for trade permit	$30
18-3	Plumbing Permit (per inspection/service/unit/appliance)	$75

18-3	Electrical Permit (per inspection/service/unit/appliance)	$75
18-3	Mechanical Permit (per inspection/service/unit/appliance)	$75
18-3	Sign Permit (per sign)	$100
14-13	Domestic Foul & Bee permit application	$25
	All other permit (minimum fee)	$70
	Zoning review-accessory structure and fences	$70

Building Cont'd

Ord. Sec. No.	Vacant Buildings	
18-190	Vacant Building Inspection Fee	$150
18-190	Escrow Account (monthly)	$300
18-190	Vacant building – not "regularly occupied"	$75
18-190	New building/structure	$50
18-190	All other vacant buildings – including dangerous buildings	$300
42-69	Maintenance of exterior premises – City cleanup *Plus actual cost of hired contractor	$50+*

Planning and Development

	General & Administrative	
	Zoning Map or Text copies; Copies of adopted plans	Actual cost; see FOIA policy
	Marihuana Location Letter	$200
	Code Compliance Letter	$100
	Zoning	
122-303	Zoning Map amendment	$1,500
	Zoning Text amendment	$1,000
	Appeal of staff interpretation	$500
	Specific interpretation	$500
	Area Variance – SF Residential	$500
	Area Variance – other use	$1,000
	All variance types: each variance requested beyond first on same site/application	$250
	Pre-development meeting (related to site plan)	$150
	Administrative fee for site work started without issuance of applicable permit	$50
	Site Plan Review *plus engineering review fees as applicable	$1,000 +*
	Site Plan review (additional revision review)	$400
	Sketch Plan Review	$400
	Site inspections by P&D Dept. staff after first compliance inspection	$50
	Special Exception permit for fee in-lieu of providing off street parking (per space)	$600/Per space annually

	Address Assignment	$100/Per address or $500 per development
	Special Use permit	$750
	Designation of Special Nonconforming Status	$750
	Temporary Use – Concession Sale Review	$60
	Garden on vacant residential lot	$25
	Use of a public commercial area parking space during construction, see Special Events	
	Sidewalk Signs	See sign permit fee
122-704	PUD Application*	$2,000+ * *plus $5/1,000 sf of new or redeveloped non-residential or $5/unit of new or redeveloped residential construction and engineering review fees

Planning and Development Cont'd

	Zoning Cont'd	
	Meeting Fees: any development that requires over 3 meetings with staff shall pay a per meeting fee based on scale.	$150
	PUD Application (Adaptive Re-Use)	$550
94-271	Alley/Street Closure (Application fee plus construction escrow)	$750 fee + $1,000 escrow
94-291	Alley/Street Vacation	$1,500
122-625	Lot split application	$50
	Tax Abatement	
	Creation of a District (public notice, preparation for City Council)	$1,000
	Application review and recommendation	$1,000
	Historic Preservation	
54-81	Historic District work permit application fee	$48 + * *plus $5 per $3,000 of labor and material
	Administrative Fee for HDC work started without issuance of applicable permit	$60
	Historic District work permit application fee, flat fee for paint-only application	$10
122-309	**Engineering: Site Review Phase**	

	Site Plan Review	$500
	Site Plan Review - Beyond Initial Two	$250
	Site Plan Review – Planned Unit Development – Adaptive Reuse PUD	$500
	Site Plan Review – Planned Unit Development – Less than 5 acres	$1,000
	Site Plan Review – Planned Unit Development – More than 5 acres	$1,800
	Planned Unit Development Review – Beyond Initial Two	$500
	Preapplication Meeting	$200
122-309	**Engineering: Plan Review Phase**	
	Construction Estimate less than $50,000	6% - Minimum $500
	Construction Estimate between $50,000 - $100,000	5% + Minimum $3,500
	Construction Estimate between $100,000 - $500,000	3% - Minimum $6,000
	Construction Estimate more than $500,000	2.5% - Minimum $12,000

Planning and Development Cont'd

122-309	**Engineering: Plan Review Phase**	
	Notes: -Engineering Site Plan and Engineering Plan Review fees are nonrefundable. -Initial Engineering Site Plan Review Fee covers two (2) reviews. -Initial Engineering Plan Review Fee covers three (3) reviews. -Construction Escrow collected in excess of incurred costs will be refunded upon final acceptance of project. -These fees are for the City Engineer only. Additional fees from other City Departments may apply.	
122-309	**Engineering: Construction Phase**	
	Construction Estimate less than $50,000	9% - Minimum $1,000 Construction
	Construction Estimate between $50,000 - $100,000	$6,000 + 8% of amount over $50,000
	Construction Estimate between $100,000 - $500,000	$11,500 + 6% of amount over $100,000 construction

	Construction Estimate more than $500,000	$35,000 + 5% of amount over $500,000 construction
	Notes: -Engineering Site Plan and Engineering Plan Review fees are nonrefundable. -Initial Engineering Site Plan Review Fee covers two (2) reviews. -Initial Engineering Plan Review Fee covers three (3) reviews. -Construction Escrow collected in excess of incurred costs will be refunded upon final acceptance of project. -These fees are for the City Engineer only. Additional fees from other City Departments may apply.	

DRAFT

Fire

50-34	**Fire Prevention**	
	Initial Certificate of Occupancy Inspection	$75
	First re-inspection	$0
	Additional re-inspections or no show.	$50 per re-inspection

Fire Cont'd

	Annual Fire Safety Inspection	
	Annual inspection (no fee if compliance is maintained since last year)	$0
	Additional necessary annual re-inspection or no show	$50
	Inspection in large facilities or requiring more than one hour	$50/hr
	Acceptance Tests	
	Sprinkler systems, fire alarms, fire pump...	$50/hr
	Plan Review	$0
	Occupancy calculation, fireworks, special venues, concerts...	$50/hr
	Fire Investigation	
	Origin and cause	$50/hr
	Fire Suppression	
	Class 1 Engine	$475 with crew
	Aerial Truck	$650 with crew
	Support Vehicle	$150 with crew
	Fire Fighter	$46
	Fire Officer	$53
	Fire Inspector	$75
	EMS Standby (2 EMTs)	$95/hr
	Fire Standby Pyrotechnic (includes inspection)	$300
	Fire Display (includes inspection)	$300
	Fire Inspection	$75
*	Fire re-inspection	$50
	Fire Investigation (additional fee if over 10 hours)	$550
	Fire Permits	$50
38-40	**False Alarms**	
	First occurrence in a calendar year	Warning
	Second occurrence in a calendar year	$200
	Third occurrence in a calendar year	$400
	Fourth occurrence in a calendar year	$600

	Each additional occurrence in calendar year	Add $200 to previous fine

DRAFT

Fiscal Services

	Reprint of W-2/1099-R, Copy of Payroll check stub (non-public)	Actual cost, see FOIA policy

Assessor

Ord. Sec. No.		
22-35	Business License Application Fee	See Commercial Business Inspection
	Real Estate agent access to sketch program	$0
	Copy of building sketch	$0

Treasurer

102-192	Civil Infraction – Pedestrian or other traffic on the median	$50
	Misc. Fees	
	MortComp Request	$100

Police

38-40	**False Alarms**	
	Police	
	First occurrence in calendar year	Warning
	Second occurrence in calendar year	$100
	Third occurrence in calendar year	$200
	Fourth occurrence in calendar year	$300
	Each additional occurrence in calendar year	Add $100 to previous fine
38-78	**Incidents involving Persons Driving Under The Influence**	
	OWI	$155
	OWI with accident	$205
	OWI with blood draw	$230
	All reports	Actual cost, see FOIA policy
	Bicycle Registration Fees	
102-34	Bicycle registration fee	$5
102-34	Bicycle registration fee – change of ownership	$5
102-34	Bicycle registration fee – loss of license plate	$5
	Bike license	N/A
	Transfer of bike license	N/A
	Audio/Visual	
	Photographs, Audio, Visual	Actual cost, see FOIA policy
	Misc. Police Fees	
	Public vehicle license	$30
	Replacement of valid public vehicle license	$30
	Gold and silver registration (approval)	$55
	Gold and silver registration (if denied)	$35
	Preliminary Blood Testing (court ordered)	$20
	Fingerprinting (court ordered and liquor control only)	No charge
	Fingerprinting (Live scan)	$65
	Fingerprinting (Ink prints)	$20/card
	Gun purchase (first card)	$0 (State law)
	Processing bond money for other departments	$10 (State law)
	24 hour Liquor License	N/A
102-62	Impound Vehicles:	
	Impound – private property	$30
	Impound – police – tow – admin. Fee	$40
	Impound Release Fee	$40

Public Works

Admin & Misc

110-77	Manufactured Fertilizer Commercial Applicator	$25
Ord. Sec. No.	**Administrative Fees**	
	Administration fee (monthly billing & special service invoices)	10% for annual amounts less than $25,000
	Administration fee (monthly billing & special service invoices)	5% for annual amounts over $25,000
	Late fee for invoices	
	Over 30 days	2%
	Over 60 days	Additional 2%

Film Permits

Ord. Sec. No.		
10-312	Permit for Film on Public Property	$250
	Permit for Film on Private Property	$100
	Deposit (if City Services are required)	$3,000
	Daily Public Property Use – per day	$107

Parks, Special Events, and Freighthouse

Freighthouse

	Residents, Employees, Non-Profits	**Non-residents**
Entire Building – Weekends	$200/hr	$350/hr
Entire Building – Weekday	$100/hr	$200/hr
Great Hall – Weekdays	$75/hr	$150/hr
Café – Weekdays	$50/hr	$100/hr

Parks & Facilities

Ord. Sec. No.	**Facilities and Public Property**	
78-124	Fees for rental of Senior Citizens Center, Parkridge Community Center and Rutherford Pool are set by operations management at each facility. Contact each facility directly for reservations, terms and conditions.	
	Default: Any person in default for 30 days or more shall be ineligible for a park reservation, special event permit, noise permit, street closing permit or city facility rental for eighteen months.	
78-125	Park Reservation Fees	
	Freighthouse Plaza	$200

	Gazebo Rental (Riverside Park)	$200/first 2 hours
	Amphitheater Rental (Frog Island Park)	$200/first 2 hours
	Pavilion Rental (resident)	$100/first 2 hours
	Pavilion Rental (nonresident)	$150/first 2 hours
	Each addition hour of pavilion rental	$50 per hour
	Water Utility Fee (refundable deposit)	$50
	Security deposit for the Gazebo and Pavilions are merged info Class 1 and 2 application fees.	
	Rental fees for Riverside and Frog Island Park are merged into Class 3 and 4 permit application fees and are subject to additional Capital Park Improvement and/or Administrative Fees for coordinating public park use, per day.	
	Special Event Applicant shall reimburse City for actual costs of cleanup required if applicant fails to comply with cleanup agreement. [employee and equipment costs shall be reimbursed at hourly rate + 10% (non-profit events)]	

Special Events

	Administrative Services	Per Hour
	Parade Route	$90
	Traffic Control Plan	$90
	Walk/Run Route	$90
	Note: Special Event Applicant shall reimburse the City for all actual costs incurred by the Ypsilanti Department of Public Works and Police Department related to the event as determined no later than 14 days prior to the event during pre-event meeting (employee and equipment costs shall be reimbursed at hourly rate + 10% (non-profit events) or + 15% (for-profit events)	

	Application and Permit Fees	
10-268	Festival – Special Events use fees and Park Registration fees (merged in 2009)	
	Special Events Application (nonrefundable)	$35
	Special Events Permit Fees (non-refundable; due in 14 days in advance)	
	Class 4a events (alcohol, more than 10,000 participants)	$2,000/day
	Class 4 events (more than 10,000 participants)	$1,500/day
	Class 3a events (alcohol)	$1,250/day
	Class 3 events	$600/day
	Class 2 events	$350
	Class 1 events	$250

	Local Street Closure Permit (per street/per day)	$100
	Major Street Closure Permit (per street/per day)	$300
	Noise Permit	$150
	Sign/Banner Permit	$50
	Banner Installation & Removal Fees (non-refundable, due 30 days in advance, must receive approval from business district association)	$50/banner, $500 min
	Event Security Deposit (refundable; due 14 days in advance)	
	Class 4a events (alcohol, more than 10,000 participants)	$6,000
	Class 4 events	$5,000
	Class 3a events (alcohol, less than 10,000 participants)	$4,000
	Class 3 events	$2,000
	Class 2 events	$500
	Class 1 events	$250
	Surety bond in lieu of damage deposit (subject to City Attorney approval)	$25,000
	Utility Fee – Electric	
	Class 4 events	$500
	Class 3 events	$250
	Class 2 events	$50
	Class 1 events	$50
	Utility Fee – Water	
	Class 4 events	$250
	Class 3 events	$250
	Class 2 events	$20
	Class 1 events	$20
	Site Restoration	
	Failure to restore site by 1:00 p.m. day following event	$200/day
	City site restoration	$500, plus actual cost + 15%
	Applicant(s) shall reimburse City for actual costs of cleanup required if applicant fails to comply with cleanup agreement.	$250, plus actual cost + 15%

Rights of Way

Ord. Sec. No.		
102-255	Truck Route Special or Emergency Exception Permit	$150
	Right of Way permit (storage of materials/pods)	Residential: $25 first week, then $50/week Commercial: $50 first
	Right of Way permit (sidewalk repair/replacement)	$50

	Right of Way permit (new sidewalk installation)	$100
	Right of Way permit (not in roadway, includes; driveway approach repair replacement, new sidewalk installation, curbcut repair, boring/trenching)	$100
	Right of Way permit (Aerial)	$200
	Right of Way permit (Underground)	$350
	Right of Way permit (Stormwater Connection)	$500 initial application, then construction and engineering fees/escrow
	Construction oversight and engineering	
	Less than $50,000	6% (min. $500) fee, 9% (min. $1,000) escrow
	Between $50,000-$100,000	5% (min. $3,500) fee, $6,000 + 8% over $50,000 escrow
	Between $100,000-$500,000	3% (min. $6,000) fee, $11,500 + 6% over $100,000 escrow
	Greater than $500,000	2.5% (min. $12,000) fee, $35,000 + 5% over $500,000 escrow
	Right of Way permit (roadway, including NEW curbcuts	$250
	Right of Way permit (street closure major streets)	$250/day per lane
	Right of Way permit (lane shift, major street)	$50/day per lane
	Right of Way permit (street closure local streets)	$100/day per lane
	Right of Way permit (lane shift, local street)	$25/day per lane
	Penalty fee for failing to apply for Right of Way permit before work begins. Fee is in addition to permit fee.	TRIPLE INITIAL PERMIT FEE or $150, whichever is greater
	Bond amount: Contractor shall furnish either a cash bond or a performance bond.	
	Property line to back of curb	$3,000
	Property line to $^1/_2$ pavement width	$5,000
	Property line to full pavement width	$10,000
	Existing utility repair/modification	Aerial, $3,000;
	New utility installation	Aerial, $5,000;
	each boring pit	$1,000
94-112	Moving building, license application fee (*Owner also responsible for materials used)	$320 + *
Ord. Sec. No.	Small Cell Wireless Facilities Deployment	
	When such deployment will require a new or replacement pole in right of way	$300 + $1,000 bond
	When such deployment will not require a new or replacement pole in right of way	$200 + $1,000 bond
	For zoning applications to install or modify a wireless support structure in right of way	$1,000 + $1,000 bond

	To install or modify a small wireless facility outside the right of way	$500
	Annual rent: per small cell wireless facility per year	$22
	Annual rent: for utility pole or support structure erected by or on behalf of a wireless provider after March 12, 2019	$138

Trash, Recycling, and Yard Waste

Ord. Sec. No.		
	Recycle carts – each	$~~75~~ **25**

REQUEST FOR LEGISLATION
July 21, 2026

For: Mayor and City Council

From: Patrick McLean, Council Member, Steve Wilcoxen, Mayor Pro-Tem

Subject: Fireworks Discussion

SUMMARY & BACKGROUND:

RECOMMENDED ACTION:

ATTACHMENTS:
1. Code of Ordinances - Fireworks
2. Code of Ordinances - Prohibited in Parks

CITY MANAGER APPROVAL: COUNCIL AGENDA DATE: July 21, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:

ARTICLE IV. - FIREWORKS

Sec. 50-100. - Purpose.

This article provides for the regulation of the ignition, discharge, and use of consumer fireworks, as allowed under the Michigan Fireworks Safety Act, MCL 28.451 et seq., as amended. The City of Ypsilanti finds that consumer fireworks can endanger property, cause physical injury, and disrupt the peace and quality of the residents of the city.

Sec. 50-101. - Definitions.

The following words, terms, and phrases, when used in this article, shall have the meanings ascribed to them, as may be amended by MCL 28.452, in this section, except where the context clearly indicates a different meaning:

Consumer fireworks. The term "consumer fireworks" means fireworks devices that are designed to produce visible effects by combustion, that are required to comply with the construction, chemical composition, and labeling regulations promulgated by the United States consumer product safety commission under 16 CFR parts 1500 and 1507, and that are listed in APA standard 87-1, 3.1.2, 3.1.3, or 3.5. Consumer fireworks does not include low-impact fireworks.

Low-impact fireworks. The term "low-impact fireworks" means ground and handheld sparkling devices as that phrase is defined under APA standard 87-1, 3.1, 3.1.1.1 to 3.1.1.8, and 3.5.

Sec. 50-102. - Ignition, discharge, and use of consumer fireworks.

No person may ignite, discharge, or use consumer fireworks within the city. This prohibition does not include certain hours on the day preceding, the day of, or the day after a national holiday. On these days, this prohibition is still in effect during the hours from 1:00 a.m. and until 8:00 a.m. For the purposes of this section, national holidays are determined by 5 U.S.C. 6103.

Sec. 50-103. - Enforcement and penalty.

A person who violates any provision of this article is responsible for a municipal civil infraction, subject to payment of a civil fine as set forth in section 70-38. Repeat offenses under this article shall be subject to increased fines as set forth in section 70-38.

(Ord. No. 1224, § 1(A), 6-17-2014)

Sec. 78-100. - Other prohibited activities.

While in a city park, city owned property or open area, no person shall:

(1) Use any device transmitting electronically amplified sound, including, but not limited to radios, tape recorders, automobile radios or music amplifiers at a volume so that the sound may be heard by persons of normal sensitivity at a distance of more than 50 feet, except by special permission and permit granted by the chief of police.

(2) Enter the premises of any swimming pool facility or use any other park facility for which payment is required without making the required payments and being duly admitted to the use of the facility.

(3) Loiter in or about any restroom/washroom, or use such facilities for purposes other than those intended.

(4) Carry, possess, sell, use or discharge any weapon, explosives or fireworks without legal authority. The following persons have such legal authority:

a. Duly authorized law enforcement officers or officials.

b. Members of the United States armed services, army reserve, and national guard while on active duty or reserve or special duty.

c. Holders of a valid license to carry concealed weapons while within the restrictions imposed by the license.

d. Holders of a special fireworks or explosive permit issued by the city council.

(5) Make or excite any disturbance so that the peace and good order of other persons using the park, city owned property or open area or persons in the neighborhood of such property are disturbed.

(6) Interfere with any baseball, football, or hockey game or other authorized event.

(7) Gamble or maintain a gaming table or pool tickets, used for gaming or knowingly suffer a gaming table or pool tickets to be kept, maintained, played or sold on any park, city owned property or open area except under special event permit.

(8) Operate powered, line attached model crafts or remote controlled crafts of any kind or description, including but not limited to airplanes, boats and automobiles except in areas set aside for those specific activities.

(9) Operate any portable electric generator, alternator or other machinery, except by permission and permit granted by the city manager. All departments of the city and all franchise utility companies operating within the city are exempt from this provision.

(10) Wear footgear that will damage, injure or create need for excessive maintenance on any field, court, deck, floor, turf or specialized surface prepared for particular games or activities. In areas posted with a sign specifying footgear authorized or approved it shall be unlawful for

any person to participate in any sports activities in any such area other than with the footgear so designated.

(11) Enter any body of water for the purpose of swimming, diving, wading, bathing, when such activities are prohibited by signs conspicuously posted.

(12) Sell, offer to sell, show, hawk, display, or distribute any goods, wares, merchandise or refreshments, or conduct business of any kind, without a peddler's license or special events permit.

(13) Smoke, light, or carry a lighted pipe, cigar, cigarette, or other smoking devise of any kind including the use of any e-cigarette, e-cigar, e-pipe, and any personal vaporizer or electronic nicotine delivery system of any kind in any city building including city hall, police station, fire station, senior center, Rutherford Pool, Freighthouse, DPS buildings, Parkridge Community Center, tot-lot playground, or within 15 feet of the outermost edge of any play structure, rest room or pavilion in any city park.

(Code 1983, § 3.3(9)—(12), (15), (17), (19)—(23), (26); Ord. No. 1179, § 1, 6-19-2012; Ord. No. 1231, § 1, 11-18-2014; Ord. No. 1241, § 1, 2-17-2015; Ord. No. 1383, 10-5-2021; Ord. No. 1419, § 1, 9-19-2023)

Sec. 78-100. - Other prohibited activities.

While in a city park, city owned property or open area, no person shall:

(1) Use any device transmitting electronically amplified sound, including, but not limited to radios, tape recorders, automobile radios or music amplifiers at a volume so that the sound may be heard by persons of normal sensitivity at a distance of more than 50 feet, except by special permission and permit granted by the chief of police.

(2) Enter the premises of any swimming pool facility or use any other park facility for which payment is required without making the required payments and being duly admitted to the use of the facility.

(3) Loiter in or about any restroom/washroom, or use such facilities for purposes other than those intended.

(4) Carry, possess, sell, use or discharge any weapon, explosives or fireworks without legal authority. The following persons have such legal authority:

a. Duly authorized law enforcement officers or officials.

b. Members of the United States armed services, army reserve, and national guard while on active duty or reserve or special duty.

c. Holders of a valid license to carry concealed weapons while within the restrictions imposed by the license.

d. Holders of a special fireworks or explosive permit issued by the city council.

(5) Make or excite any disturbance so that the peace and good order of other persons using the park, city owned property or open area or persons in the neighborhood of such property are disturbed.

(6) Interfere with any baseball, football, or hockey game or other authorized event.

(7) Gamble or maintain a gaming table or pool tickets, used for gaming or knowingly suffer a gaming table or pool tickets to be kept, maintained, played or sold on any park, city owned property or open area except under special event permit.

(8) Operate powered, line attached model crafts or remote controlled crafts of any kind or description, including but not limited to airplanes, boats and automobiles except in areas set aside for those specific activities.

(9) Operate any portable electric generator, alternator or other machinery, except by permission and permit granted by the city manager. All departments of the city and all franchise utility companies operating within the city are exempt from this provision.

(10) Wear footgear that will damage, injure or create need for excessive maintenance on any field, court, deck, floor, turf or specialized surface prepared for particular games or activities. In areas posted with a sign specifying footgear authorized or approved it shall be unlawful for

any person to participate in any sports activities in any such area other than with the footgear so designated.

(11) Enter any body of water for the purpose of swimming, diving, wading, bathing, when such activities are prohibited by signs conspicuously posted.

(12) Sell, offer to sell, show, hawk, display, or distribute any goods, wares, merchandise or refreshments, or conduct business of any kind, without a peddler's license or special events permit.

(13) Smoke, light, or carry a lighted pipe, cigar, cigarette, or other smoking devise of any kind including the use of any e-cigarette, e-cigar, e-pipe, and any personal vaporizer or electronic nicotine delivery system of any kind in any city building including city hall, police station, fire station, senior center, Rutherford Pool, Freighthouse, DPS buildings, Parkridge Community Center, tot-lot playground, or within 15 feet of the outermost edge of any play structure, rest room or pavilion in any city park.

(Code 1983, § 3.3(9)—(12), (15), (17), (19)—(23), (26); Ord. No. 1179, § 1, 6-19-2012; Ord. No. 1231, § 1, 11-18-2014; Ord. No. 1241, § 1, 2-17-2015; Ord. No. 1383, 10-5-2021; Ord. No. 1419, § 1, 9-19-2023)

REQUEST FOR LEGISLATION
July 21, 2026

For: Mayor and City Council

From: Nicole Brown, Mayor

Subject: Resolution No. 2026-180 Directing City staff to initiate government-to-government outreach and relationship building with Tribal Nations having historical ties to the Ypsilanti area to inform future efforts to acknowledge and honor indigenous history, heritage, and connection to the land.

SUMMARY & BACKGROUND:

RECOMMENDED ACTION: Approval

ATTACHMENTS:
1. Resolution No 2026-180 Engage Tribal Nations

CITY MANAGER APPROVAL: COUNCIL AGENDA DATE: July 21, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:

Resolution No. 2026-180
July 21, 2026

A RESOLUTION DIRECTING CITY STAFF TO INITIATE GOVERNMENT-TO-GOVERNMENT OUTREACH AND RELATIONSHIP BUILDING WITH TRIBAL NATIONS HAVING HISTORICAL TIES TO THE YPSILANTI AREA TO INFORM FUTURE EFFORTS TO ACKNOWLEDGE AND HONOR INDIGENOUS HISTORY, HERITAGE, AND CONNECTION TO THE LAND

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the City of Ypsilanti recognizes that the land upon which the city exists today has been home to Indigenous peoples for generations prior to European settlement and the establishment of the City of Ypsilanti; and

WHEREAS, Native American history, culturally significant sites, and the legacy of Indigenous stewardship within the Ypsilanti area have periodically arisen through development projects, grant requirements, historic preservation efforts, interpretive signage initiatives, and community conversations; and

WHEREAS, the City of Ypsilanti desires to move beyond project-specific consultation and toward a more thoughtful, intentional, and relationship-based approach to engaging Tribal Nations with historical ties to the area; and

WHEREAS, the City of Ypsilanti acknowledges that Indigenous displacement and the loss of access to ancestral lands are deeply connected to the historical processes that enabled later development, and therefore seeks to separate conversations about recognition and relationship-building from individual development projects whenever possible; and

WHEREAS, the City of Ypsilanti intends that any future efforts to acknowledge, interpret, or honor Indigenous history be informed by the guidance, perspectives, and priorities of Tribal Nations themselves rather than developed unilaterally by the City; and

WHEREAS, meaningful engagement requires time, trust, mutual respect, and sustained relationship-building, and should not be limited to one-time consultations or symbolic gestures; and

WHEREAS, the City seeks to embody its values of honoring its heritage, fostering community pride, and embracing diversity by developing respectful and enduring relationships with Tribal Nations connected to this region;

NOW, THEREFORE, BE IT RESOLVED THAT the Ypsilanti City Council directs City staff to initiate outreach beginning in July 2026, to Tribal Nations with historical ties to the Ypsilanti area for the purpose of establishing relationships and opening dialogue regarding Indigenous history, heritage, and connections to the land; and

BE IT FURTHER RESOLVED THAT staff are authorized to coordinate with the Michigan State Historic Preservation Office (SHPO) and other appropriate partners to identify the appropriate Tribal contacts and engagement processes; and

BE IT FURTHER RESOLVED THAT the purpose of this outreach shall be to develop relationships first and to seek guidance second regarding appropriate and meaningful ways the City may

acknowledge, honor, and educate the public about Indigenous history and ongoing Tribal connections to the area; and

BE IT FURTHER RESOLVED THAT this effort is intended to be an ongoing institutional commitment of the City and not solely tied to any specific development proposal, project review, grant requirement, or regulatory process; and

BE IT FURTHER RESOLVED THAT the Mayor and members of City Council may participate in engagement opportunities as appropriate to demonstrate Council support for this initiative, while staff shall remain responsible for coordinating and sustaining the City's relationship-building efforts; and

BE IT FURTHER RESOLVED THAT any recommendations, initiatives, partnerships, programs, policies, or other actions arising from these discussions shall be brought before City Council for consideration, support, and authorization as necessary; and

BE IT FINALLY RESOLVED THAT the Ypsilanti City Council affirms its commitment to pursuing this work with humility, respect, authenticity, and a willingness to listen and learn from Tribal Nations whose histories remain connected to this place.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE: