

GENOA CHARTER TOWNSHIP BOARD

March 21, 2016

Regular Meeting and Public Hearing

6:30 p.m.

AGENDA

Call to Order:

Pledge of Allegiance:

Call to the Public (Public comment will be limited to two minutes per person)*:

Approval of Consent Agenda:

1. Payment of Bills.
2. Request to Approve Minutes: March 7, 2016
3. Request to approve the purchase of the Utility Building Module and associated services from BS&A using the available surplus funds from the Fiscal Year DPW Budget as recommended by the Utility Director.
4. Request for approval of a contract agreement with the Livingston County Road Commission for the Sundance Road Improvement Project in an amount not to exceed \$252,000, as previously approved by petition and resolution of the Township Board.

Approval of Regular Agenda:

5. Request for approval of a rezoning (Ordinance Z-16-01) involving 27.80 acres of land located on the east side of Chilson Road south of Grand River on parcel 4711-06-400-015. The application is petitioned by The Lockwood Companies and the requested rezoning is from Medium Density Residential (MDR) to High Density Residential (HDR).

A. Approval and adoption of Ordinance Z-16-01. (ROLL CALL)

6. Request for consideration regarding the abandoned and dangerous building located at 4815 Richardson Road.

7. Request for approval of a three-year lease agreement with the Howell Area Parks & Recreation Authority for the use of the Township athletic fields.

8. Consider a request from the Howell Area Parks & Recreation Authority to approve language for a .75-mil recreation millage on the August 2, 2016 ballot.

9. Request to approve a Refuse Removal and Recycling Services Contract with Duncan Disposal.

10. Consider approval of refuse collection fee changes for FY 2016/2017
11. Request for approval of an amendment to the Building Reserve/Cemetery Fund 271 for the Fiscal Year ending March 31, 2016.
12. Request for approval of the General Fund Budget Fund 101.
 - A. Call to the Public.
 - B. Consideration of salaries for elected officials.
 - C. Disposition of General Fund Budget 101.
13. Request for approval of budgets related to Township Funds 212, 260, 264, 270 and 271 for the Fiscal Year ending March 31, 2017.
14. Request for approval of the following debt service fund budgets for the Fiscal Year ending March 31, 2017: 852, 857-859, 862, 870, 872, 873 and 875 as provided by Treasurer Hunt.
 - A. Call to the public.
 - B. Disposition of budgets as requested.
15. Review of a draft satellite Smart Zone Designation Approval Application.

Correspondence
Member Discussion
Adjournment

<p>*Citizen's Comments- In addition to providing the public with an opportunity to address the Township Board at the beginning of the meeting, opportunity to comment on individual agenda items may be offered by the Chairman as they are presented.</p>
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CHECK REGISTERS FOR TOWNSHIP BOARD MEETING

DATE: March 21, 2016

TOWNSHIP GENERAL EXPENSES: Thru March 21, 2016	\$1,398,666.35
March 8, 2016 Election Payroll	\$18,220.12
March 11, 2016 Bi Weekly Payroll	\$78,787.23
OPERATING EXPENSES: March 21, 2016	\$397,799.48
TOTAL:	<u>\$1,893,473.18</u>

<u>Check Number</u>	<u>Vendor No</u>	<u>Vendor Name</u>	<u>Check Date</u>	<u>Check Amount</u>
32576	Chilson	Chilson Hills Baptist Church	03/08/2016	200.00
32577	ChurchNa	Church of the Nazarene	03/08/2016	200.00
32578	CLEARYUN	Cleary University	03/08/2016	200.00
32579	COMM BIB	Community Bible Church	03/08/2016	200.00
32580	Hornung	Hornung Elementary School	03/08/2016	200.00
32581	JETS PIZ	Jet's Pizza	03/08/2016	375.69
32582	Three Fi	Three Fires Elementary School	03/08/2016	200.00
32584	ClassicC	Classic Carpet and Floors	03/08/2016	7,500.00
32585	BROWNC	Christopher Brown	03/10/2016	126.00
32586	BROWNT	Tara Brown	03/10/2016	173.88
32587	COMCAST	Comcast	03/10/2016	324.62
32588	CONTINEN	Continental Linen Service	03/10/2016	108.02
32589	COOPERST	Cooper's Turf Management LLC	03/10/2016	4,275.00
32590	DTE LAKE	DTE Energy	03/10/2016	1,254.17
32591	J & P	J & P Carpentry, LLC	03/10/2016	880.00
32592	JANARELI	Gary Janareli	03/10/2016	25.00
32593	Kernd	Douglas Kern	03/10/2016	36.00
32594	Lane	Alex Lane	03/10/2016	72.00
32595	LaneR	Ryan Lane	03/10/2016	42.00
32596	LindberT	Tammy Lindberg	03/10/2016	58.21
32597	LSL	LSL Planning, Inc.	03/10/2016	4,005.50
32598	OEX	Office Express Inc.	03/10/2016	107.51
32599	Overbyc	Cindy Overby	03/10/2016	16.20
32600	Sapienza	Kristen Renee Sapienza	03/10/2016	56.45
32601	Seward	Seward Peck & Henderson PLLC	03/10/2016	6,330.00
32602	SKOLAR P	Paulette Skolarus	03/10/2016	128.28
32603	TRI COUN	Tri County Supply, Inc.	03/10/2016	177.62
32604	WILLIAMS	Angela Williams	03/10/2016	25.92
32605	LIVCTTR	Livingston County Treasurer	03/10/2016	30,054.78
32606	AmerAqua	American Aqua	03/14/2016	64.00
32607	BYRWA	David Byrwa	03/14/2016	300.00
32608	CONSUMER	Consumers Energy	03/14/2016	476.80
32609	ETNA SUP	Etna Supply Company	03/14/2016	20,812.50
32610	Net serv	Network Services Group, L.L.C.	03/14/2016	45.00
32611	WEX	WEX Bank	03/14/2016	47.81
32612	GENOA FU	Genoa Twp Future Roads #261	03/18/2016	426,000.00
32613	GENOA RO	Genoa Twp Road Projects #264	03/18/2016	450,000.00
32614	GENOABLD	Genoa Township Building & Ground Fund-27	03/18/2016	75,000.00
32615	GENOAPR	Genoa Township Parks & Recreat	03/18/2016	342,500.00
32616	B S & A	B S & A Software, Inc.	03/17/2016	22,735.00
32617	AMER IMA	Applied Imaging	03/21/2016	389.69
32618	ATT& IL	AT&T	03/21/2016	161.89
32619	BODALSKI	Mary Lynn Bodalski	03/21/2016	19.98
32620	BullsEye	BullsEye Telecom	03/21/2016	329.65
32621	MASTER M	Master Media Supply	03/21/2016	226.66
32622	mlgma	Michigan Local Gov't Mgmt Asso	03/21/2016	110.00
32623	Tetra Te	Tetra Tech Inc	03/21/2016	1,700.00
32624	TRI COUN	Tri County Supply, Inc.	03/21/2016	37.56
32625	VERIZONW	Verizon Wireless	03/21/2016	356.96

Report Total: 1,398,666.35

Accounts Payable
Computer Check Register

Genoa Township

2911 Dorr Road
Brighton, MI 48116

(810) 227-5225

User: cindy

Printed: 03/07/2016 - 16:01

Bank Account: 101CH

Check	Vendor No	Vendor Name	Date	Invoice No	Amount
13586	EFT-FED	EFT- Federal Payroll Tax	03/08/2016		10.00

Check 13586 Total: 10.00

Report Total: 10.00

Election
payroll

$\$18,210.12$

 $\$18,220.12$

Genoa Charter Township
User: cindyPayroll
Computer Check RegisterPrinted: 03/07/16 15:51
Batch: 608-03-2016

<u>Check No</u>	<u>Check Date</u>	<u>Employee Information</u>		<u>Amount</u>
12160	03/08/2016	Assen R	Robert Assenmacher	300.00
12161	03/08/2016	Assenmache	Diane Assenmacher	300.00
12162	03/08/2016	Bayley	Rebecca Bayley	275.00
12163	03/08/2016	Belanger	Vonda Belanger	250.00
12164	03/08/2016	Bhavsar	Janice Bhavsar	250.00
12165	03/08/2016	Billel	Clementine Billel	239.37
12166	03/08/2016	Binder	Donald Binder	275.00
12167	03/08/2016	BODALSKI	Mary Lynn Bodalski	269.85
12168	03/08/2016	BodalskiR	Richard Bodalski	250.00
12169	03/08/2016	Brender	Karen Brender	229.37
12170	03/08/2016	Brennan	Ann Brennan	287.25
12171	03/08/2016	BrennanD	Deborah Brennan	239.37
12172	03/08/2016	Burgner	Mary Burgner	300.00
12173	03/08/2016	Despot	William Despot	25.00
12174	03/08/2016	Doucette	Louis Doucette	250.00
12175	03/08/2016	Duby	Cynthia Duby	25.00
12176	03/08/2016	Dunaski	Jaelyn Dunaski	250.00
12177	03/08/2016	DunaskiT	Tammy Dunaski	250.00
12178	03/08/2016	Frasheski	Cheryle Frasheski	239.37
12179	03/08/2016	FrasheskiK	Kenneth Frasheski	250.00
12180	03/08/2016	Godwin	Carol Godwin	250.00
12181	03/08/2016	GodwinP	Paul Godwin Jr.	250.00
12182	03/08/2016	Gogolin	Michael Gogolin	250.00
12183	03/08/2016	Goodall	Diane Goodall	275.00
12184	03/08/2016	Grochowski	Cynthia Grochowski	300.00
12185	03/08/2016	Guerriero	Marie Guerriero	250.00
12186	03/08/2016	HowardZ	Zena Howard	239.37
12187	03/08/2016	Hysen	Theodore Hysen	25.00
12188	03/08/2016	Janego	Thomas Janego	250.00
12189	03/08/2016	Jones	Constance Jones	250.00
12190	03/08/2016	Kirsch	John Kirsch	23.94
12191	03/08/2016	Kirsch H	Hilda Kirsch	23.94
12192	03/08/2016	Kolinski	Thomas Kolinski	250.00
12193	03/08/2016	KolinskiM	Miriam Kolinski	250.00
12194	03/08/2016	Konsitzte	Konrad Konsitzke Jr.	300.00
12195	03/08/2016	Larson	Richard Larson	250.00
12196	03/08/2016	Larson Sal	Sally Larson	250.00
12197	03/08/2016	Lawrence	Lynda Lawrence	250.00
12198	03/08/2016	Lewis Barb	Barbara Lewis	287.25
12199	03/08/2016	LindberB	Bradford Lindberg	287.25
12200	03/08/2016	Lindberg	Tammy Lindberg	300.00
12201	03/08/2016	LindbergP	Phillip Lindberg	250.00
12202	03/08/2016	Lizak	Jean Lizak	239.37
12203	03/08/2016	LizakS	Steve Lizak	239.37
12204	03/08/2016	Lorr	Mary Jo Lorr	239.37
12205	03/08/2016	McCauley	Jennifer McCauley	300.00
12206	03/08/2016	McclureCec	Cecelia Mcclure	300.00
12207	03/08/2016	Morrison	Carolyn Morrison	239.37
12208	03/08/2016	Nagy	Catherine Nagy	275.00
12209	03/08/2016	Nagyj	Joseph Nagy	300.00
12210	03/08/2016	Napper	Dawn Napper	287.25
12211	03/08/2016	OBrien	Thomas O'Brien	250.00
12212	03/08/2016	Orczyk	Joseph Orczyk	250.00
12213	03/08/2016	Pratt	Genal Pratt	287.25
12214	03/08/2016	Purchase	Linda Purchase	23.94
12215	03/08/2016	Quattro	Terry Quattro	250.00

Genoa Charter Township
User: cindy

Payroll
Computer Check Register

Printed: 03/07/16 15:51
Batch: 608-03-2016

<u>Check No</u>	<u>Check Date</u>	<u>Employee Information</u>		<u>Amount</u>
12216	03/08/2016	Ramiller	Sandra Ramiller	239.37
12217	03/08/2016	Risto	Joni Risto	250.00
12218	03/08/2016	Rockwell	William Rockwell	300.00
12219	03/08/2016	Rynicke	Antoinette Rynicke	239.37
12220	03/08/2016	Sapienza	Kristen Sapienza	287.25
12221	03/08/2016	Sapienza J	Paul Sapienza	263.31
12222	03/08/2016	Scheloske	Mary Scheloske	215.44
12223	03/08/2016	ScheloskeR	Robert Scheloske	250.00
12224	03/08/2016	Sebastian	Paul Sebastian	287.25
12225	03/08/2016	Slicker	Victoria Slicker	300.00
12226	03/08/2016	StGermainM	Matthew St. Germain	215.44
12227	03/08/2016	strzalkows	Victoria Strzakowski	250.00
12228	03/08/2016	Vettrano	John Vettrano	25.00
12229	03/08/2016	Watson	Victor Watson	250.00
12230	03/08/2016	Wennerberg	Virginia Wennerberg	25.00
12231	03/08/2016	Winders	Lindsay Winders	215.44
12232	03/08/2016	Wisser	Kathleen Wisser	300.00
12233	03/08/2016	Withorn	Margaret Withorn	250.00
12234	03/08/2016	Woods	Rita Woods	250.00
12235	03/08/2016	Woody	Frank Woody	250.00
12236	03/08/2016	Woody Prud	Prudence Woody	250.00
Total Number of Employees: 77		Total for Payroll Check Run:		18,210.12

Accounts Payable
Computer Check Register

Genoa Township

2911 Dorr Road
Brighton, MI 48116

(810) 227-5225

User: cindy

Printed: 03/03/2016 - 12:19

Bank Account: 101CH

Check	Vendor No	Vendor Name	Date	Invoice No	Amount
13581	EFT-FED	EFT- Federal Payroll Tax	03/11/2016		7,719.86 4,606.92 4,606.92 1,077.45 1,077.45
Check 13581 Total:					19,088.60
13582	EFT-PENS	EFT- Payroll Pens Ln Pyts	03/11/2016		2,917.20 72.53
Check 13582 Total:					2,989.73
13583	EFT-PRIN	EFT-Principal Retirement 457	03/11/2016		1,007.00
Check 13583 Total:					1,007.00
13584	EFT-ROTH	EFT-Principal Roth	03/11/2016		615.00
Check 13584 Total:					615.00
13585	EFT-TASC	EFT-Flex Spending	03/11/2016		444.43 646.21
Check 13585 Total:					1,090.64

Report Total:

24,790.97
3/11-payroll 53996.26
78,987.23

Genoa Charter Township
User: angie

Electronic Clearinghouse
Distribution Report

Printed: 03/07/16 09:28
Batch: 611-03-2016

Account Number	Debit	Credit	Account Description
101-000-002-000	0.00	53,996.26	Cash-checking Account Only
101-000-259-000	53,996.26	0.00	Payroll Direct Deposit
	53,996.26	53,996.26	
Report Totals:	53,996.26	53,996.26	

12:03 PM

#595 PINE CREEK W/S FUND

Payment of Bills

March 8 - 21, 2016

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
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no checks issued

12:00 PM

#593 LAKE EDGEWOOD W/S FUND

Payment of Bills

March 8 - 21, 2016

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
Bill Pmt -Check	03/09/2016	2921	Tetra Tech Inc.	Project # 117-1045032	-964.54
Bill Pmt -Check	03/11/2016	2922	Brighton Analytical L.L.C.	Laboratory costs	-154.00
Bill Pmt -Check	03/11/2016	2923	Consumers Energy	Gas bills 2-6 to 3-7-2016	-416.87
Bill Pmt -Check	03/11/2016	2924	DTE Energy	Electric Bills 02-01 to 03-04-2016	-4,412.62
Bill Pmt -Check	03/14/2016	2925	Cooper's Turf Management	Snow plowing	-275.00
Bill Pmt -Check	03/14/2016	2926	GENOA TWP DPW FUND	Maintenance/Billing Fees-LE-March	-10,453.92
Bill Pmt -Check	03/14/2016	2927	M & K Jetting and Televising	Jetted sanitary	-1,375.00
Bill Pmt -Check	03/14/2016	2928	STATE OF MICHIGAN	Payment for Biosolids Land Application Fee	-919.12
Bill Pmt -Check	03/14/2016	2929	Tetra Tech Inc.	Project # 117-1045032	-26.11
Total					-18,997.18

#592 OAK POINTE WATER/SEWER FUND

Payment of Bills

March 8 - 21, 2016

Type	Date	Num	Name	Memo	Amount
Bill Pmt -Check	03/09/2016	3575	Tetra Tech, Inc.	PROJECT #117-1045033	-300.96
Bill Pmt -Check	03/09/2016	3576	CONSUMERS ENERGY	GAS SERVICE	-716.75
Bill Pmt -Check	03/09/2016	3577	DTE ENERGY	Electric bills 02-1-2016 to 3-1-16	-4,108.14
Bill Pmt -Check	03/14/2016	3578	COOPERS TURF MANAGEMENT	Snow plowing-February	-756.00
Bill Pmt -Check	03/14/2016	3579	DTE ENERGY	Electric bills 2-2-16 to 3-4-16	-673.83
Bill Pmt -Check	03/14/2016	3580	GENOA TWP DPW FUND	Maintenance/ Billing Fees March 2016	-39,496.66
Bill Pmt -Check	03/14/2016	3581	NORTHWEST PIPE AND SUPPLY, INC.		-621.08
Bill Pmt -Check	03/14/2016	3582	VIC BOND SALES	INVOICE	-20.80
Bill Pmt -Check	03/21/2016	3583	AT&T(2)	Monthly service 3-7 to -4-6-16	-98.83
Bill Pmt -Check	03/21/2016	3584	Brehob Corporation	Repairs	-531.66
Bill Pmt -Check	03/21/2016	3585	HOWELL TRUE VALUE HARDW/	Supplies	-59.98
Bill Pmt -Check	03/21/2016	3586	Sherwin-Williams	Paint and Supplies	-187.09
Bill Pmt -Check	03/21/2016	3587	STANDARD ELECTRIC		-320.67
Bill Pmt -Check	03/21/2016	3588	STATE OF MICHIGAN	Payment for Biosolids 2016 & Application fee	-742.99
Bill Pmt -Check	03/21/2016	3589	United States Plastic Corp.	Customer #297975	-485.22
Bill Pmt -Check	03/21/2016	3590	USA Bluebook	SUPPLIES	-1,198.01
Total					-50,318.67

#503 DPW UTILITY FUND

Payment of Bills

March 8 - 21, 2016

Type	Date	Num	Name	Memo	Amount
Bill Pmt -Check	03/09/2016	3524	Gordon Food Service	Supplies for Office	-296.44
Bill Pmt -Check	03/09/2016	3525	PAETEC	3-1- to 3-31-16	-29.89
Bill Pmt -Check	03/09/2016	3526	Port City Communications, Inc.		-195.94
Bill Pmt -Check	03/11/2016	3527	U.S. POSTMASTER	LK Edgewood & Pine Creek Qtr Bi	-179.95
Bill Pmt -Check	03/11/2016	3528	WEX Bank	Fuel purchases Feb 2016	-1,447.26
Bill Pmt -Check	03/14/2016	3529	LAHRA	Annual Membership 2016-One Me	-65.00
Bill Pmt -Check	03/14/2016	3530	Scott Lowe	CDL Written Test	-30.45
Bill Pmt -Check	03/14/2016	3531	Advanced Auto Parts		-33.98
Bill Pmt -Check	03/14/2016	3532	Chase Card Services		-1,341.31
Bill Pmt -Check	03/14/2016	3533	LOWE'S	Supplies	-3,698.35
Bill Pmt -Check	03/14/2016	3534	Ml. Rural Water Association	Daniel Schlack	-175.00
Bill Pmt -Check	03/14/2016	3535	Staples Credit Plan		-527.92
Bill Pmt -Check	03/14/2016	3536	TETRA TECH, INC.	Project # 200-12736-15015	-2,600.00
Bill Pmt -Check	03/14/2016	3537	Tractor Supply Co.		-78.50
Bill Pmt -Check	03/14/2016	3538	USABlueBook	Supplies	-349.25
Bill Pmt -Check	03/15/2016	3539	Genoa Twp General fund	For Payroll	-300,000.00
Bill Pmt -Check	03/21/2016	3540	Blackburn Mfg. Co.	Solvents	-299.56
Bill Pmt -Check	03/21/2016	3541	Genoa Township G/O New User Fu	489-000-618-000	-16,037.00
Bill Pmt -Check	03/21/2016	3542	Spirit of Livingston	Uniforms	-810.00
Bill Pmt -Check	03/21/2016	3543	Verizon Wireless	Phone 2-7 to 3-6	-287.83
Total					-328,483.63

GENOA CHARTER TOWNSHIP BOARD
March 7, 2016
Regular Meeting

DRAFT

MINUTES

Supervisor McCririe called the regular meeting of the board to order at 6:30 p.m. The Pledge of Allegiance was then said. The following board members were present constituting a quorum for the transaction of business: Gary McCririe, Paulette Skolarus, Robin Hunt, Linda Rowell, Jim Mortensen and Jean Ledford. Also present were: Township Manager Michael Archinal and four persons in the audience.

A Call to the Public was made with no response.

Approval of Consent Agenda:

Moved by Mortensen and supported by Ledford to approve items 1, 2 and 3 listed under the consent agenda and move item 4 to the regular agenda for discussion. The motion carried unanimously.

1. Payment of Bills.

2. Request to Approve Minutes: February 15, 2016 and February 24, 2016

3. Request to authorize the direct purchase of a vector truck from an internal new user account and set up a loan repayment schedule from the DPW Budget as requested by Utility Director Greg Tatara.

Approval of Regular Agenda:

Moved by Ledford and supported by Hunt to approve for action all items listed under the Regular Agenda. The motion carried unanimously.

4. Consider approval of a request from Livingston County for \$3,000 to support a Michigan DNR Trust Fund grant application for Fillmore County Park.

Moved by Ledford and supported by Rowell to approve the request from Livingston County and authorize the support. The motion carried unanimously.

5. Receive a report from Brighton Area Fire Authority Chief Mike O'Brian.

Chief O'Brian addressed the board and provided an overview of the annual report related to fire activity within the community and current training for his department. No formal action was taken by the board.

6. Introduction of a proposed rezoning and authorization of statutory notice for a public hearing on March 21, 2016 concerning 27.80 acres of land located on the east side of Chilson Road south of Grand River on parcel 4711-06-400-015. The application is

petitioned by The Lockwood Companies and the requested rezoning is from Medium Density Residential (MDR) to High Density Residential (HDR).

Moved by Hunt and supported by Ledford to approve the notice for a public hearing as petitioned by Lockwood Companies, setting the public hearing for Monday, March 21, 2016. The motion carried unanimously. *(Note: This approval does not endorse or approve in any manner the application that will be discussed by the Planning Commission at their next regularly scheduled meeting. A traffic study is important in this decision making process.)*

7. Approval of a software purchase from BS&A Software as requested by the Treasurer.

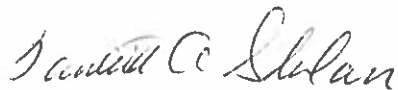
Moved by Mortensen and supported by Skolarus to approve the purchase of software from BS&A at a cost not to exceed \$72,595.00 for General Ledger, Accounts Payable, Cash Receipting, Payroll and Timesheets. This cost will include Data Conversion, Project Management, Implementation Planning and Training. The motion carried unanimously.

8. Request to approve a proposal from Classic Carpet in the amount of \$15,540.81 for new carpet at the Township Hall.

Moved by Mortensen and supported by Ledford to approve the purchase of carpet for the Township Hall as requested. The motion carried as follows: Ayes – McCririe, Ledford, Skolarus and Mortensen. Nay – Hunt and Rowell. Absent – Smith.

The board discussed the creation of a Smart Zone. Archinal provided a forecast of revenue for this project. The board has many questions with regard to the expenditure of funds. No formal action was taken by the board.

The regular meeting of the Genoa Charter Township Board was adjourned at 7:33 p.m.



Paulette A. Skolarus, Clerk
Genoa Charter Township

Gary McCririe, Supervisor
Genoa Charter Township



MEMO

TO: Honorable Members of the Genoa Charter Township Board

FROM: Greg Tatara, Utility Director

DATE: March 15, 2016

RE: Approval of Utility Billing Module of BS&A Software for Utility Department

MANAGER REVIEW: 



For consideration at tonight’s Board Meeting is the approval of Utility Billing Module of BS&A Software for the Utility Department. In December 2015, the Genoa Township Board approved the 2016 to 2021 Utility Department Capital Improvement Plan, which included \$50,000 - \$200,000 for new billing software in FY 2018 (*Attachment 1*). Last month, the Board approved the DPW Budget for FY 2017, which will begin April 1, 2016. Since that time, Genoa Charter Township has researched and approved moving Payroll, Cash Receipting, General Ledger, Timesheets, and Account Payable functions from Springbrook Software to BS&A. This will put all Township functions, with the exception of Utility Billing onto the BS&A Platform. Since we planned as part of the Utility Department Capital Improvement Budget to purchase inventory and work order software (Lucity) in FY 2017, we had planned to upgrade billing software in FY 2018. However, the change of Genoa Township to BS&A has prompted our department to thoroughly investigate the Utility Billing (UB) upgrade at this time as we could save on economies of scale. Presented as *Attachment 2* is a Pros and Cons Evaluation of BS&A versus Springbrook. Springbrook was originally purchased in 2003, and was last upgraded in 2009, which is why we were looking to upgrade in the near future. As staff, we are asking the Board if they would support a budget amendment to utilize the project Budget Surplus in the DPW fund (\$120,000 at 9-Mo. To Actual) to fund the \$47,600 upgrade estimate for the reasons highlighted in our evaluation (*Attachments 3 and 4*). We have provided the Board with copies of the official BS&A quotation as well as a cost summary table.

Based on the above explanation and attached budget documents, we respectfully ask the board to consider the motion presented below:

Moved by _____, supported by _____ to approve the purchase of the Utility Billing Module and associated services from BS&A utilizing the available surplus funds from the FY2016 DPW Budget. .

**Utility Department
2016 -2021 Capital Improvement Plan**

No.	Project	Classification	Justification	Low Budget	High Budget	Anticipated Year	Funding Source
1	Map Based Work Order & Inventory System	Critical	Fiscal Year 2016 Budget Item. Annual financial audits require implementation of an inventory system. Evaluated Lucity and City Works. Work order system will improve system management, supplies tracking, and customer service	\$70,000	\$150,000	2016	Annual DPW Contributions
2	Vactor Truck	Critical	Currently, a vactor truck is used for sewer line cleaning, pump station cleaning, water tower cleaning, hydroexcavation of curb stops and valve boxes and utility location and water removal during repairs. In house versus contract vactor truck would allow improved service to customers, emergency response, safety and preventative maintenance.	\$50,000 /Annually	\$78,400 / Annually	2016-2021	Annual O&M & Reserves
3	Meter Reading Software Improvements	Important	For years we installed Sensus meter systems. Sensus has changed radio read units to different type, in preparation for tower reading system. Now have to have two reading systems. Currently, piloting a cellular system through Metron-Farnier that would not rely on our own reading equipment.	\$20,000	\$300,000	2017	O&M, New Users
4	New Billing Software Upgrade	Important	Currently, Springbrooke is used for billing software. We are due for a major upgrade; several versions behind. Evaluating if we should move toward BS&A software	\$50,000	\$200,000	2018	Annual DPW Contributions
5	Larger Crane Truck	Preferred	Our current crane truck is mounted on a F-350 chassis and is limited in weight and boom length. As a result, it is not capable of pulling larger pumps or pumps from deep stations. A larger service truck could pull larger pumps and tow our heavier equipment.	\$100,000	\$175,000	2016-2021	Annual O&M & Reserves

Categories:

- Critical** Critical project require immediate attention, have a large financial risk, and/or have the ability to greatly improve system operation and reliability.
- Important** Important projects should be completed; however they do not pose an immediate risk to health, safety, and welfare and may be funding dependent.
- Preferred** Preferred projects are beneficial, but not mandatory, for system operation

WORKSHEET FOR POSSIBLE UPGRADING TO BS&A FROM SPRINGBROOK UTILITY BILLING SOFTWARE

BS&A Pros & Cons

Note: When Springbrook® was purchased in 2003, BS&A did not have a utility billing module developed.

Pros:

Purchasing the BS&A utility billing module would allow MHOG Utility Department to be on a single vendor/one system for its main business software applications and would streamline service / support / dispute issues with cash receipting.

1. The application provides complete, customizable billing and tracking for a variety of utility account types.
2. Reporting is greatly improved over Springbrook® 6.0. Staff will be able to generate reports with more detail and accuracy.
3. Once set up, reporting will be essentially automatic with any staff able to run reports, rather than the current complexity whereby we have a single individual that can run reports.
4. Ability to add or change a rate code for only certain streets instead of having to manually add to each account.
5. If a bill is lost or destroyed in the mail, it can be reprinted easily; unlike in Springbrook® 6.0.
6. We will be able to email bills directly out of the program to customers who have requested "paperless" billing.
7. Credit card service charges would be reduced because payments can be processed by using ACH – payments can be automatically debited from customers' bank. We get quite a few requests for this instead of customers having to use their credit or debit cards.
8. If we decide to take advantage of it, this program has a detailed meter inventory built in that includes purchasing information, manufacturer, serial numbers, meter location (specific area of customer's location), curb box location, and information in general necessary for meter reads.
9. Meter read export/import file layouts are provided for various meter reading devices. We currently have to manipulate the data exported from Springbrook® before we import it into the Sensus® route to read the new "M" type MSU Device.
10. Transfer of delinquent accounts to the property tax bill will be streamlined. Notices of the pending transfer can be mailed to customers before the tax transfer to give them the opportunity to pay their delinquent amount before the transfer.
11. Work order process allows you to track the details of all work done on a customer's account, including Shut-off or re-trip fees, if we choose to charge for them. These services can be billed to the customer once completed to generate additional revenue.
12. Templates are created that are used when entering new accounts that provide the correct service rate codes and additional information for each billing cycle, thereby reducing data entry errors.
13. Ability to participate in regular user group meeting so we can interact with municipal neighbors to implement best practices, unlike being a rare Springbrook® installation in Michigan.
14. We receive a one year full refund warranty on BS&A software without deleting our current system.

Pros (Cont'd)

15. BS&A has more available technical support, giving us the ability to have quicker replies to problems and better customization of requests rather than relying on a single office in Oregon for technical assistance.
16. BS&A data is compatible for exporting into Lucity® and GIS software applications for better interface with the work order system staff utilizes.
17. BS&A would allow us to have additional redundancy on our staff for billing.
18. The BS&A Software runs on the .Net Engine from Microsoft which ensures that future OS upgrades (i.e. going from Windows 7 to Windows 10, upgrading from Server 2008 to 2012) will be seamless. The addition of the Utility Billing BS&A module will generate even more accurate data for the Township and Utilities as the modules all communicate with each other.
19. In working with BS&A Software, our IT people find that the BS&A system operates with very few issues at all. When the occasional issue does occur, they can't recall an instance where the resolution took more than an hour or two, much less a full day. Contacting BSA support is quick and easy, it can be accomplished by email, by phone or through the actual software itself. Any of the three support methods result in the same response time of 5-10 minutes on average. Unlike the current vendor, BS&A does not require sensitive access to the Township Server system to effect repairs or install patches.

Cons:

1. The current .pdf attachments on accounts in Springbrook® may not be able to be easily converted into BS&A. However, the Utility Department has all these .pdf also saved on our server in a separate folder in case we would ever have to manually add them. These attachments are the meter install paperwork, meter packages & hardware change outs for each account.
2. We currently use Merchant Transaction to collect the credit card payments, in which we are charged approximately 1.15% in fees. Merchant Transaction would need to be replaced as BS&A only uses Point & Pay and Official Payments for credit card payments. We are currently getting quotes from Point & Pay, who originally quoted us around 3% in fees for credit card payments. That would double our fees unless we can negotiate a better rate with them.
3. Customers that currently use our online bill pay and have signed up/completed an account with Merchant Transaction will need to set up a new account with Point & Pay.
4. The cost to upgrade to BS&A is higher. However, to upgrade Springbrook® from our current version 6 to Version 7.8 is estimated to be \$16,000 – \$25,000.

Proposal for Software and Services, Presented to...

Genoa Township, Livingston County MI

March 2, 2016

Quoted by: Dan J. Burns, CPA



Thank you for the opportunity to quote our software and services.

At BS&A, we are focused on delivering unparalleled service, solutions, support, and customer satisfaction. You'll see this in our literature, but it's not just a marketing strategy... it's a mindset deeply embedded in our DNA. Our goal is to provide such remarkable customer service that our customers feel compelled to remark about it.

*We are extremely proud of the many long-term customer relationships we have built. Our success is directly correlated with putting the customer first and consistently choosing to **listen**. Delivering unparalleled customer service is the foundation of our company.*

BS&A Software
14965 Abbey Lane Bath MI 48808
(855) BSA-SOFT / fax (517) 641-8960
bsasoftware.com

Contents

Please return all pages, retaining a copy for your records.

Cost Summary; Totals.....	3, 4, 5
Annual Service Fees.....	6
Optional Items.....	7
Acceptance.....	8
Contact Information.....	9

Attachments

Please retain for your records.

Hardware Requirements
SQL Server Pricing



Cost Summary

Application and Annual Service Fee prices based on an approximate parcel count of 8,892 and 9,500 utility customers. Software is licensed for use only by municipality identified on the cover page. If used for additional entities or agencies, please contact BS&A for appropriate pricing. Prices subject to change if the actual count is significantly different than the estimated count.

Applications, New Purchase

General Ledger .NET	\$6,420
Accounts Payable .NET	\$5,455
Cash Receipting .NET	\$5,455 Utility \$2,500
Payroll .NET	\$7,060
Timesheets .NET	\$3,985
Utility Billing .NET	\$19,000
AccessMyGov/Employee Self Services	\$4,240
Please select the features you would like to use. All of the features can be included without impacting the Annual Service Fee or Project Management and Implementation Planning Fee.	
<input type="checkbox"/> <u>Personal Employee, Financial, and YTD Info</u> : This requires the use of Payroll .NET. Enables employees to: view/request changes to "master" information such as dependents, addresses, and W4 information; view and reprint check and W2 history, and withholding and direct deposit information; view YTD totals and leave balances. Open enrollment is also available, but requires the use of Human Resources .NET.	
<input type="checkbox"/> <u>Employment Opportunities</u> : This requires the use of Human Resources .NET. Enables users to view currently available job postings.	
<input type="checkbox"/> <u>Timesheet Entry: My Timesheets</u> : This requires the use of Timesheets .NET. "Timesheet Entry" enables employees to enter timesheet info for other staff, and enables managers to view timesheets for their staff. "My Timesheets" enables employees to enter their own time.	
Subtotal	\$51,615

Data Conversions

Convert existing Springbrook data to BS&A format:

General Ledger (COA, Balances, Budget, Up to 10 Years Journal Transaction history)	\$3,210
Accounts Payable (Import vendors via Generic Data Import)	\$2,730
Utility Billing	\$16,100
Database Setup:	
Payroll (Manual Entry or Import of Employee Master File/Setup/YTD as of a Specified Date)	\$5,295
Cash Receipting (Setup of Receipt Items/Tender Types)	\$1,500
Springbrook data extraction	\$3,000 Utility \$1,500
Subtotal	\$31,835

No data conversion to be performed for:
Timesheets

Questions? Please call Dan J. Burns, CPA at (855) 272-7638 or email dburns@bsasoftware.com

Page 3 of 9

Prices good for a period of 90 days from date on quote.

Genoa Township, Livingston County MI. Quoted March 2, 2016.

Project Management and Implementation Planning

Services include:

- Analyzing customer processes to ensure all critical components are addressed.
- Creating and managing the project schedule in accordance with the customer's existing processes and needs.
- Planning and scheduling training around any planned process changes included in the project plan.
- Modifying the project schedule as needed to accommodate any changes to the scope and requirements of the project that are discovered.
- Providing a central contact between the customer's project leaders, developers, trainers, IT staff, conversion staff, and other resources required throughout the transition period.
- Installing the software and providing IT consultation for network, server, and workstation configuration and requirements.
- Reviewing and addressing the specifications for needed customizations to meet customer needs (when applicable).

\$10,250

Implementation and Training

- \$1,000/day
- Days quoted are estimates; you are billed for actual days used

Services include:

- Setting up users and user security rights for each application
- Performing final process and procedure review
- Configuring custom settings in each application to fit the needs of the customer
- Setting up application integration and workflow methods
- Onsite verification of converted data for balancing and auditing purposes
- Training and Go-Live

Software Setup	Days: 2	\$2,000
General Ledger .NET	Days: 2	\$2,000
Accounts Payable .NET	Days: 2	\$2,000
Cash Receipting .NET	Days: 2	\$2,000
Payroll .NET	Days: 5	\$5,000
Timesheets	Days: 3	\$3,000
Utility Billing .NET	Days: 8	\$8,000
AMG/Employee Self Services	Days: 1	\$1,000
	Total: 25	Subtotal \$25,000

Cost Totals

Not including Annual Service Fees

Applications	\$51,615
Data Conversions	\$31,835
Project Management and Implementation Planning	\$10,250
Implementation and Training	\$25,000

Total Proposed	\$118,700
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Travel Expenses	\$1,855
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Grand Total (with Travel Expenses)	\$120,555
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Payment Schedule

- 1st Payment: \$42,085 to be invoiced upon execution of this agreement.
- 2nd Payment: \$51,615 to be invoiced at start of training.
- 3rd Payment: \$26,855 to be invoiced upon completion of training.

Annual Service Fees, New Purchases

Unlimited service and support during your first year with the program are included in your purchase price. Thereafter, Service Fees are billed annually. BS&A Software reserves the right to increase the Annual Service Fee by no more than the yearly Consumers Price Index (CPI).

General Ledger .NET	\$1,280
Accounts Payable .NET	\$1,090
Cash Receipting .NET	\$1,090
Payroll .NET	\$1,410
Timesheets .NET	\$800
Utility Billing .NET	\$3,800
AMG/Employee Self Services	\$850
Total Annual Service, New Purchases	\$10,320

50 - 77644

**BS & A Utility Billing
Cost Estimate Summary**

Description	Cost	Notes
Cash Receipting	\$2,500.00	Utility Sharing Cost with Genoa Twp.
Utility Billing. NET	\$19,000.00	
Data Conversion	\$16,100.00	
Springbrooke Data Extraction	\$1,500.00	Utility Sharing Cost with Genoa Twp.
Training UB.NET	\$8,000.00	Likely will not need 8 days
Total Up Front Cost	\$47,100.00	


Annual Maintenance

\$3,800 Currently Paying \$7,500 In annual maintenance

Livingston County Road Commission

3535 Grand Oaks Drive • Howell, Michigan 48843-8575
Telephone: (517) 546-4250 • Facsimile: (517) 546-9628
Internet Address: www.livingstonroads.org

March 4, 2016

MEMORANDUM TO: Genoa Township Board of Trustees
FROM: Michael Craine, Managing Director 
SUBJECT: Project Agreement, Sundance Road Improvement Project

The enclosed agreement for the Sundance Road Improvement Project has been prepared for your review and approval. Once approved, please have both copies signed by the Supervisor and Clerk and returned to our office marked for the attention of Jeannie Heier, Administrative Assistant. **PLEASE DO NOT DATE THE DOCUMENT(S).**

After submittal to the Board of County Road Commissioners for their approval, a dated and fully executed copy will be returned to you for your files.

MC/jlh

Enc

Cc Jodie Tedesco

PROJECT AGREEMENT

JOB NUMBER: _____

This Agreement made and entered into this _____ day of _____, 2016, by and between GENOA Township, Livingston County, Michigan, hereinafter referred to as "TOWNSHIP" and the BOARD OF COUNTY ROAD COMMISSIONERS OF THE COUNTY OF LIVINGSTON, hereinafter referred to as "ROAD COMMISSION."

WITNESSETH

The Township has selected the following roads to be improved as described below:

**SUNDANCE ROAD IMPROVEMENT PROJECT
(CUNNINGHAM LAKE ROAD GOING NORTH APPROXIMATELY 3,450 LINEAL FEET)
CRUSH AND RESHAPE EXISTING PAVEMENT, ADJUST DRAINAGE STRUCTURES,
PLACE 4.0 INCHES OF NEW HOT MIX ASPHALT WITH NEW WING CURB,
ALTOGETHER WITH THE NECESSARY RELATED WORK**

The parties agree as follows:

1. The Township shall pay the Road Commission the cost of the project, as follows: \$252,000.
 - A. This contract shall not exceed One Hundred Ten Percent (110%) of the total project cost without prior consultation with the Township.
 - B. The balance shall be paid as invoiced. If an invoice is not paid within 45 days of billing, the Township will pay ten per cent (10%) annual interest on that billed but unpaid.
 - C. The Road Commission shall furnish the Township with a final breakdown of its actual expenses upon completion of the project which will include fringe benefits, rentals, and subcontract charges. It is the intention of the parties that one hundred per cent (100%) of the Road Commission's direct contract costs will be paid by the Township.
 - D. The Road Commission shall furnish the Township with a final breakdown of its actual expenses upon completion of the project which will include fringe benefits, overhead, rentals, and subcontract charges. It is the intention of the parties that all of the Road Commission costs, except its administration, will be paid by the Township.
 - E. The Township will not withhold payments because of any set-off, counterclaim, or any other claim which it may have against the Road Commission arising out of this or any other matter. If there is a dispute over the balance due upon completion, the Township will pay the amount claimed by the Road Commission, and such payment shall not be a waiver by the Township of any claims it may have arising from this contract and the completion of the project.
2. All work shall be performed in a good workmanlike manner and in accordance with plans and specifications adopted by the Road Commission.
3. The Road Commission shall hold the Township harmless from any liability arising from the work performed pursuant to this contract.

4. The work will be completed within the current contract year, unless the parties otherwise so agree. In the event the Road Commission is unable to complete the work by the time specified, any funds prepaid by the Township shall be returned to it, or the Road Commission shall pay ten per cent (10%) annual interest on the funds retained. All funds returned to the Township shall be repaid to the Road Commission as invoiced.
5. In the event the project cannot be completed due to circumstances beyond the control of the Road Commission, and through no fault of the Road Commission, the contract price for later completion will be subject to renegotiation.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the date and year first above written.

GENOA TOWNSHIP

BY: _____
GARY McCRIE, SUPERVISOR

PAULETTE SKOLARUS, CLERK

**BOARD OF COUNTY ROAD COMMISSIONERS
OF THE COUNTY OF LIVINGSTON**

BY: _____
MICHAEL CRAINE, MANAGING DIRECTOR

TERRY PALMER, ACCOUNTING SUPERVISOR

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IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the date and year first above written.

GENOA TOWNSHIP

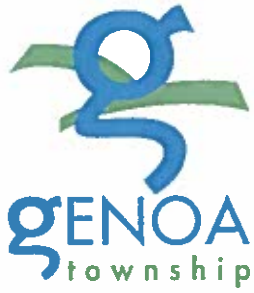
BY: _____
GARY McCRIE, SUPERVISOR

PAULETTE SKOLARUS, CLERK

**BOARD OF COUNTY ROAD COMMISSIONERS
OF THE COUNTY OF LIVINGSTON**

BY: _____
MICHAEL CRAINE, MANAGING DIRECTOR

TERRY PALMER, ACCOUNTING SUPERVISOR



2911 Dorr Road
Brighton, MI 48116
810.227.5225
810.227.3420 fax
genoa.org


MEMORANDUM

TO: Honorable Board of Trustees

FROM: Kelly VanMarter, Assistant Township Manager/Community Development Director

DATE: March 17, 2016

RE: Lakeshore Village Ph. 3 Rezoning Ordinance No. Z-16-01

MANAGER'S REVIEW: 

I have prepared the proposed rezoning ordinance to amend the zoning map by rezoning parcel 4711-06-400-015 (27.80 acres) from medium density residential (MDR) to high density residential (HDR). This application was recommended for approval by the Township Planning Commission on March 14, 2016 and by the County Planning Commission on March 16, 2016. Based on these recommendations and the criteria stated in the zoning ordinance I provide the following for your consideration:

REZONING – REQUIRES CALL TO PUBLIC AND ROLL CALL VOTE

I recommend APPROVAL AND ADOPTION of Ordinance No. Z-16-01 because the proposed amendment to the Zoning Map is consistent with Section 22.04 of the Township Zoning Ordinance.

Should you have any questions concerning this matter, please do not hesitate to contact me.

Sincerely,



Kelly VanMarter
Assistant Township Manager/Community Development Director

SUPERVISOR

Gary T. McCririe

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

MANAGER

Michael C. Archinal

TRUSTEES

H. James Mortensen

Jean W. Ledford

Todd W. Smith

Linda Rowell

ORDINANCE NO. Z-16-01

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CHARTER TOWNSHIP OF GENOA BY REZONING PARCEL 4711-06-400-015 (27.80 ACRES) FROM MEDIUM DENSITY RESIDENTIAL (MDR) TO HIGH DENSITY RESIDENTIAL (HDR).

THE CHARTER TOWNSHIP OF GENOA HEREBY ORDAINS that the Zoning Map, as incorporated by reference in the Charter Township of Genoa's Zoning Ordinance, is hereby amended as follows:

Real property containing 27.80 acres with parcel ID number 4711-06-400-015 situated on the east side of Chilson Road, south of Grand River Avenue, which is more particularly described as follows:

Part Of The Southeast 1/4 Of Section 6, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan, More Particularly Described As Follows: Commencing At The East 1/4 Corner Of Said Section 6; Thence Along The North Line Of "Grand Oaks West Industrial Park," A Subdivision As Recorded In Liber 30 Of Plats On Pages 1-5 Of Livingston County Records, South 86 Degrees 35 Minutes 09 Seconds West, 330.00 Feet; Thence Along The West Line Of Said Subdivision, South 01 Degree 04 Minutes 01 Second East, 351.89 Feet; Thence Continuing Along Said West Line, South 86 Degrees 35 Minutes 09 Seconds West, 100.00 Feet; Thence Continuing Along Said West Line, South 07 Degrees 28 Minutes 54 Seconds West, 658.72 Feet To The Point Of Beginning Of The Parcel To Be Described; Thence Continuing Along Said West Line, South 07 Degrees 28 Minutes 54 Seconds West, 1427.53 Feet; Thence Along The Northerly Right-Of-Way Line Of The C&O Railroad, Northwesternly On An Arc Left, Having A Length Of 893.38 Feet, A Radius Of 2834.50 Feet, A Central Angle Of 18 Degrees 03 Minutes 31 Seconds And A Long Chord Which Bears North 67 Degrees 50 Minutes 07 Seconds West, 889.69 Feet; Thence Along The Centerline Of Chilson Road (66 Foot Wide Right-Of-Way), North 18 Degrees 44 Minutes 40 Seconds West, 809.27 Feet; Thence North 89 Degrees 00 Minutes 29 Seconds East, 487.21 Feet; Thence North 01 Degree 06 Minutes 44 Seconds West, 408.86 Feet; Thence South 82 Degrees 31 Minutes 05 Seconds East, 797.47 Feet, To The Point Of Beginning. Subject to and together with easements and restrictions affecting title to the above described premises.

Shall be rezoned from the Medium Density Residential (MDR) to the High Density Residential (HDR) zoning classification. The Township Planning Commission and Township Board, in strict compliance with the Township Zoning Ordinance and with Act 184 of the Public Acts of 1943, as amended, reclassified the Property as a High Density Residential (HDR) District finding that such classification properly achieved the purposes of Section 22.04 of the Township's Zoning Ordinance (as amended),

Severability If any provision of this Ordinance is found to be invalid, than the remaining portions of this Ordinance shall remain enforceable.

Effective Date This Ordinance shall be effective upon publication in a newspaper of general circulation as required by law.

On the motion to adopt the Ordinance the following vote was recorded:

Yeas:

Nays:

Absent:

I hereby approve the adoption of the foregoing Ordinance this 21st day of March, 2016.

Paulette Skolarus
Township Clerk

Gary McCririe
Township Supervisor

Township Board First Reading: March 7, 2016
Date of Publication of Proposed Ordinance: March 18, 2016
Township Board Second Reading and Adoption: March 21, 2016
Date of Publication of Ordinance Adoption: March 27, 2016
Effective Date: March 27, 2016

Section 8.02.02 of the Township Zoning Ordinance. **The motion carried unanimously.**

Moved by Commissioner Lowe, seconded by Commissioner Rauch, to recommend to the Township Board approval of the Environmental Impact Assessment conditioned upon:

- Approval of the special land use and sketch plan by the Township Board.

The motion carried unanimously.

Moved by Commissioner Mortensen, seconded by Commissioner Grajek, to recommend to the Township Board approval of the sketch plan dated 12-15-15 and Landscape Plan dated 2-24-16 subject to:

- Approval of the special lane use by the Township Board.
- Approval of the Environmental Impact Assessment by the Township Board.
- Any signage must be consistent with the Township Ordinance.

It should be noted that both the Township Engineer and Brighton Area Fire Authority had only limited comments regarding this proposal. **The motion carried unanimously.**

OPEN PUBLIC HEARING #2... Review of a request for a rezoning from Medium Density Residential (MDR) to High Density Residential (HDR) for Parcel #11-06-400-015 which is located on the east side of Chilson Road, south of Grand River, in Howell. The request is petitioned by the Lockwood Companies.

Planning Commission disposition of petition

- A. Recommendation of Rezoning from MDR to HDR
- B. Recommendation of Environmental Impact Assessment (2-24-16)

Mr. Rod Lockwood of Lockwood Companies, Walter Coponen of Component Architects, Ken Weikal, the landscape architect, and Mark Jones of Boss Engineering were present.

Mr. Lockwood gave a review of the first two phases of this project. They are proposing to build 144 additional units with a separate entrance off of Chilson Road. Mr. Coponen showed colored renderings of the site plan and building elevations. He described and showed pictures of the proposed central trash collection station.

Mr. Borden stated that the rezoning will be addressed first and then the site plan can be reviewed. The rezoning will need to be reviewed and approved by Livingston County and then returned for review and approval by the Township Board. The recent Master Plan update shows this parcel as HDR and the surrounding properties are HDR.

Mr. Joseph Siwek, of Tetra Tech, stated they have concerns with the storm water flow. There are no calculations shown. The traffic engineer is recommending an updated traffic impact study to evaluate the operation of the intersection of Grand River and Tahoe.

Mr. Jones stated that he has spoken to Wendy Ramirez of MDOT who stated that due to the new Latson Road interchange, traffic volumes on Grand River are 50 percent less than what they were before. They also feel that the traffic from Phases 1 and 2 will shift to the Chilson Road entrance / exit.

Commissioner Mortensen would like to have the traffic study done on Grand River as requested by the Township Engineer. Mr. Jones stated they can have the traffic study completed within one month.

Mr. Lockwood noted that their funding source deadline for the project is mid-June.

It was noted that these issues should be addressed during site plan approval and this agenda item is for the rezoning.

The call to the public was made at 7:19 pm.

Mr. Bill Gregory of 960 Victory Drive stated that looking at the Master Plan, there is very little industrial zoning in the Township. He would like to see screening on the east side of the site. He does not have any concerns with the rezoning.

Mr. Steve Krouse of Best Storage at 902 Victory Drive is in support of the rezoning.

The call to the public was closed at 7:22 pm.

Moved by Commissioner Mortensen, seconded by Commissioner Lowe, to recommend to the Township Board approval of the rezoning request from Medium Density Residential (MDR) to High Density Residential (HDR) by Lockwood Companies. The proposed rezoning is consistent with the standards of Section 22.04 of the Township Ordinance, is consistent with the Master Plan Future Land Use map, is consistent with the HDR zoning to the north, the industrial zoning to the east, and the planned industrial district zoning to the south. **The motion carried unanimously.**

Moved by Commissioner Lowe, seconded by Commissioner Grajek, to recommend to the Township Board approval of the Environmental Impact Assessment dated 2-24-16 for Phase 3 of Lakeshore Village conditioned upon approval of the rezoning by the Township Board. **The motion carried unanimously.**

OPEN PUBLIC HEARING #3... Review of a site plan and impact assessment for a proposed Phase 3 of the Lakeshore Village Apartments consisting of an additional 144 units with a business center/club house. The property is located on the east side of Chilson Road, south of Grand River in Howell on Parcel #11-06-400-015. The request is petitioned by the Lockwood Companies.

Planning Commission disposition of petition

- A. Recommendation of Environmental Impact Assessment (2-24-16)
- B. Disposition of Site Plan pending approval of the Impact Assessment by the Board (2-24-16)

Mr. Borden stated that the applicant has addressed all but one of his concerns after review of their first submittal. The primary building material is vinyl siding and Section 12.01 of the Township Ordinance limits the use of vinyl siding to no more than 25 percent for walls visible from public roads or parking lot. He noted that the applicant would like to keep this phase of the plan consistent with the first two and to add masonry would give it the appearance of a completely different project.

Chairman Brown called for a five-minute break at 7:30 pm. The meeting resumed at 7:45 p.m.

Commissioner Sparks had questions regarding the height of chimneys. Mr. Meisel provided additional information to clarify the minimum chimney height issue and that ultimately the approved construction of outdoor furnaces in the county lies with the Livingston County Building Department

Commissioner Action:

Commissioner Action: IT WAS MOVED BY COMMISSIONER KENNEDY-CARRASCO TO RECOMMEND **APPROVAL**, SECONDED BY COMMISSIONER HUBERT.
All in favor, motion passed. 3-1 (Sparks-Nay)

C. Z-09-16: GENOA TOWNSHIP – REZONING:

Current Zoning: MDR

Proposed Zoning: HDR

Proponents: Lockwood Companies/Bayfield of Howell, Inc.

Township Master Plan: The Genoa Township Master Plan adopted in 2013 designates this site as **High Density Residential** and states the following:

This designation refers to higher density condominiums, apartments and other multi-family dwellings. This designation is found within areas serviced, or planned to be served by public water and sanitary sewer. Development should respond to infrastructure and land capabilities, and should not exceed 8 units per acre. High Density Residential developments will be served by public water and sewer.

County Comprehensive Plan: The Livingston County Comprehensive Plan (as amended) designates this site as Residential and Howell-Brighton Growth Corridor. The Plan describes these designations as follows:

Residential - Residential areas are located mainly in the southeast quadrant of the county. This quadrant has had the largest number of new residents move in over the last decade, and is the most built out area of the county. Over 40% of the county's population lived in Residential areas in 2000. It is characterized by fairly dense residential, commercial, and to some extent industrial development, although less dense and intense than uses found in the cities and villages. Residential areas are not without their rural character and scenic vistas. However, few agricultural lands in Residential areas are expected to exist twenty years from now. New residential developments in these areas should be compact and make the best use of sewer and water if it is available, and cluster projects should be utilized when appropriate to preserve open space and scenic vistas. Projects such as planned unit developments that are not feasible in Cities/Villages or Primary Growth Areas because of parcel size or similar restrictions should be channeled into Residential areas. Limited commercial and industrial growth is appropriate.

Howell-Brighton Growth Corridor - This growth area identifies a particular section of the Grand River Avenue corridor between the City of Howell and the City of Brighton. This Plan recognizes the considerable growth that has occurred in this area in the last decade, and that the corridor will continue to develop over the life of this Plan. The uses are mixed: commercial uses, which include everything from mom-and-pop convenience stores to big-box retailers; office and service establishments; a variety of industrial uses; and recently, fairly dense housing developments, such as attached condominiums and apartment complexes. Established residential neighborhoods are also found along the corridor.

The Howell-Brighton Growth Corridor is a unique area of the county. While the corridor could be interpreted as a logical extension of the two cities because of the infrastructure and types of uses present, the corridor could also be considered suburban sprawl that generates congestion and competes with traditional downtowns. The reality is probably somewhere in between, which warrants this special designation on the Generalized Future Land Use Map.

Township Planning Commission Recommendation: Approval. The Genoa Charter Township Planning Commission recommended approval of this rezoning at their March 14, 2016 meeting.

Staff Recommendation: Approval. The proposed HDR zoning of this site is consistent with the High Density Residential future land use designated for this site in the Genoa Charter Township Master Plan. The proposed zoning and apartment land use is also compatible with the established zoning and land uses in this area of the township.

Commission Discussion: Commissioner Sparks asked for clarification on a drain running through the subject parcel. Brent LaVanway – Boss Engineering and Mr. Lockwood, petitioner, briefed the Commission on the location and flow pattern of the drain in question.

Public Comment: None.

Commissioner Action:

**Commissioner Action: IT WAS MOVED BY COMMISSIONER SPARKS TO RECOMMEND APPROVAL, SECONDED BY COMMISSIONER KENNEDY-CARRASCO.
All in favor, motion passed. 4-0**

8. OLD BUSINESS:

- a. 2016 County Planning Department Work Plan – deferred to April 20th agenda

9. NEW BUSINESS: None.

10. REPORTS: The following reports were distributed:

- a. SEMCOG Executive Committee Report – Commissioner Krinock was not in attendance but will have a report regarding SEMCOG’s Regional CEDS at the April meeting.
- b. County Planning Staff Reports:
 - 1. Brown Bag Lunch flyer
 - 2. Master Planning Session #3 flyer
 - 3. February 29- Public meeting for Fillmore County Park grant
 - 4. April 1 – due date for the three MDNR grants for Fillmore County Park
 - 5. Staff met with new Livingston County Program Manager on Hazard Mitigation Plan. Stanford was reappointed as Vice-Chair of the Livingston County Local Emergency Program Committee (LEPC)
 - 6. National APA Conference: April 2-April 6, Kline-Hudson will serve as a Michigan delegate
 - 7. May 18 – Home Builders Association presentation
 - 8. Newsletter to be distributed in the next week

11. COMMISSIONERS HEARD AND CALL TO THE PUBLIC: None.

12. ADJOURNMENT

**Commissioner Action: IT WAS MOVED BY COMMISSIONER SPARKS TO ADJOURN THE MEETING AT 6:15 P.M., SECONDED BY COMMISSIONER KENNEDY-CARRASCO.
All in favor, motion passed. 4-0**

GENOA CHARTER TOWNSHIP BOARD
March 7, 2016
Regular Meeting

MINUTES

Supervisor McCririe called the regular meeting of the board to order at 6:30 p.m. The Pledge of Allegiance was then said. The following board members were present constituting a quorum for the transaction of business: Gary McCririe, Paulette Skolarus, Robin Hunt, Linda Rowell, Jim Mortensen and Jean Ledford. Also present were: Township Manager Michael Archinal and four persons in the audience.

A Call to the Public was made with no response.

Approval of Consent Agenda:

Moved by Mortensen and supported by Ledford to approve items 1, 2 and 3 listed under the consent agenda and move item 4 to the regular agenda for discussion. The motion carried unanimously.

1. Payment of Bills.

2. Request to Approve Minutes: February 15, 2016 and February 24, 2016

3. Request to authorize the direct purchase of a vactor truck from an internal new user account and set up a loan repayment schedule from the DPW Budget as requested by Utility Director Greg Tatara.

Approval of Regular Agenda:

Moved by Ledford and supported by Hunt to approve for action all items listed under the Regular Agenda. The motion carried unanimously.

4. Consider approval of a request from Livingston County for \$3,000 to support a Michigan DNR Trust Fund grant application for Fillmore County Park.

Moved by Ledford and supported by Rowell to approve the request from Livingston County and authorize the support. The motion carried unanimously.

5. Receive a report from Brighton Area Fire Authority Chief Mike O'Brian.

Chief O'Brian addressed the board and provided an overview of the annual report related to fire activity within the community and current training for his department. No formal action was taken by the board.

6. Introduction of a proposed rezoning and authorization of statutory notice for a public hearing on March 21, 2016 concerning 27.80 acres of land located on the east side of Chilson Road south of Grand River on parcel 4711-06-400-015. The application is

petitioned by The Lockwood Companies and the requested rezoning is from Medium Density Residential (MDR) to High Density Residential (HDR).

Moved by Hunt and supported by Ledford to approve the notice for a public hearing as petitioned by Lockwood Companies, setting the public hearing for Monday, March 21, 2016. The motion carried unanimously. *(Note: This approval does not endorse or approve in any manner the application that will be discussed by the Planning Commission at their next regularly scheduled meeting. A traffic study is important in this decision making process.)*

7. Approval of a software purchase from BS&A Software as requested by the Treasurer.

Moved by Mortensen and supported by Skolarus to approve the purchase of software from BS&A at a cost not to exceed \$72,595.00 for General Ledger, Accounts Payable, Cash Receipting, Payroll and Timesheets. This cost will include Data Conversion, Project Management, Implementation Planning and Training. The motion carried unanimously.

8. Request to approve a proposal from Classic Carpet in the amount of \$15,540.81 for new carpet at the Township Hall.

Moved by Mortensen and supported by Ledford to approve the purchase of carpet for the Township Hall as requested. The motion carried as follows: Ayes – McCririe, Ledford, Skolarus and Mortensen. Nay – Hunt and Rowell. Absent – Smith.

The board discussed the creation of a Smart Zone. Archinal provided a forecast of revenue for this project. The board has many questions with regard to the expenditure of funds. No formal action was taken by the board.

The regular meeting of the Genoa Charter Township Board was adjourned at 7:33 p.m.



Paulette A. Skolarus, Clerk
Genoa Charter Township

Gary McCririe, Supervisor
Genoa Charter Township



GENOA CHARTER TOWNSHIP

Application for Re-Zoning

APPLICANT NAME: Rodney M. Lockwood, Jr. ADDRESS: 27777 Franklin Rd, Suite 1410

OWNER NAME: Lakeshore Village III LDHA LP ADDRESS: Southfield, MI 48034

PARCEL #(s): 4711-06-400-003 PRIMARY PHONE: (248) 433-7401

EMAIL 1: rlockwood@lockwoodcompanies.com EMAIL 2: jlunsford@lockwoodcompanies.com

We, the undersigned, do hereby respectfully make application to and petition the Township Board to amend the Township Zoning Ordinance and change the zoning map of the township of Genoa as hereinafter requested, and in support of this application, the following facts are shown:

A. REQUIRED SUBMITTAL INFORMATION

1. A legal description and street address of the subject property, together with a map identifying the subject property in relation to surrounding properties;
2. The name, signature and address of the owner of the subject property, a statement of the applicant's interest in the subject property if not the owner in fee simple title, and proof of consent from the property owner;
3. It is desired and requested that the foregoing property be rezoned from:
MDR to HDR
4. A site plan illustrating existing conditions on the site and adjacent properties; such as woodlands, wetlands, soil conditions, steep slope, drainage patterns, views, existing buildings, sight distance limitations, relationship to other developed sites, and access points in the vicinity;
5. A conceptual plan demonstrating that the site could be developed with representative uses permitted in the requested zoning district meeting requirements for setbacks, wetland buffers, access spacing, any requested service drives and other site design factors;
6. A written environmental assessment, a map of existing site features as described in Article 18 describing site features and anticipated impacts created by the host of uses permitted in the requested zoning district;
7. A written description of how the requested rezoning meets Sec. 22.04 "Criteria for Amendment of the Official Zoning Map."
8. The property in question shall be staked prior to the Planning Commission Public Hearing.

B. DESCRIBE HOW YOUR REQUESTED RE-ZONING MEETS THE ZONING ORDINANCE CRITERIA FOR AMENDING THE OFFICIAL ZONING MAP:

1. How is the rezoning consistent with the goals, policies and future land use map of the Genoa Township Master Plan, including any subareas or corridor studies. If not consistent, describe how conditions have changed since the Master Plan was adopted?

The development of Lakeshore Apartments III is both harmonious and consistent with the adjacent Lakeshore I and Lakeshore II apartments.

We are respecting the “quality of life” in Genoa Township by retaining significant, sensitive natural amenities such as water bodies, wetlands, slopes, mature trees and natural ecosystems, and are integrating the natural features of the site including wetlands and drainage system into the site plan features.

The addition of a secondary access to the combined phases of Lakeshore I, II and III at Chilson Road will reduce the need to residents to exit onto Grand River Avenue, thus improving safety throughout access management.

The application is consistent with the recently revised Master Plan, which designates the proposed Lakeshore III property as High Density Resident, not to exceed 8 units per acre. The property is served by public water and sanitary sewer.

2. Are the site’s physical, geological, hydrological and other environmental features suitable for the host of uses permitted in the proposed zoning district?

The applicant has performed extensive soil borings, a wetland survey and flood plain determination that indicates the proposed use is feasible.

3. Do you have any evidence that a reasonable return on investment cannot be received by developing the property with one (1) of the uses permitted under the current zoning?

The property has been on and off the market since 2001, when it was first offered to the Applicant, and has not been developed during the time under existing zoning.

4. How would all the potential uses allowed in the proposed zoning district be compatible with surrounding uses and zoning in terms of views, noise, air quality, the environment, density, traffic impacts, drainage and potential influence on property values?

HDR designation is consistent with adjacent Lakeshore Village Apartments Phases I and II. The Applicant believes the additional units in Lakeshore III will have minimal impact on views, noise, air quality and the environment. We believe it will have no impact on property values in the area and will actually improve the traffic impact on Grand River by providing a secondary access point onto Chilson Road for residents of all three phases.

5. Are infrastructure capacity (streets, sanitary sewer, water, and drainage) and services (police and fire protection, etc.) sufficient to accommodate the uses permitted in the requested district?

The civil engineering firm, Boss Engineering, has determined the sanitary sewer and water mains are sufficient capacity to handle the units in Lakeshore III. On-site detention will be

constructed to meet the requirements of the Livingston County Drain Commission. Lakeshore III will construct its own road and parking system within the community to meet the needs of its residents. We believe Genoa Township Police and Fire Departments have sufficient capacity to handle the additional units.

6. Is there a demonstrated demand in Genoa Township or the surrounding area for the types of uses permitted in the requested zoning district? If yes, explain how this is better suited for the zoning than others which may be planned or zoned to accommodate the demand.

The Applicant believes there is sufficient demand for the additional apartments in Lakeshore Phase III, by its experience in owning and managing Lakeshore Apartments Phases I and II. Those phases have been consistently full over the last several years and are forced to turn away a large number of potential applicants due to lack of inventory.

7. If you have a particular use in mind, is another zoning district more appropriate? Why should the Township re-zone the land rather than amend the list of uses allowed in another zoning district to accommodate your intended use?

Lakeshore Phase III will be managed on a combined basis with Phases I and II. Through this synergy, we are able to lower our operating expenses and produce a financially feasible project. In our opinion, we could not achieve feasibility on another location

8. Describe any deed restrictions which could potentially affect the use of the property.

There are no deed restrictions that could affect the use of the property. There are several drainage easements that will be re-configured. There is also an access easement for gas wellhead maintenance that will be accommodated in the site planning process.

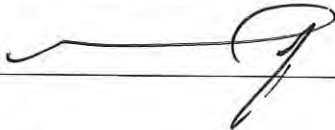
C. AFFIDAVIT

The undersigned says that they are the Optionee (owner, lessee, or other specified interest) involved in this petition and that the foregoing answers and statements herein contained and the information herewith submitted are in all respects true and correct to the best of his/her knowledge and belief. **(SEE ATTACHED CONSENT TO ZONING CHANGE REQUEST)**

BY: Rodney M. Lockwood, Jr.

ADDRESS: 27777 Franklin Road, Suite 1410, Southfield, MI 48034

SIGNATURE



The following contact should also receive review letters and correspondence:

Name: Jennifer Lunsford Email: jlunsford@lockwoodcompanies.com

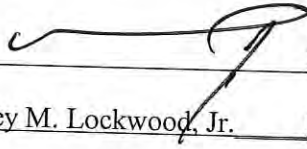
Business Affiliation: Assistant to Rodney M. Lockwood, Jr.

FEE EXCEEDANCE AGREEMENT

As stated on the site plan review fee schedule, all site plans are allocated two (2) consultant reviews and one (1) Planning Commission meeting. If additional reviews or meetings are necessary, the applicant will be required to pay the actual incurred costs for the additional reviews. If applicable, additional review fee payment will be required concurrent with submittal to the Township Board. By signing below, applicant indicates agreement and full understanding of this policy.

PROJECT NAME: Lakeshore Village Apartments Phase III

PROJECT LOCATION & DESCRIPTION: 2812 Ontario Court, Howell, MI/Vacant Land

SIGNATURE:  DATE: 2/2/2016

PRINT NAME: Rodney M. Lockwood, Jr. PHONE: (248) 433-7401

COMPANY ADDRESS: 27777 Franklin Road, Suite 1410, Southfield, MI 48034

Consent to Zoning Change Request

Genoa Township Planning Commission

2911 Dorr Rd

Brighton, MI 48116

Gentlemen:

Please be advised, as property owner of the 28.60 acre parcel described in the attached legal description and referenced in the Application for Rezoning by Lockwood Development, LLC that we agree with the Request to rezone from Medium Density Residential (MDR) to High Density Residential (MDR) in order to facilitate the development of the 144 unit apartment complex that will be known as Lakeshore Village Apartments Phase III.

Bayfield of Howell, Inc., a Michigan Corporation

By Dave Zimmerman Jr

Dated 1-29-16

March 8, 2016

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Assistant Township Manager and Planning Director
Subject:	Proposed rezoning from MDR to HDR – Review #2
Location:	Chilson Road – east side of Chilson, between Grand River and C&O Railroad
Zoning:	Medium Density Residential District

Dear Commissioners:

At the Township’s request, we have reviewed the proposed rezoning of the vacant 27.8-acre site from MDR Medium Density Residential (5 units per acre) to HDR High Density Residential (8 units per acre). This proposal has been reviewed in accordance with the Genoa Township Zoning Ordinance and Master Plan.

A. SUMMARY

1. In general, we find the proposed rezoning consistent with the review standards of Article 22; however, we defer to the Township Engineer, Utilities Director and Fire Department for any comments related to infrastructure compatibility or capacity.
2. The Master Plan Future Land Use map identifies the site as High Density Residential, which is consistent with the proposed rezoning.
3. Development of the site as proposed, appears to necessitate review and approval by MDEQ to work within/alter a floodplain boundary. This does not impact the rezoning request, but should be tied to any action on the site plan.
4. The host of permitted uses in MDR (current) and HDR (proposed) are nearly identical.
5. The distinction between current and proposed zoning is related to a slight increase in density (from 5 units per acre to 8).
6. The site plan submitted is for an extension of the existing apartment units to the north at a density consistent with the Master Plan and Zoning Ordinance.

B. PROCESS


As described in Article 22 of the Zoning Ordinance, the process to amend the Official Township Zoning Map is as follows:

1. The Township Planning Commission holds a public hearing on the rezoning and makes its recommendation to the Township Board;
2. The Livingston County Planning Commission reviews the request and makes its recommendation to the Township Board; and
3. The Township Board considers the recommendations and takes action to grant or deny the rezoning request.


C. PROJECT DESCRIPTION

The site is located on the east side of Chilson Road, south of Grand River Avenue. Current zoning, as well as existing and planned land uses in the area are as follows:

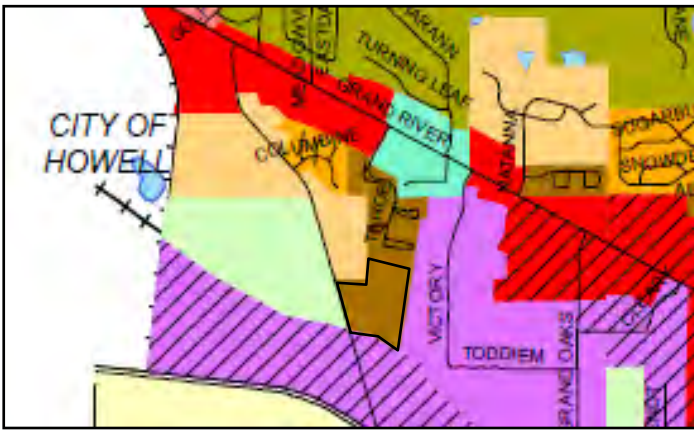
Existing Land Use	
Site	Vacant
North	Multiple-family
East	Light Industrial
South	Railroad/Agricultural
West	Public



Zoning	
Site	MDR
North	HDR
East	IND
South	PID
West	SR and PRF



Master Plan	
Site	High Density Residential
North	High Density Residential
East	Industrial
South	Research and Development
West	Small Lot Residential and Public



D. REZONING REVIEW

- 1. Consistency with the goals, policies and future land use map of the Genoa Township Master Plan, including any subarea or corridor studies. If conditions have changed since the Master Plan was adopted, the consistency with recent development trends in the area.***

The Township Master Plan and Future Land Use map identify the site and adjacent property to the north as High Density Residential. This category is intended for “higher density condominiums, apartments and other multiple family dwellings.” Planned residential densities within HDR are up to 8 units per acre.

The proposed rezoning is consistent with the Master Plan.

- 2. Compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted in the proposed zoning district.***

The 27.8-acre site is currently vacant. The site plan submittal notes areas of wetlands and floodplain with modifications proposed to the floodplain limits. Ultimately, this will require review and approval by MDEQ, but it does not appear to be detrimental to the proposed rezoning.

- 3. The ability of the site to be reasonably developed with one (1) of the uses permitted under the current zoning.***

The primary distinction between the existing and proposed zoning is a slight increase in residential density.

The submittal notes that the property has been for sale since 2001, which is a general indication that there was no development interest under MDR zoning and that challenges with the site warrant consideration of a slight increase in density.

- 4. The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.***

As referenced above, the primary distinction between MDR and HDR is a slight increase in density. Review of Table 3.03 indicates that the host of permissible uses is nearly identical. Provided the Township finds that the capacity of infrastructure (criterion 5 below) is capable of accommodating the increase in density, we are of the opinion that this standard is met.

- 5. The capacity of Township infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety and welfare" of the Township.***

We defer to the Township Engineer, Utilities Director and Fire Department for any comments they may have under this criterion.

- 6. The apparent demand for the types of uses permitted in the requested zoning district in the Township in relation to the amount of land in the Township currently zoned to accommodate the demand.***

The existing apartment development to the north is one of only two areas zoned HDR in the northwest quadrant of the Township. Additionally, development of the site is proposed as an extension of this development (identified as Phase 3). Given the limited supply of land zoned HDR and the fact that this property sat idle for many years, we believe the proposed rezoning will help address the demand for this type of use.

- 7. Where a rezoning is reasonable given the above criteria, a determination the requested zoning district is more appropriate than another district or amending the list of permitted or Special Land Uses within a district.***

Since the distinction between existing and proposed zoning is related to density (5 units per acre versus up to 8), we do not believe that amending MDR uses is a reasonable or appropriate option.

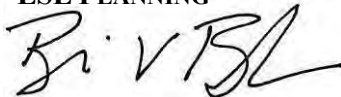
- 8. The request has not previously been submitted within the past one (1) year, unless conditions have changed or new information has been provided.***

We are unaware of any rezoning applications associated with this site within the past year.

Should you have any questions concerning this matter, please do not hesitate to contact our office. We can be reached by phone at (248) 586-0505, or via e-mail at borden@lslplanning.com and duffy@lslplanning.com.

Sincerely,

LSL PLANNING



Brian V. Borden, AICP
Principal Planner



Kathleen Duffy, AICP
Senior Planner

This letter includes both the rezoning and site plan review comments. The majority of the comments are more relative to the site plan than the rezoning. - K. VanMarter

March 9, 2016

Ms. Kelly Van Marter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

Re: Lakeshore Village Apartments Phase 3 - Rezoning Site Plan Review #2

Dear Ms. Van Marter:

We have reviewed the resubmitted package for the Lakeshore Village Apartments Phase 3 site plan and rezoning request dated February 24, 2016, from The Lockwood Companies, prepared by Boss Engineering. The site is located on the east side of Chilson Road, bounded on the south by the Chesapeake & Ohio railroad and on the north by the existing Lakeshore Village Phase 2 property. The petitioner has requested rezoning of the parcels from Medium Density Residential (MDR) to High Density Residential (HDR), and provided a corresponding site plan and impact assessment documents. Tetra Tech has reviewed the documents and has the following comments for Township consideration:

SUMMARY

1. Narrative for 100-year floodplain impact.
2. Traffic impacts need to be evaluated.

COMMENTS

1. The previous letter held concern for the compensating excavation for fills to be placed within the 100-year floodplain and how excavation must be made to truly compensate for fill in similar flood stage elevations. A table was provided showing that the excavation has been made accordingly to provide a positive cut balance to the site, however, there is still some concern for the mechanics of how water will enter these basins from lower flood stages. For example, this site shows the existing 100-year flood elevation to be 945.5, with bottom of drain 938-939 and bottom of basins at 940. The question remains whether enough water from a 50-year storm work its way up the overflow pipes to the basins, and then fill the basin through the riser pipe holes quickly enough to compensate for the rise in flood levels on the site. A quick review of the 100-year floodplain did not show many potential impacts immediately adjacent to the site, but our experiences in permitting similar projects with the state has been to demonstrate there is enough freeboard around the floodplain to absorb a temporary increase in flood elevation to allow for these basins to reverse

fill. Please provide some additional analysis and reassurance to the anticipated backwater levels so that, should the MDEQ review in closer detail, all documentation is in place.

2. An updated traffic impact study will need to be performed for the final phase of the development. The study will need to evaluate the operation of the existing and proposed driveways, as well as the intersection of Grand River Avenue and Chilson Road. The intent of the study is to determine how the existing drive operates with the proposed increased development density and then also what improvements need to be made to the Chilson Road drive such as bypass lanes or dedicated turn lanes. The study should also include a five-year safety review of the intersection of Grand River Avenue and Tahoe Boulevard. The full requirements of the study should be verified by the individual or firm performing the traffic impact study with the Township Engineer prior to performing the study.

Tetra Tech has reviewed the updated documents and is satisfied with the responses to the engineering issues regarding site water and sewer utilities noted in the previous review letter. An updated Traffic Study was not provided in these documents, and additional clarification regarding the operation of the storm water management system has been requested.

We recommend the petitioner address the issues noted above and resubmit these documents for review prior to receiving approval from the Township.

Sincerely,

Gary J. Markstrom, P.E.
Unit Vice President



Joseph C. Siwek, P.E.
Project Engineer

Copy: Jennifer Lunsford, Lockwood Companies

LIVINGSTON COUNTY PLANNING DEPARTMENT – ZONING REVIEW

CASE NUMBERS: COUNTY: Z-09-16 TWP: unk.	LOCATION: Genoa Charter Township SECTION NUMBER: 6 TOTAL ACREAGE: 28.6 Acres	APPLICANT/OWNER: Lockwood Companies /Bayfield of Howell, Inc.
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<p><u>CURRENT ZONING:</u> Medium Density Residential (MDR)</p> <p><u>PERMITTED/SPECIAL USES (Not all inclusive):</u> Permitted: Single family detached dwellings; Two-family duplex dwellings; Townhouses; Housing for elderly; Accessory home occupations; Accessory uses, buildings and structures; Keeping of pets; Residential care such as adult foster care family homes; Essential public services; and Parks. Special: Residential care such as adult foster care group homes; Places of worship; Schools; and Public Buildings.</p> <p><u>MINIMUM LOT AREA:</u> 10,000 sq. ft. lot area with public sanitary sewer Duplexes and townhouses up to 5 units per acre</p>	<p><u>REQUESTED ZONING:</u> High Density Residential (HDR)</p> <p><u>PERMITTED/SPECIAL USES (Not all inclusive):</u> Permitted: Single family detached dwellings; Two-family duplex dwellings; Townhouses; Multiple-family dwellings; Housing for elderly; Accessory home occupations; Accessory uses, buildings and structures; Keeping of pets; Residential care such as adult foster care family homes; Essential public services; and Parks. Special: Residential care such as adult foster care group homes; Places of worship; Schools; and Public Buildings.</p> <p><u>MINIMUM LOT AREA:</u> Duplexes, attached townhouses and apartments up to 8 units per acre</p>
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<p><u>CURRENT ZONING MAP:</u> (also see map on page 5)</p> 	<p><u>EXISTING LAND USE MAP:</u> (also see map on page 5)</p> 
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<p><u>LOCATION:</u> East side of Chilson Road between Grand River and the C&O Railroad in Section 6 of Genoa Charter Township.</p> <p><u>LAND USE:</u> Vacant</p>	<p><u>ESSENTIAL FACILITIES:</u></p> <p>SANITARY SEWER: Municipal sewer WATER SUPPLY: Municipal water ACCESS ROAD(S): Chilson Road and Tahoe Blvd.</p>
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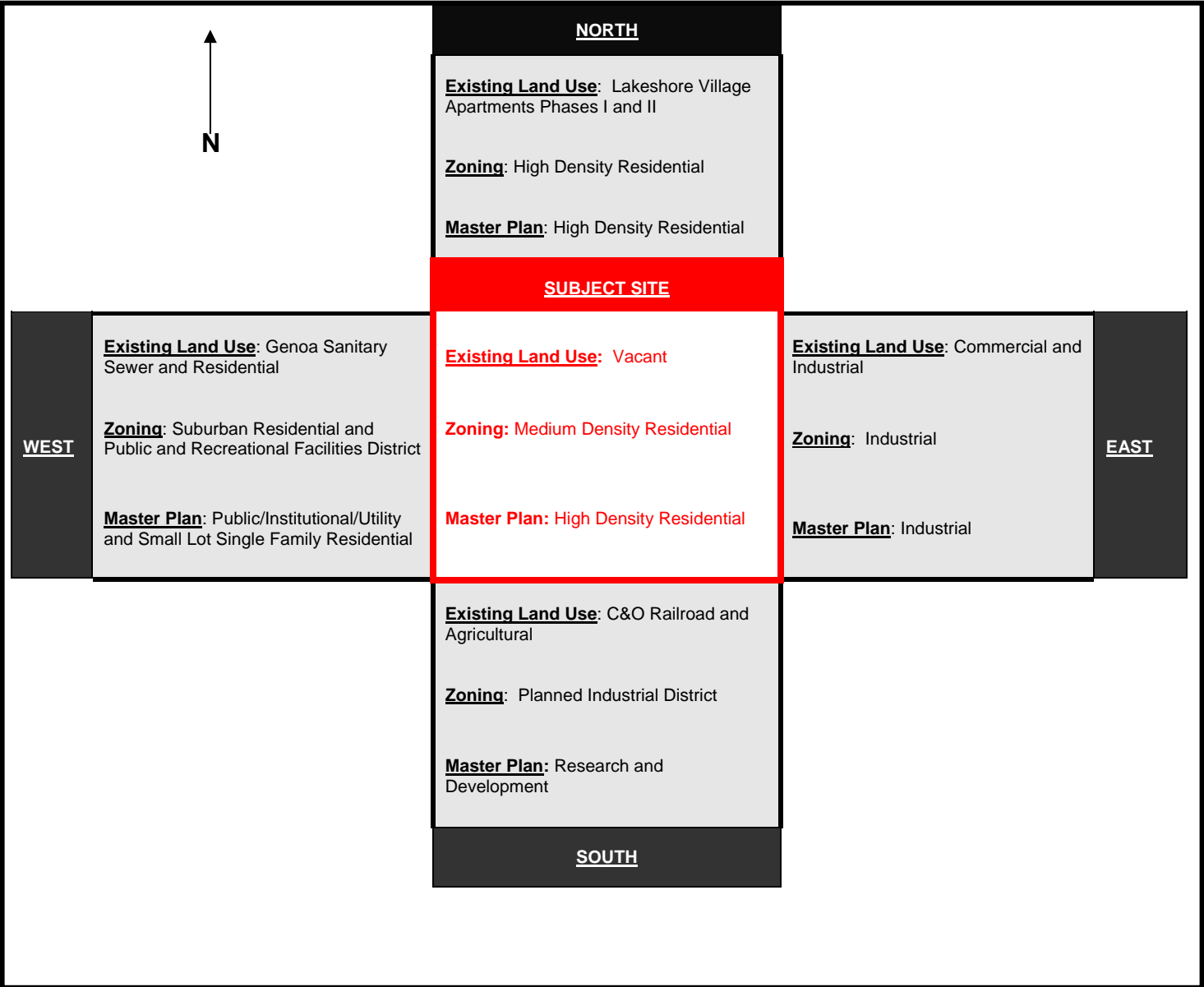
TOWNSHIP PLANNING COMMISSION RECOMMENDATION AND PUBLIC COMMENTS:

The Genoa Charter Township Planning Commission will make a recommendation on this rezoning at their March 14, 2016 meeting. Meeting results and public comments will be shared at the March 16, 2016 County Planning Commission meeting.

ENVIRONMENTAL CONDITIONS:

Soils/Topography:	The Livingston County Soil Survey indicates that the site consists primarily of Miami Loam and Boyer Oshtemo soils that are well drained and suitable for nonfarm development. The topography of the site is fairly level. A wet spot is noted at the western boundary of the site along Chilson Road. A ribbon of somewhat poorly drained soils follows the eastern boundary of the site along a county drain.
Wetlands:	The National Wetland Inventory indicates that there are no wetlands located on the site.
Vegetation:	The subject site contains clusters of trees throughout the site and scrub/shrub vegetation along the drain.
Natural Areas:	According to Livingston County's High-Quality Natural Areas study, the site does not contain Priority 1, 2 or 3 natural areas.

CURRENT LAND USE, ZONING, AND MASTER PLANNING MATRIX: The graphic below provides a general overview of the existing uses, zoning and future land use designations of the subject site and the immediately adjacent parcels.



TOWNSHIP MASTER PLAN:

The Genoa Township Master Plan adopted in 2013 designates this site as **High Density Residential** and states the following:

This designation refers to higher density condominiums, apartments and other multi-family dwellings. This designation is found within areas serviced, or planned to be served by public water and sanitary sewer. Development should respond to infrastructure and land capabilities, and should not exceed 8 units per acre. High Density Residential developments will be served by public water and sewer.

COUNTY COMPREHENSIVE PLAN:

The Livingston County Comprehensive Plan (as amended) designates this site as **Residential** and **Howell-Brighton Growth Corridor**. The Plan describes these designations as follows:

Residential - Residential areas are located mainly in the southeast quadrant of the county. This quadrant has had the largest number of new residents move in over the last decade, and is the most built out area of the county. Over 40% of the county's population lived in Residential areas in 2000. It is characterized by fairly dense residential, commercial, and to some extent industrial development, although less dense and intense than uses found in the cities and villages. Residential areas are not without their rural character and scenic vistas. However, few agricultural lands in Residential areas are expected to exist twenty years from now. New residential developments in these areas should be compact and make the best use of sewer and water if it is available, and cluster projects should be utilized when appropriate to preserve open space and scenic vistas. Projects such as planned unit developments that are not feasible in Cities/Villages or Primary Growth Areas because of parcel size or similar restrictions should be channeled into Residential areas. Limited commercial and industrial growth is appropriate.

Howell-Brighton Growth Corridor – This growth area identifies a particular section of the Grand River Avenue corridor between the City of Howell and the City of Brighton. This Plan recognizes the considerable growth that has occurred in this area in the last decade, and that the corridor will continue to develop over the life of this Plan. The uses are mixed: commercial uses, which include everything from mom-and-pop convenience stores to big-box retailers; office and service establishments; a variety of industrial uses; and recently, fairly dense housing developments, such as attached condominiums and apartment complexes. Established residential neighborhoods are also found along the corridor.

The Howell-Brighton Growth Corridor is a unique area of the county. While the corridor could be interpreted as a logical extension of the two cities because of the infrastructure and types of uses present, the corridor could also be considered suburban sprawl that generates congestion and competes with traditional downtowns. The reality is probably somewhere in between, which warrants this special designation on the Generalized Future Land Use Map.

COUNTY PLANNING STAFF COMMENTS:

A wide variety of zoning is present in the area surrounding the proposed rezoning site. The site is immediately adjacent to Suburban Residential (SR), Public and Recreational Facilities (PRF), Planned Industrial Park (PID) and Industrial (IND) zoning in addition to the adjacent High Density Residential (HDR) zone that houses Phase I and II of Lakeshore Village Apartments.

Existing land use surrounding the site is primarily higher intensity uses such as: the Genoa Township Sanitary Sewer Plant across Chilson Road to the west in a PRF zoning district; Grand Oaks West Industrial Park to the east along Victory Drive in a IND zoning district; and Phase I and II of Lakeshore Village Apartments to the north in a HDR zoning district. Exceptions to this higher intensity land use include 4 single family residences and a church located along the east side of Chilson Road to the northwest of the site in a SR zoning district and vacant and agricultural land south of the site and the railroad that is zoned planned industrial park land.

The Genoa Master Plan supports this rezoning request with a future land use designation of High Density Residential.

The rezoning applicant believes that there is sufficient demand for the proposed 144 apartment units that will comprise Phase III of Lakeshore Village Apartments. This perceived need is based on the applicant's experience in owning and managing Phases I and II of the apartment community, which have been consistently full over the last several years with management having to turn away a large number of applicants due to lack of available apartments.

Fourteen new apartment buildings are planned to accommodate the 144 apartment units. A business center/club house is also planned. The proposed development will meet the minimum lot area requirement of the HDR zoning district with a maximum 8 units/acre.

COUNTY PLANNING STAFF COMMENTS (continued):

Proposed access to the development includes a new driveway on Chilson Road and connection to the existing roads in Lakeshore Village Apartments. The addition of a secondary access on Chilson Road should improve traffic impact on Grand River, and will improve vehicular circulation for residents of all three phases.

The Township Engineering Consultant notes that development of the site will necessitate review and approval by MDEQ to work within/alter a floodplain boundary on-site. The preliminary site plan shows that development will be minimized along the county drain/floodplain on the east side of the property and along the Chilson Road/ west side of the property, and will instead be concentrated in the middle and northern portions of the site.

The Genoa Charter Township Planning Commission will be holding the public hearing for this proposed rezoning, and making their recommendation, just two days prior to the Livingston County Planning Commission meeting; the results of the March 16th public hearing and meeting will be shared at the March 18th Livingston County Planning Commission meeting.

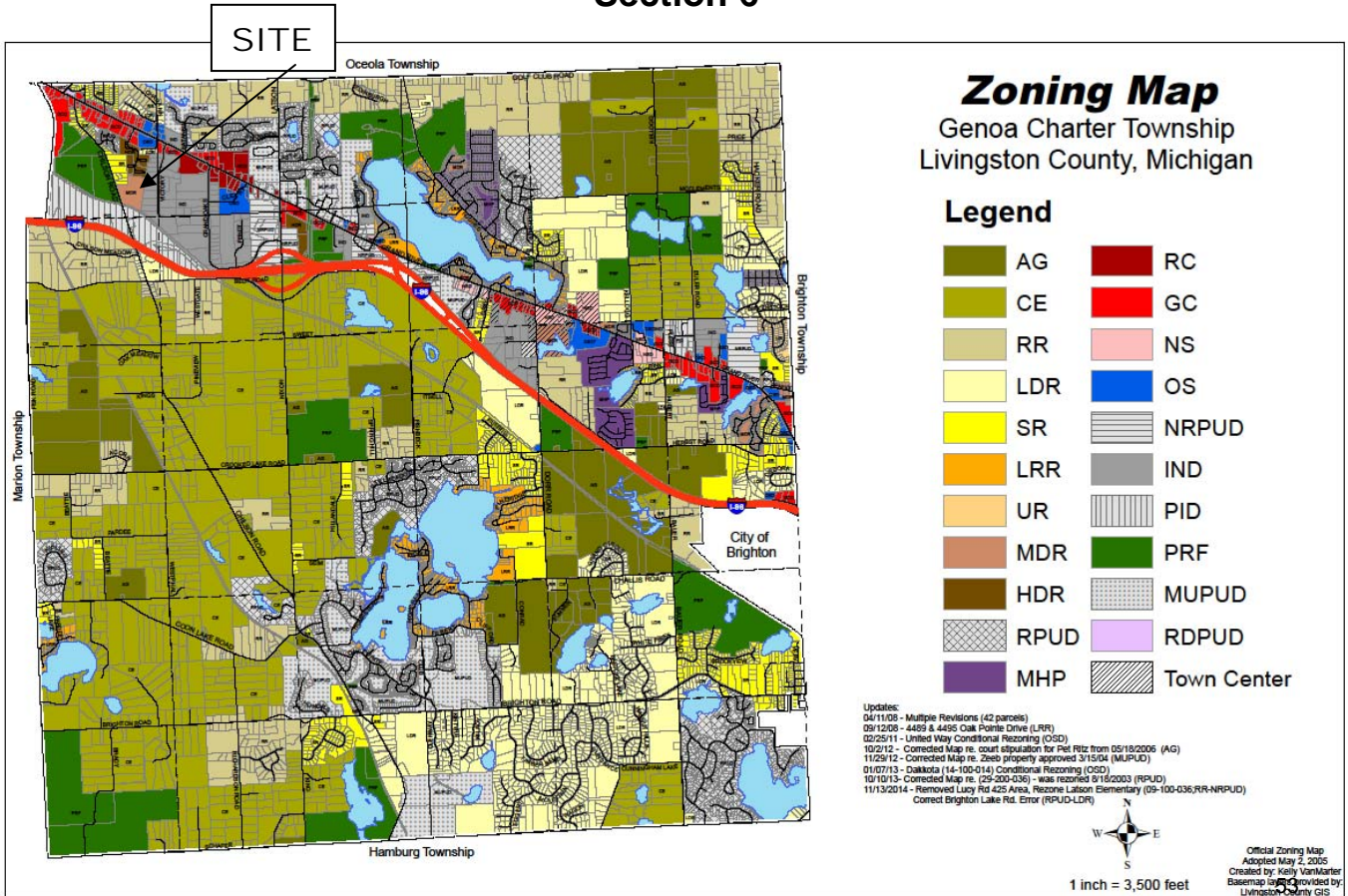
COUNTY PLANNING STAFF RECOMMENDATION:

APPROVAL. The proposed HDR zoning of this site is consistent with the High Density Residential future land use designated for this site in the Genoa Charter Township Master Plan. The proposed zoning and apartment land use is also compatible with the established zoning and land uses in this area of the township.

Genoa Charter Township Land Use Section 6



Genoa Charter Township Zoning Section 6



Genoa Charter Township Photographs – Section 6



NORTH



NORTHEAST



EAST (Victory Dr.)



WEST (on Chilson Road)



SITE

**IMPACT ASSESSMENT
FOR
“LAKESHORE VILLAGE PHASE III”
RE-ZONING AND SITE PLAN APPROVAL
GENOA TOWNSHIP
LIVINGSTON COUNTY, MI**

Prepared for:

**THE LOCKWOOD COMPANIES
c/o Ms. Jennifer Lunsford
27777 Franklin Road, Suite 1410
Southfield, MI 48034**

Prepared by:

**BOSS ENGINEERING COMPANY
3121 EAST GRAND RIVER AVE
HOWELL, MICHIGAN 48843
517-546-4836
BE Project No. 16-010**

February 1, 2016
revised February 24, 2016

INTRODUCTION

The purpose of this Impact Assessment (IA) report is to show the effect that this proposed development has on various factors in the general vicinity of the project. The format used for presentation of this report conforms to the *Submittal Requirements For Impact Assessment/Impact Statement* guidelines in accordance with Section 13.05 of the published Zoning Ordinance for Genoa Township, Livingston County, Michigan.

DISCUSSION ITEMS

A. Name(s) and address(es) of person(s) responsible for preparation of the impact assessment and a brief statement of their qualifications.

Prepared By:
BOSS ENGINEERING COMPANY
3121 E. Grand River
Howell, Michigan 48843
Phone: 517-546-4836

Prepared For:
Ms. Jennifer Lunsford
The Lockwood Companies
27777 Franklin Road, Suite 1410
Southfield, MI 48034

B. Description of the site, including existing structures, man made facilities, and natural features, all-inclusive to within 10' of the property boundary.

The subject site is located on the east side of Chilson Road, bounded on the south by the Chesapeake & Ohio Railroad and on the north by the existing Lakeshore Village Phase II property. The site improvements are located on a part a property owned by Lakeshore Village, LDHA, LP. The parcel number is 4711-06-400-015. The overall acreage of the site is 27.80 acres. The property is located in the Southeast ¼ of Section 6, T2N-R5E, Genoa Township, Livingston County, Michigan. Current zoning of the site is MDR (Medium Density Residential).

Currently on site is an existing natural gas well and access driveway located within easements.

The site is gently rolling with areas of steeper slopes and generally slopes from the Northwest to the Southeast, with a county drain (Marion-Genoa County Drain Branch No. 3) that flows to a culvert under the railroad at the south end of the site. Elevations vary between 969.0± and 935.0±, respectively.

Adjacent properties include:

- South – Farmland / Planned Industrial Development (zoned PID)
- North – Lakeshore Village Phase II (zoned MDR) / Single Family Homes (zoned SR)
- East – Industrial Buildings (zoned IND)
- West – Chilson Road / MHOG Sewage Treatment Plant (zoned PRF)

C. Impact on natural features: A written description of the environmental characteristics of the site prior to development, i.e., topography, soils, vegetative cover, drainage, streams, creeks or ponds.

The site is gently rolling with areas of steeper slopes and generally slopes from the Northwest to the Southeast, with a county drain (Marion-Genoa Drain Brain No. 3) that flows to a culvert under the railroad at the south end of the site. Elevations vary between 969.0± and 935.0±, respectively. The USDA Soil Conservation Service "Soil Survey of Livingston County, Michigan", indicates native site soils consist of:

1. MIAMI LOAM (MoB), 2% to 6% slopes. Surface runoff is slow, permeability is moderate, and erosion hazard is slight.
2. MIAMI LOAM (MoC), 6% to 12% slopes. Surface runoff is medium, permeability is moderate, and erosion hazard is moderate.
3. BOYER-OSHTEMO LOAMY SANDS, 2% to 6% slopes. Surface runoff is very slow, permeability is moderately rapid, and erosion hazard is slight.
4. GILFORD SANDY LOAM (Gd), 0% to 2% slopes. Surface runoff is very slow, permeability is moderately rapid, and erosion hazard is slight.
5. CONOVER LOAM (CvA), 0% to 2% slopes. Surface runoff is slow, permeability is moderately slow, and erosion hazard is slight.

Vegetative cover for the site includes heavy woods and low brush cover. There are three main areas that are heavily wooded with predominantly Poplar and Birch scrub vegetation (the majority of which is less than 4-in caliper). These vegetated areas are of low-quality and the majority of will be removed for the development.

The National Wetland Inventory Plan prepared by the United States Department of the Interior, Fish and Wildlife Service indicates that there are no wetlands located on the site. However, preliminary field observations of the site indicate that wetlands are present onsite.

Site drainage from the proposed site will be directed to storm sewers for conveyance. All site drainage will be directed into multiple proposed detention basins on site. The proposed detention basins will outlet to the existing Marion-Genoa County Drain Branch No. 3 located onsite.

D. Impact on storm water management: description of soil erosion control measures during construction.

Surface runoff during periods of construction will be controlled by proper methods set forth by the Livingston County Drain Commissioner. These methods shall include silt fence, silt sacks, and seeding with mulch and/or matting.

At the time of construction, there may be some temporary dust, noise, vibration and smoke, but these conditions will be of relatively short duration and shall be controlled by applying appropriate procedures to minimize the effects, such as watering if necessary for dust control.

E. Impact on surrounding land use: Description of proposed usage and other man made facilities; how it conforms to existing and potential development patterns. Effects of added lighting, noise or air pollution which could negatively impact adjacent properties.

The applicant is proposing to construct new buildings and parking lots. The new buildings will consist of apartments and a business center for the development. The property on which the site development is located is MDR (Medium Density Residential). As part of this proposal, the property is proposed to be rezoned to HDR (High Density Residential). This is consistent with Genoa Township's 2013 Master Plan Update. The proposed buildings and parking lots conform to the existing and potential land development patterns in the area.

The existing vegetation onsite is of poor quality and will be removed for the proposed development. Proposed landscaping will enhance the character of the existing site.

Chilson Road presently experiences a medium volume of traffic along with associated noise level generated from commercial vehicles. The proposed buildings are expected to accommodate an increase in residents, which is consistent with the property's proposed zoning (HDR). There will be minimal increase in the amount of noise emanating from the site due to the proposed site improvements.

Additional lighting is proposed on site and is to be directed away from adjacent properties to limit adverse affects of lighting. Proposed landscaping along the property boundary will help serve as a

visual buffer and as a noise buffer. Additional noise created by the development will be minimal and due to the nature of the adjacent properties (commercial and industrial facilities to the east, residential properties to the north, sewage treatment plant to the west), there will be very low impact. There will be no increase in the amount of odor emanating from the site.

F. Impact on public facilities and services: Description of number of residents, employees, patrons, and impact on general services, i.e., schools, police, fire.

The proposed development is planned to include the construction of 144 residential apartment units, with an expected 255 residents added to the community. This expected total includes 156 adults and 99 children. The additional residents will not cause a significant change in the availability of services.

G. Impact on public utilities: Description of public utilities serving the project, i.e., water, sanitary sewer, and storm drainage system. Expected flows projected in residential units.

There are new water, sanitary, and storm sewer drainage services proposed for the apartments, business center, and parking lots.

A new water main service is proposed to tie into the existing watermain that is located north of the subject site in Lakeshore Village Phase II on St Clair Ct. The new water main will be constructed through the development to the intersection of the private road entrance on Chilson Road for future extensions.

A new storm sewer system is proposed throughout the site and will connect two new detention basins on the southeast and south central areas of the site. These basins will both outlet to the existing Marion-Genoa County Drain Branch No. 3.

A new sanitary sewer system is proposed throughout the site and will connect to an existing sanitary sewer located in Victory Drive that drains to an existing lift station through an existing easement the adjacent site to the east of the subject site.

H. Storage or handling of any hazardous materials: Description of any hazardous materials used, stored, or disposed of on-site.

Lakeshore Village Phase III will not be storing or handling any hazardous materials.

I. Impact on traffic and pedestrians: Description of traffic volumes to be generated and their effect on the area.

The proposed expansion of the apartment community will house residents who will work in the surrounding community. Based on the Institute of Transportation Engineers' Trip Generation Manual, the expected increase of traffic volumes correlates with Land-Use #221 (Low-Rise Apartments). With the construction of 144 apartment units, the expected vehicular trips generated from this development will be 1,125 total trips per day with an AM peak volume of 79 trips and a PM peak volume of 99 trips.

The current residents of Lakeshore Village Apartments Phases I & II exit the property from Tahoe Boulevard at East Grand River Avenue. A sampling of traffic patterns from the existing residents indicates that approximately 16% of traffic is traveling westbound on East Grand River Avenue during the AM peak time period. Tahoe Boulevard is three lanes at the intersection with East Grand River Avenue with two exiting lanes and one entrance lane.

With the addition of the new driveway on Chilson Road that is proposed as a part of this development, an alternate route for traffic travelling westbound on East Grand River Avenue will be provided. Exiting right turns from the new driveway will travel approximately one mile north to the signalized intersection of East Grand River Avenue and Chilson Road. Since the Latson Road/I-96 interchange was constructed in 2013, Chilson Road traffic volumes have decreased more than 50%. With the reduction of traffic volumes on Chilson Road, this development will have minimal impact on traffic volumes at the intersection of East Grand River Avenue and Chilson Road.

The Livingston County Road Commission has determined that the additional traffic generated by this development will require acceleration and deceleration lanes, but bypass or left-turn lanes will not be required.

Since the community trash enclosure is located near the driveway on Chilson Rd, it is expected that residents will utilize this feature and continue to exit the development out to Chilson Road. In addition, through an information campaign, the developer will also encourage existing residents of Lakeshore Village Apartments Phases I & II who are traveling westbound on East Grand River Avenue to utilize the Chilson Road driveway, reducing wait times at the intersection of Tahoe Boulevard and East Grand River Avenue.

J. Special provisions: Deed restrictions, protective covenants, etc.

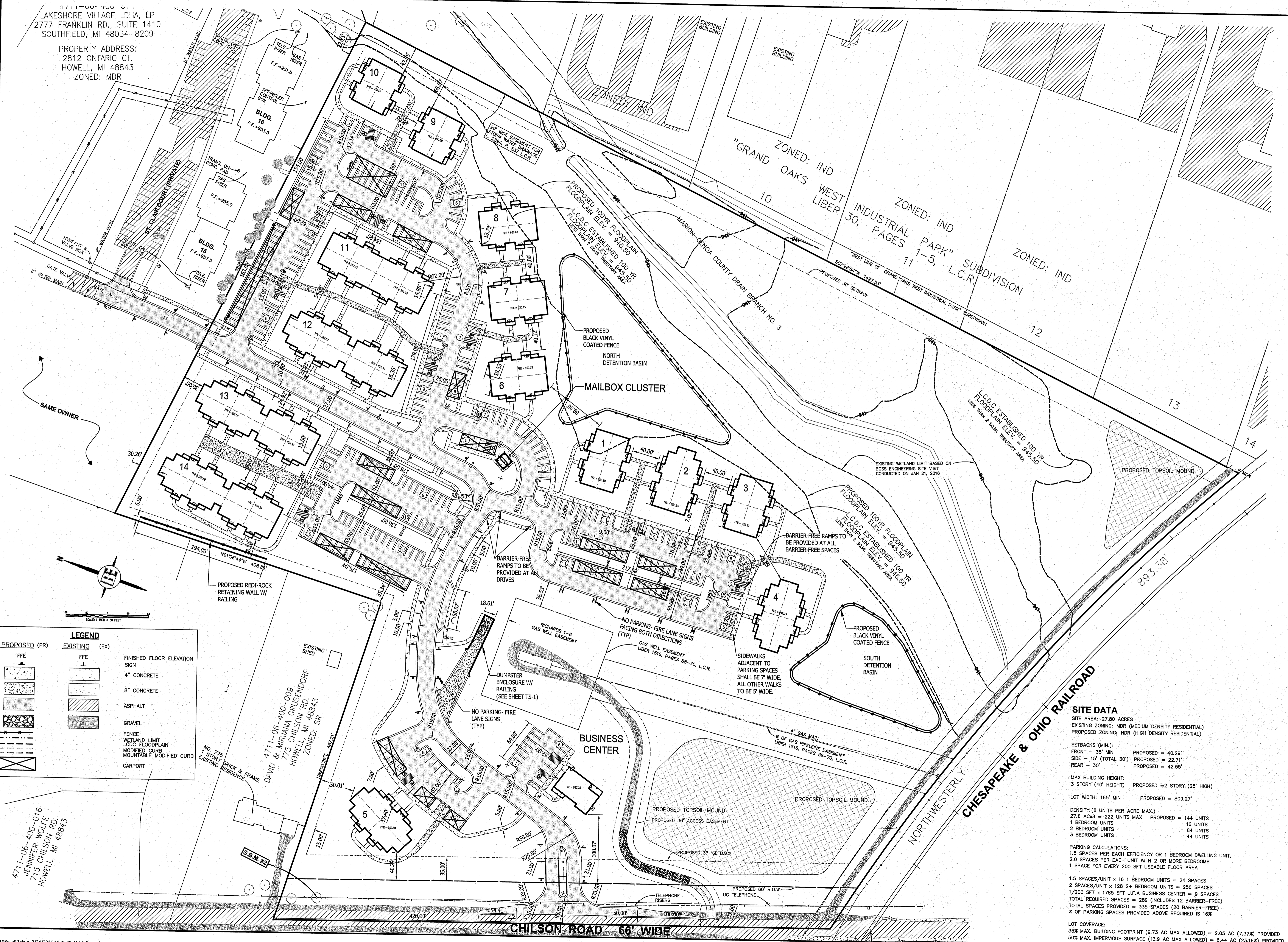
There is an existing natural gas well and access driveway located on the subject property. The existing easements for the well and driveway will be adjusted to ensure access and operation of the well

K. Description of all sources:

- Genoa Township Zoning Ordinance
- 2013 Genoa Township Master Plan Update
- "Soil Survey of Livingston County, Michigan" Soil Conservation Services, U.S.D.A.
- National Wetlands Inventory, U.S. Department of Interior, Fish and Wildlife Service
- Lockwood Development Company Topographic Survey (BE #15-357 - October 2015)

4711-00-000 SR
 LAKESHORE VILLAGE LDHA, LP
 2777 FRANKLIN RD., SUITE 1410
 SOUTHFIELD, MI 48034-8209

PROPERTY ADDRESS:
 2812 ONTARIO CT.
 HOWELL, MI 48843
 ZONED: MDR



LEGEND

PROPOSED (PR)	EXISTING (EX)	
FFC	FFE	FINISHED FLOOR ELEVATION SIGN
[Pattern]	[Pattern]	4" CONCRETE
[Pattern]	[Pattern]	8" CONCRETE
[Pattern]	[Pattern]	ASPHALT
[Pattern]	[Pattern]	GRAVEL
[Pattern]	[Pattern]	FENCE
[Pattern]	[Pattern]	WETLAND LIMIT
[Pattern]	[Pattern]	MODIFIED CURB
[Pattern]	[Pattern]	MOUNTABLE MODIFIED CURB
[Pattern]	[Pattern]	CARPORIT

4711-06-400-016
 JENNIFER WOLFE
 715 CHILSON RD.
 HOWELL, MI 48843

PROPOSED REDI-ROCK
 RETAINING WALL W/
 RAILING

NO. 775
 1 STORY
 EXISTING
 RESIDENCE

NO. 775
 BRICK & FRAME
 EXISTING
 RESIDENCE

4711-06-400-009
 MIRIANA GRUSENDORF
 775 CHILSON RD.
 HOWELL, MI 48843
 ZONED: SR

SITE DATA

SITE AREA: 27.80 ACRES
 EXISTING ZONING: MDR (MEDIUM DENSITY RESIDENTIAL)
 PROPOSED ZONING: HDR (HIGH DENSITY RESIDENTIAL)

SETBACKS (MIN.):
 FRONT - 35' MIN PROPOSED = 40.29'
 SIDE - 15' (TOTAL 30') PROPOSED = 22.71'
 REAR - 30' PROPOSED = 42.55'

MAX BUILDING HEIGHT:
 3 STORY (40' HEIGHT) PROPOSED = 2 STORY (25' HIGH)

LOT WIDTH: 165' MIN PROPOSED = 809.27'

DENSITY: (8 UNITS PER ACRE MAX.)
 27.8 AC x 8 = 222 UNITS MAX PROPOSED = 144 UNITS
 1 BEDROOM UNITS 16 UNITS
 2 BEDROOM UNITS 84 UNITS
 3 BEDROOM UNITS 44 UNITS

PARKING CALCULATIONS:
 1.5 SPACES PER EACH EFFICIENCY OR 1 BEDROOM DWELLING UNIT,
 2.0 SPACES PER EACH UNIT WITH 2 OR MORE BEDROOMS
 1 SPACE FOR EVERY 200 SFT USEABLE FLOOR AREA

1.5 SPACES/UNIT x 16 1 BEDROOM UNITS = 24 SPACES
 2 SPACES/UNIT x 128 2+ BEDROOM UNITS = 256 SPACES
 1/200 SFT x 1785 SFT U.F.A BUSINESS CENTER = 9 SPACES
 TOTAL REQUIRED SPACES = 289 (INCLUDES 12 BARRIER-FREE)
 TOTAL SPACES PROVIDED = 335 SPACES (20 BARRIER-FREE)
 % OF PARKING SPACES PROVIDED ABOVE REQUIRED IS 16%

LOT COVERAGE:
 35% MAX. BUILDING FOOTPRINT (9.73 AC MAX ALLOWED) = 2.05 AC (7.37%) PROVIDED
 50% MAX. IMPERVIOUS SURFACE (13.9 AC MAX ALLOWED) = 6.44 AC (23.16%) PROVIDED

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN IS BASED ON RECORD DRAWINGS AND FIELD SURVEY. EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

BEFORE YOU DIG
 CALL MISS DIG
 1-800-482-7171

BEBOSS
 Engineering
 Engineers Surveyors Planners Landscape Architects

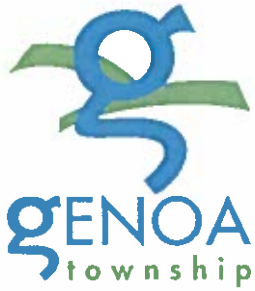
3121 E. GRAND RIVER AVE.
 HOWELL, MI. 48843
 800.246.6735 FAX 517.548.1670

PROJECT: LAKESHORE VILLAGE APARTMENTS - PHASE 3
 PREPARED FOR: THE LOCKWOOD COMPANIES
 2777 FRANKLIN ROAD, SUITE 1410
 SOUTHFIELD, MI 48034
 248.433.7401

TITLE: SITE PLAN

NO.	BY	REVISION PER	DATE
1	RD		2/24/2016

DESIGNED BY: TD
 DRAWN BY: RD
 CHECKED BY:
 SCALE 1" = 60'
 JOB NO. 16-010
 DATE 2-3-2016
 SHEET NO. C5



2911 Dorr Road
Brighton, MI 48116
810.227.5225
810.227.3420 fax
genoa.org

To: Genoa Township Board of Trustees
From: Sharon Stone, Ordinance Officer
RE: HEARING on DANGEROUS BUILDING Located at 4815 Richardson
DATE: March 17, 2016

Manager Review:

The Township staff has pursued removal of a dangerous Building at 4815 Richardson Road. Applying the Abandoned and Dangerous Building Ordinance, the proper notification and hearings have been held to ensure compliance with the Township code. The Hearing Officer has reviewed the evidence, visited the site, and has found the building to be dangerous. Township Staff and Attorney Frank Macuso have been working with the Homeowner, her attorney, Jamie Stewart, and recommend the plan found on the following pages 1 & 2.

After the 45 day period, the Township staff, Attorney Frank Manusco, home owner and Attorney Jamie Stewart will revisit the issue to see if the deadlines outlined at the March 17, 2016 meeting have been meet.

Recommended Motion

Moved by _____, Supported by _____, to modify the Hearing Officers order set forth and outlined in the Attorney Frank Mancuso's letter dated March 17, 2016.

SUPERVISOR

Gary T. McCrie

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

MANAGER

Michael C. Archinal

TRUSTEES

H. James Mortensen

Jean W. Ledford

Todd W. Smith

Linda Rowell

4815 Richardson Road Helvey/ Stillianos Board Packet

Pages 1 & 2- Mancuso and Township staff recommendation to board

Page 3- Letter to Helvey/Stillianos for Township Board Meeting

Page 4- Contact log

Page 5- Jim Rowell (Livingston County Building Department) e-mail from 3/15/16

Pages 6 & 7- Minutes from Dangerous Building Hearing with Hearing Official Dave Byrwa

Page 8- Byrwa onsite inspection log

Page 9- Byrwa hearing Order

Pages 10-14- Pictures of house after being boarded up.

Pages 15-16- Jim Rowell (Livingston County Building Inspection) Unsafe Structure report

Pages 17-30- Pictures of the outside of the house, taken by Livingston County

Pages 31-40- Pictures of the inside of the house taken by Livingston County

Pages 41-47- Pictures of the barn as taken by Livingston County

Page 48- Picture of the in ground pool

LAW OFFICES OF
MANCUSO & CAMERON, P.C.
ATTORNEYS AND COUNSELORS

FRANK J. MANCUSO, JR.
DOUGLAS D. CAMERON

VICTORIA L. LESNER
BRUCE A. MAYRAND, JR., of Counsel

March 17, 2016

Jamie Stewart, Esq.
Cooper & Riesterer, PLC
7960 W. Grand River Ave.
Brighton, MI 48116

RE: Dangerous Buildings Hearing
4815 Richardson Road
Howell, MI 48843

Dear Mr. Stewart:

This letter will summarize the actions and deadlines that the parties discussed in the meeting yesterday afternoon at the Genoa Township Hall concerning the Dangerous Buildings Hearing scheduled to be heard before the Township Board on Monday, March 21, 2016.

Your client has agreed to complete the following items within the timeframes indicated:

Within 2 weeks from the Board meeting your client will complete the following:

1. The pool will be pumped out and covered
2. The holes/openings in the roof, windows, doorways, fascia, etc. will be covered/secured
3. The wiring to the barn will be disconnected at the panel.

Within 45 days from the Board meeting, your client will complete the following:

1. The contents will be removed from the inside of the home. Your client will store the items that she wishes to keep or sort through in POD type (or similar) storage containers which will be permitted on the property.
2. Your client will be permitted to have a dumpster on the property for removal of debris and construction waste.
3. Within this time your client and her builder will determine whether your client wishes to:
 - (i) complete repairs to the home,
 - (ii) sell the home as-is with the home and the barn secured (missing or damaged windows and doors would be repaired/replaced as applicable), or
 - (iii) demolish the home

(Township staff acknowledges that if your client and her contractors are working diligently toward completing these items within the 45 day time frame, that it may still be necessary for your client to request an extension not to exceed 2 weeks)

On or before April 27th your client will do the following:

1. Meet with the Township staff to advise the staff of your client's decision regarding repairing, selling or demolishing the home.
2. If your client decides to proceed with the repair of the home, your client shall promptly apply for a building permit with the Livingston County Building Department (including applying for a land use permit with the Township).
3. Provided that your client and her contractors have performed in accordance with the foregoing, the Township staff will recommend that the Board modify the Hearing Officer's Order of Demolition consistent with the foregoing.

Township staff has agreed to recommend approval of this plan to the Township Board at the March 21, 2016 hearing and will further recommend that the Board table its decision on the Hearing Officer's Order of Demolition until its May 2, 2016 regular meeting.

Please confirm that I have accurately reflected the agreement of the parties or, if you have comments or questions, please let me know immediately.

I look forward to your reply.

Sincerely,

MANCUSO & CAMERON, PC

Frank J. Mancuso, Jr.

Copy: Client
David Byrwa, Hearing Officer

On or before April 27th your client will do the following:

1. Meet with the Township staff to advise the staff of your client's decision regarding repairing, selling or demolishing the home.
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Township staff has agreed to recommend approval of this plan to the Township Board at the March 21, 2016 hearing and will further recommend that the Board table its decision on the Hearing Officer's Order of Demolition until its May 2, 2016 regular meeting.

Please confirm that I have accurately reflected the agreement of the parties or, if you have comments or questions, please let me know immediately.

I look forward to your reply.

Sincerely,

MANCUSO & CAMERON, PC

Frank J. Mancuso, Jr.

Copy: Client
David Byrwa, Hearing Officer



2911 Dorr Road
Brighton, MI 48116
810.227.5225
810.227.3420 fax
genoa.org

March 8, 2016

Mrs. Marie Helvey & Cindy Stillianos
4539 W. Coon Lake
Howell, MI 48843

RE: Dangerous Building hearing Notice

Please be advised that a hearing will take place at the Genoa Township Board meeting on Monday March 21, 2016 at 6:30 p.m. at the Genoa Township Hall located at 2911 Dorr Road, Brighton, Michigan regarding the findings and order of the Hearing Officer for 4815 Richardson Road. At the hearing, you will be given the opportunity to show cause why the order of Hearing Officer should be enforced.

Thank you in advance for your cooperation in this matter. If you have any further questions or concerns, feel free to call me at (810) 227-5225.

Sincerely,

SUPERVISOR

Gary T. McCririe

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

MANAGER

Michael C. Archinal

TRUSTEES

H. James Mortensen

Jean W. Ledford

Todd W. Smith

Linda Rowell

Sharon Stone

Zoning Officer

Genoa Township

Contact: Cindy Stilianos 810-599-6226

10/29/14 – Attempted to contact Cindy (owners daughter). Got voicemail and I left a message to return my call.

11/6/14 – Spoke with Cindy Stilianos. She stated that she would remove the vans in the next few weeks and work toward moving the boats. I told her I wanted to see the automobiles removed by December 1, 2014. I will check back with her then.

11/21/14 – Inspected Property. Will see if any additional progress is made the week of 11/24/14. If not I will issue final warning first week of December.

12/1/14 – Cindy Stilianos contacted me regarding property. Said she hired a towing company and is scheduling the removal of the vans. Stated she will contact by end of week with specific date vans are being removed.

12/16/14 – Tried to call Cindy Stilianos, could not leave message due to mailbox being full.

12/17/14 – Tried to call Cindy Stilianos, could not leave message due to mailbox being full.

12/18/14 – Spoke with Cindy, she is getting the paperwork together to have the vehicle removed by Michaels Junkyard in Howell. She needs a death certificate and needs to located the title to the vehicles. I told her we would follow up on January 5 to see if the van had been removed.

1/9/15 - Tried to call Cindy Stilianos, could not leave message due to mailbox being full.

1/16/15 - Tried to call Cindy Stilianos, could not leave message due to mailbox being full.

2/23/15 – Certified Letter returned, no response, Issued citation.

2/27/15 – Spoke with Cindy Stilianos regarding citation. Told her I would look up a process for her to obtain a death certificate online and a way for the police to remove a VIN on a vehicle.

3/3/15 – Attempted to contact Cindy with information, but could not leave voice message due to mailbox being full.

5/6/15 – Inspected property, vans not removed.

5/8/15 – Citation Issued.

7/22/15- Tried to call at 9:58 am mailbox full. Citation Issued.

10/5/15- went out with Jim Rowell to have house declared unfit.

12/16/15- T/T Cindy Stillianos 810-599-6226 said she would get the property boarded up but also reminded her that property was not salvageable and to let us take it over. She was not receptive to this idea at all. Said she has stuff still there she had to remove from property. I gave her till the New Year to get it boarded up but it still was not going to be enough, property was going to have to be cleaned up.



2911 Dorr Road
Brighton, MI 48116
810.227.5225
810.227.3420 fax
genoa.org

March 8, 2016

Mrs. Marie Helvey & Cindy Stillianos
4539 W. Coon Lake
Howell, MI 48843

RE: Dangerous Building hearing Notice

Please be advised that a hearing will take place at the Genoa Township Board meeting on Monday March 21, 2016 at 6:30 p.m. at the Genoa Township Hall located at 2911 Dorr Road, Brighton, Michigan regarding the findings and order of the Hearing Officer for 4815 Richardson Road. At the hearing, you will be given the opportunity to show cause why the order of Hearing Officer should be enforced.

Thank you in advance for your cooperation in this matter. If you have any further questions or concerns, feel free to call me at (810) 227-5225.

Sincerely,

SUPERVISOR

Gary T. McCririe

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

MANAGER

Michael C. Archinal

TRUSTEES

H. James Mortensen

Jean W. Ledford

Todd W. Smith

Linda Rowell

Sharon Stone

Zoning Officer

Genoa Township

Contact: Cindy Stilianos 810-599-6226

10/29/14 – Attempted to contact Cindy (owners daughter). Got voicemail and I left a message to return my call.

11/6/14 – Spoke with Cindy Stilianos. She stated that she would remove the vans in the next few weeks and work toward moving the boats. I told her I wanted to see the automobiles removed by December 1, 2014. I will check back with her then.

11/21/14 – Inspected Property. Will see if any additional progress is made the week of 11/24/14. If not I will issue final warning first week of December.

12/1/14 – Cindy Stilianos contacted me regarding property. Said she hired a towing company and is scheduling the removal of the vans. Stated she will contact by end of week with specific date vans are being removed.

12/16/14 – Tried to call Cindy Stilianos, could not leave message due to mailbox being full.

12/17/14 – Tried to call Cindy Stilianos, could not leave message due to mailbox being full.

12/18/14 – Spoke with Cindy, she is getting the paperwork together to have the vehicle removed by Michaels Junkyard in Howell. She needs a death certificate and needs to located the title to the vehicles. I told her we would follow up on January 5 to see if the van had been removed.

1/9/15 - Tried to call Cindy Stilianos, could not leave message due to mailbox being full.

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Sharon Stone-Francis

From: Kelly VanMarter
Sent: Tuesday, March 15, 2016 2:39 PM
To: Sharon Stone-Francis
Subject: FW: 4815 Richardson

From: Jim Rowell [<mailto:JRowell@livgov.com>]
Sent: Tuesday, March 15, 2016 1:43 PM
To: Kelly VanMarter; Amy Ruthig
Cc: Mike Archinal; Rick Swanson
Subject: 4815 Richardson

Kelly and Amy,

I spoke with Frank Mancuso today regarding this project. Frank indicated your dangerous hearing officer believes this home should be raised. I don't see it that way and I would like to be on the record as such. Deputy Building Official, Rick Swanson was there also and we both agree. Our December 4th dangerous building report really just recommends securing the building. We are not even close to recommending demolition. Our decision wasn't made arbitrarily. Our reasons include but are not limited to:

1. There is no obvious structural damage. The roof is straight with no evidences of sagging or significant water intrusion.
2. From what we could see through open doors and windows, there is no significant collapse of drywall on the ceilings which often happens even if there is high humidity or excessive moisture.
3. The brick veneer is in good shape with no excessive cracking or evidence of movement other than what you may normally see in a home of this age.

The pole barn may be a different issue, but it too may be salvageable.

Jim

Genoa Township Dangerous Building Hearing
February 11, 2016

Minutes

Attendance

Dave Brywa, past thirty years State of Michigan registered, Building Official, Plan Reviewer, Building Inspector and state of Michigan Licensed Residential Builder, called the meeting to order at approximately 6:00 p.m. The following people were in attendance: Amy Ruthig, Genoa Township Zoning Official, Sharon Stone, Genoa Township code enforcement Officer, Cindy Stillianos, Agent with power of attorney for the property owner, and neighboring property owners Bill Damm, Karen Lucas, Todd Lorang, Thomas Kurtz, Sherrie Park, and Fredrick and Sarah Hope.

Meeting

Mr. Brywa asked Sharon Stone to state why we were all present. Stone went on to say that the property located at 4815 Richardson, located in Genoa Township had deteriorated to the extent that it is now considered a dangerous building. She went on to say that the problems with code enforcement on the property dated back to 2013 with abandoned vehicles on the property. While trying to get a hold of the resident at this address, Stone then noticed that the windows and doors had been broken on the property. At this point Livingston County Building Department was called in to make a determination on the house and surrounding structures. Livingston County building department then wrote a report to say that the house and surrounding structures were dangerous. Stillianos was advised of the report and asked to secure the property. She stated many times to Strone that she would have this done but never did. Stone told Stillianos that the Township would have to pursue compliance using the dangerous building ordinance. Stillianos was notified of the meeting by a posting on the property, certified mail and regular mail.

Mr. Byrwa then stated that he visited the property on January 10, 2016 and that the home and surrounding structures had tremendous damage from exposure to the elements and mold all over the house. In his opinion the house had not been lived in or cared for in many years. Byrwa's conclusion was that the house and surrounding structures needed to be secured in 48 hours and totally removed/demolished within 30(thirty) days. If these timelines are not meet Genoa Township should proceed with removal of the unsafe structure and assess a lien against the property to recover the costs. Mr. Byrwa also stated that the cost to repair the building and structures is greater than 50% of the equalized tax value of the property.

Cindy Stillianos stated that the house has been vacant for approximately 9(nine) years. She stated that she has been taking care of her ailing parents and didn't have time to take care of the property too. Her father passed away 9 (nine) years ago and her mother is almost 90(ninety) years old and has Parkinson's disease. Stillianos stated she has no excuse for not taking care of the house and has received all the letters that Genoa Township has sent. She was very upset by Mr. Byrwa's decision on the property and stated that she had personal belongings in the house that she still considered valuable. She was also

upset about the timeline of forty-eight (48) hours to board up the house and thirty (30) days to remove the structures on the property. Stillianos didn't feel that this was enough time to remove her personal belongings. Mr. Brywa reminded Mrs. Stillianos that she has had 9 (nine) years to take care of the property and remove any items that she wanted from the house. Brywa stated she is lucky no one has gotten hurt on her property.

Public Input:

Tom Kurtz (neighbor)

Has known the Helvey's, who are the owners of the property, since they moved in and were friends with them. Stated that the house is unsafe and they have only seen Cindy Stillianos at the house when the police have come to the property on Richardson road due to break in's or theft from property. The last incident of trespassers was just before Christmas 2015.

Sherrie Park (neighbor)

Stated that she doesn't know Cindy but is willing to help her remove any items from the house that she needed removed. Cindy Stillianos refused her help.

David Brywa
Hearing Officer

Onsite Inspection – January 10, 2016

Regarding property located at:

4815 Richardson Road, Howell, MI 48843

House

Appears to have been open to the elements for years with all windows and doors open. Observed severe damage from mold, rot of roof and structural members. Also there are holes in walls, ceiling and roof. There are signs of vandalism and abandoned personal belongings.

Pool

Filled with contaminated water, inoperable gates, broken concrete and ruptured pipes. Appears to not have been used in years.

Barn

Open and accessible with rotted walls, roof and structural members. Considerable amount of electrical wiring was not installed to code.

Various Sheds

Rotted with collapsed roof, rusted inoperable doors and walls.

Vehicles

Various vandalized vehicles throughout the property.

David M. Byrwa

Dangerous Buildings Hearing Officer

Genoa Township - Dangerous Buildings Public Hearing – February 11, 2016

Regarding property located at:

4815 Richardson Road, Howell, MI 48843

Motion at meeting is based on:

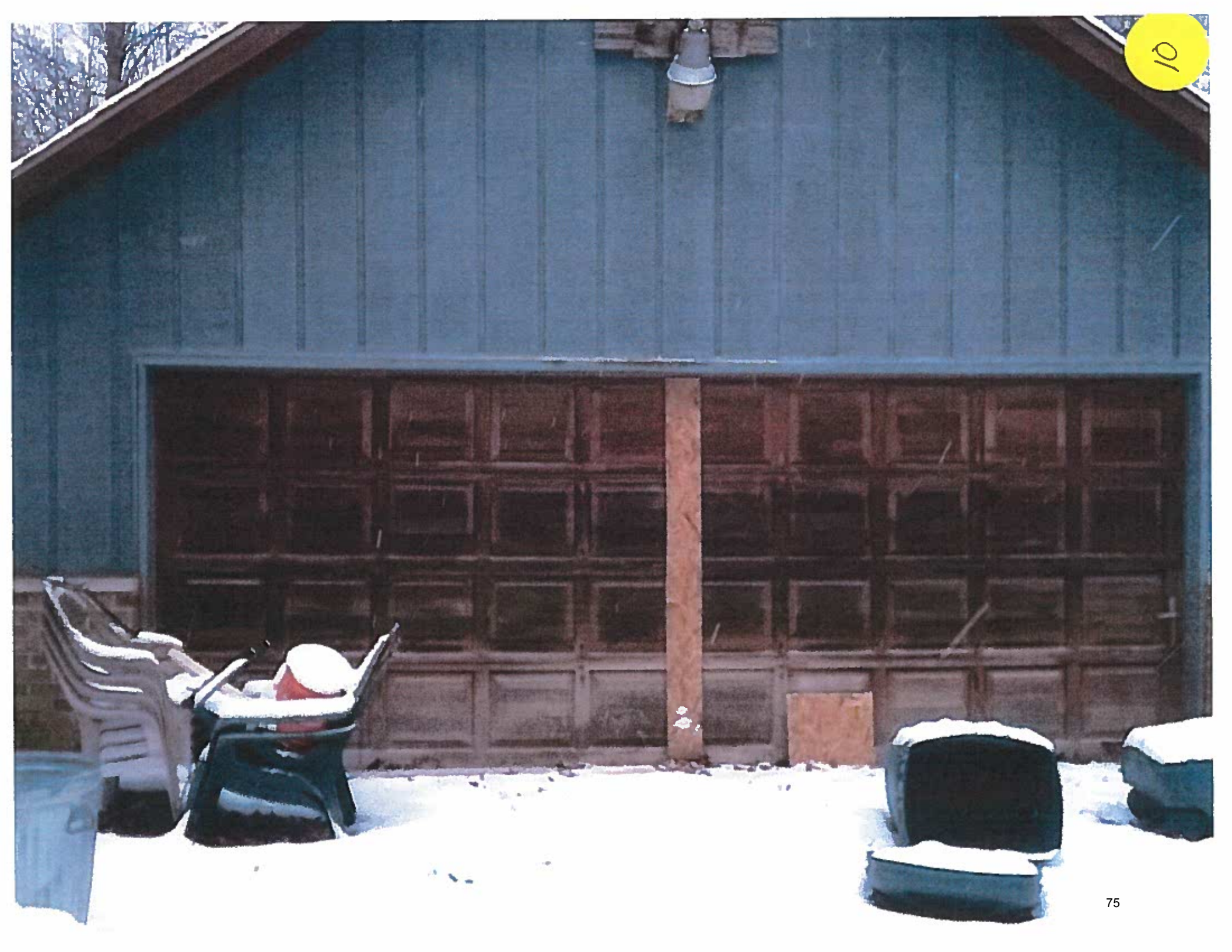
- 1) Onsite inspection of January 10, 2016
- 2) Report from Livingston County Building Department
- 3) Testimony and photos from Genoa Township officer Sharon Stone
- 4) Testimony from neighbors and interested parties
- 5) Testimony from Cindy Stilianos (daughter of owner with Power of Attorney), claims that the house has not been occupied for a minimum of 6 years. Also, there has been trespassing and vandalism. It has been open and accessible to the elements.
- 6) The property is in violation of Genoa Township (Abandon and Dangerous Buildings Ordinance Sections b, c, d, e, f, g, h, and i)

Determination / Motion:

House is to be secured in 48 hours. Demolition permits to be obtained in 30 days and demolition to commence within those 30 days.

David M. Byrwa

Dangerous Buildings Hearing Officer







12



14





**LIVINGSTON COUNTY, MICHIGAN
DEPARTMENT OF BUILDING INSPECTION**

2300 E. Grand River, Suite 104
Phone: 517.546.3240 Fax: 517.546.7461
Web Site: www.livgov.com/building

December 4, 2015

Amy Ruthig
Genoa Township Ordinance / Zoning Official
2911 Dorr Rd
Brighton MI 48116

**RE: Unsafe Structure – 4815 Richardson Road
Property ID: 4711-29-400-008**

Dear Ms. Ruthig,
The Livingston County Building Department has investigated the buildings at the location noted above. The structures are a 1 story single family home with an attached garage and a detached garage / barn. There are also numerous sheds on the property. The structures are in violation of the Livingston County Maintenance of Housing and Property Code 500.01. The structures were inspected on October 6th, 2015 and again on December 4, 2015.

This inspection was limited to a visual inspection of the exterior. No measurements were taken. No specific structural elements were inspected to determine their code compliance or to test their integrity or strength. The buildings are in violation for numerous reasons including but not limited to:

House:

1. The structure shows signs of rot and dilapidation through a lack of maintenance.
2. This structure is unsecure, an attractive nuisance and poses a danger to the public and passersby.
3. The rear door wall has been broken out. There are open doors and holes in the structures which allow the elements and vermin to enter.
4. Areas of the structural elements have been exposed to water and may contain mold caused by water infiltration.
5. The pool is fenced but the gates are not locked. The pool is full of water.

To bring this home into compliance we recommend that the pool gates be properly secured and locked..

The home should be made impervious to the weather and any openings in the roof, walls or windows should be sealed.

Barn:

1. The structure shows signs of rot and dilapidation through a lack of maintenance.
2. This structure is unsecure, an attractive nuisance and poses a danger to the public and passersby.

3. The structural elements of the walls appear rotted and may not be safe. There are holes in the structures which allow the elements and vermin to enter.
4. The bottom of the walls are rotted
5. The wiring is not to code and hazardous.

To repair this structure to a habitable and or usable condition and prior to any repair, replacement, or demolition, 1 of the following conditions must be met:

- a. A licensed design professional; an engineer or architect, evaluate all structures starting with the foundations and submit a report to the Livingston County Building Department. Much of the wood elements of the walls and roof have been saturated for many years. It is unknown whether the wood components and wood structural components could be salvaged. The design professional report should include the scope of the work needed to bring this building into code compliance.
- b. Alternatively, the owner or a licensed contractor could apply for a building permit, using new structural framing members to the Livingston County Building Department. The application shall include a Land Use permit or Land Use waiver from Genoa Township.

In either case, the submittal shall contain 2 copies of detailed architectural drawings. The plans shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of the 2009 Michigan Residential Code.

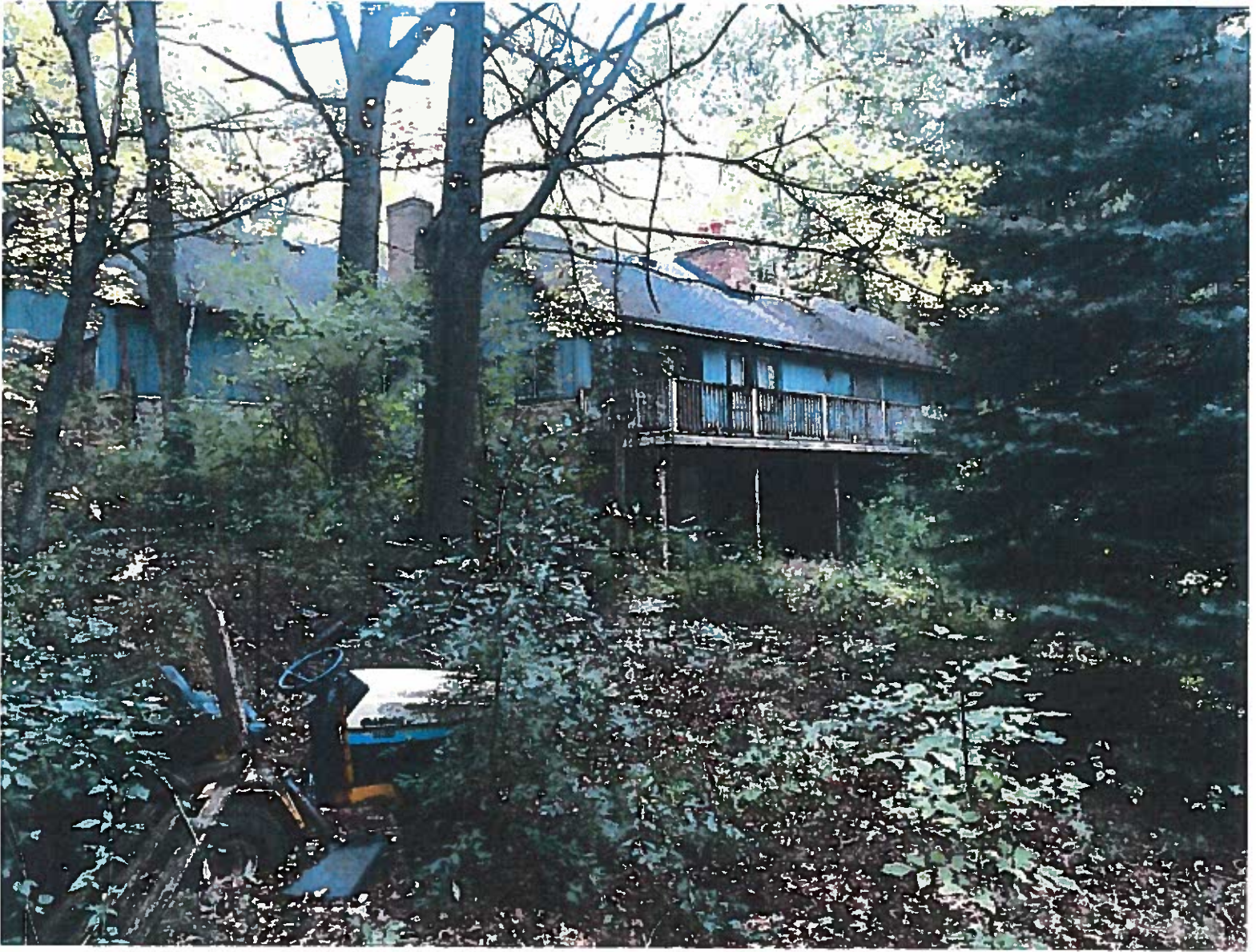
Respectfully,

Jim Rowell
Livingston County Building Official

Enclosure : Attachments





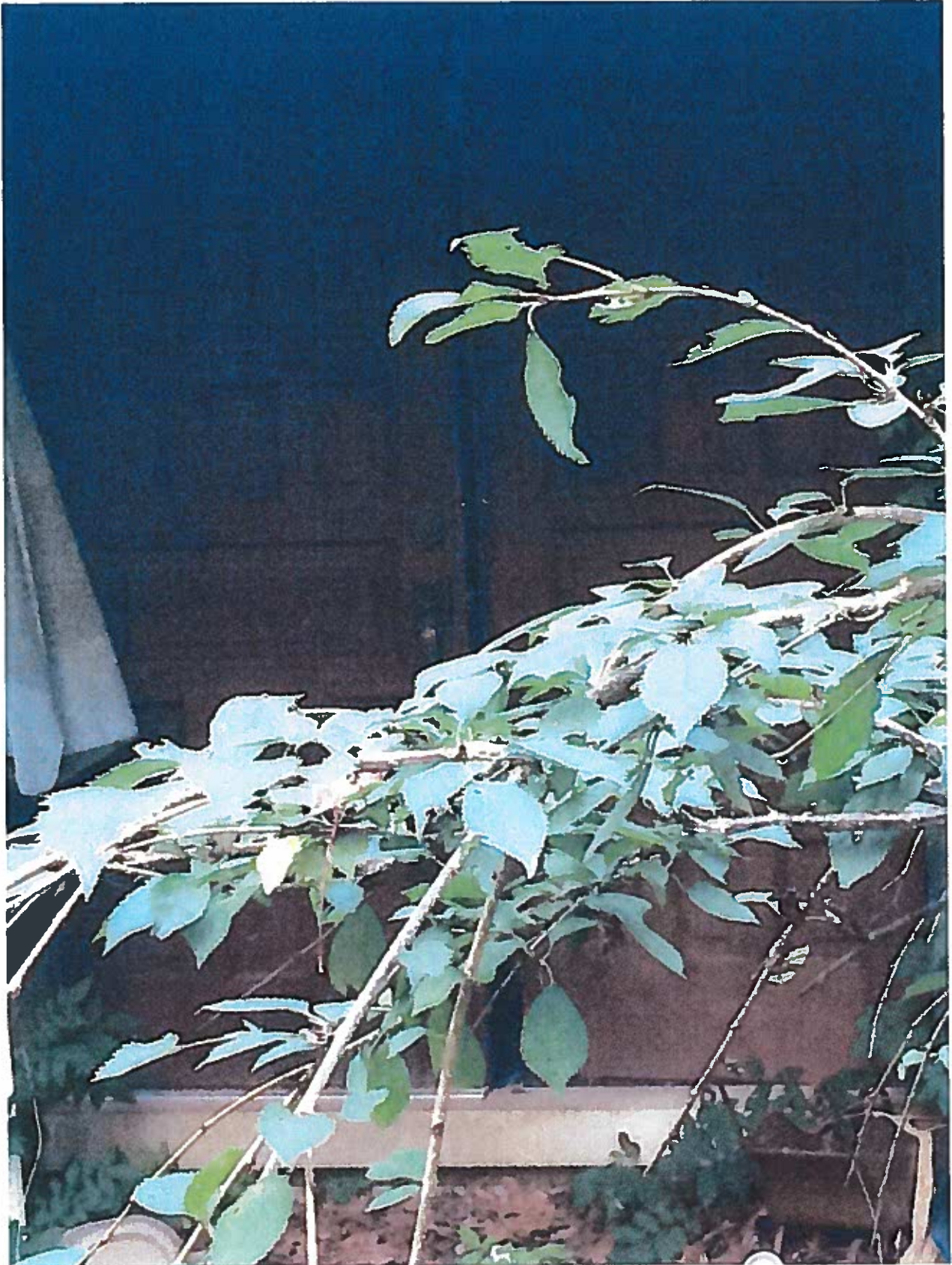




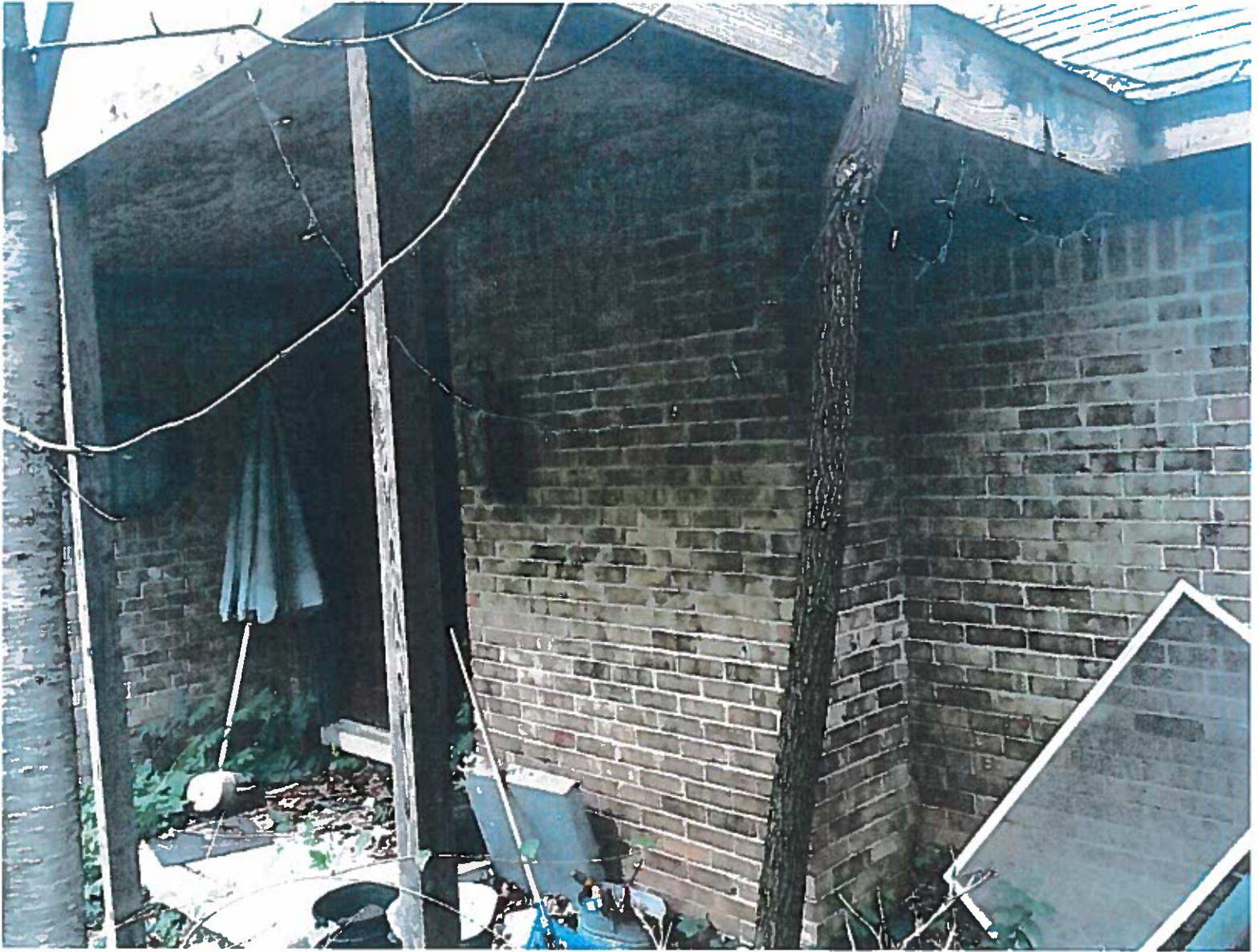
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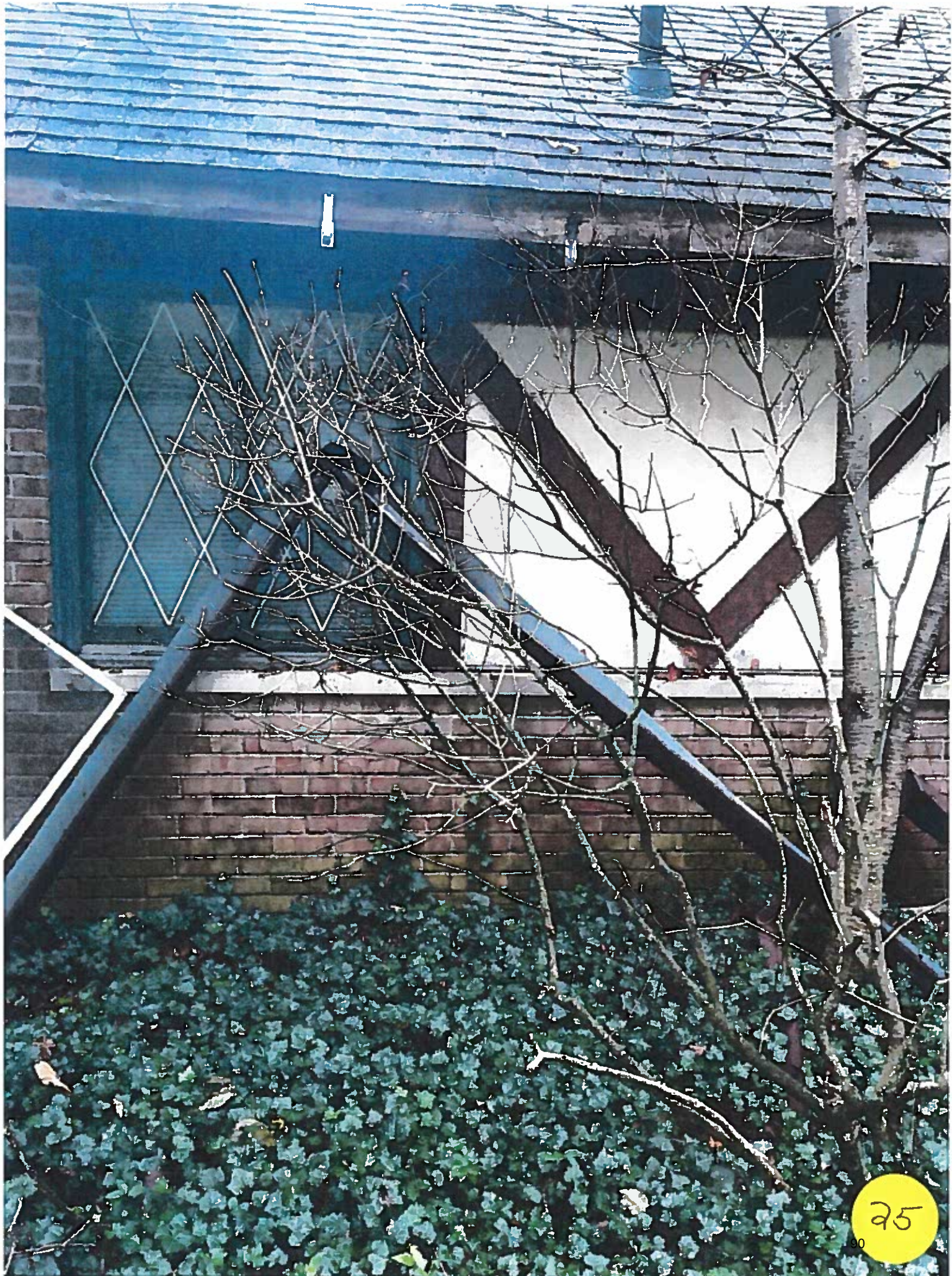


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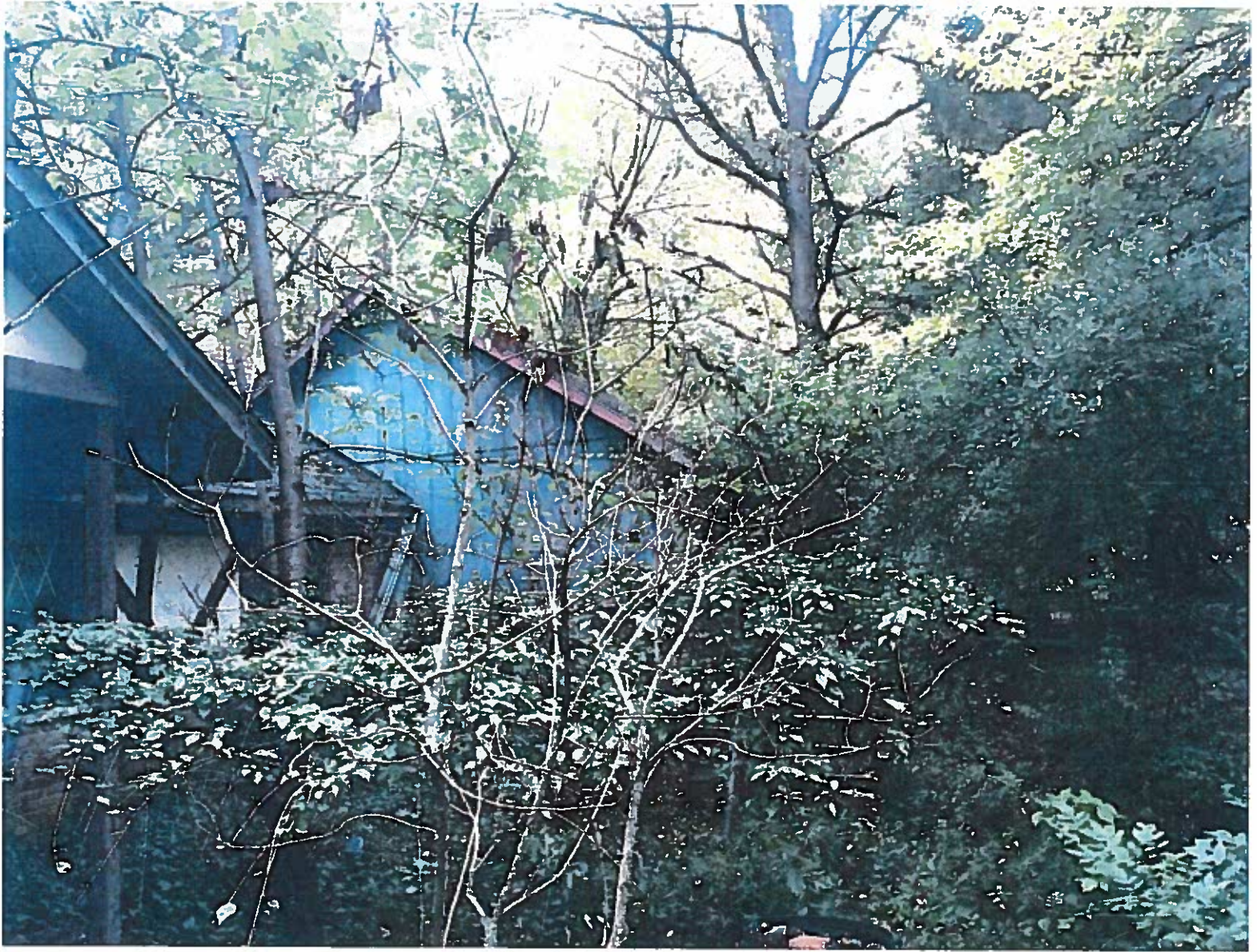


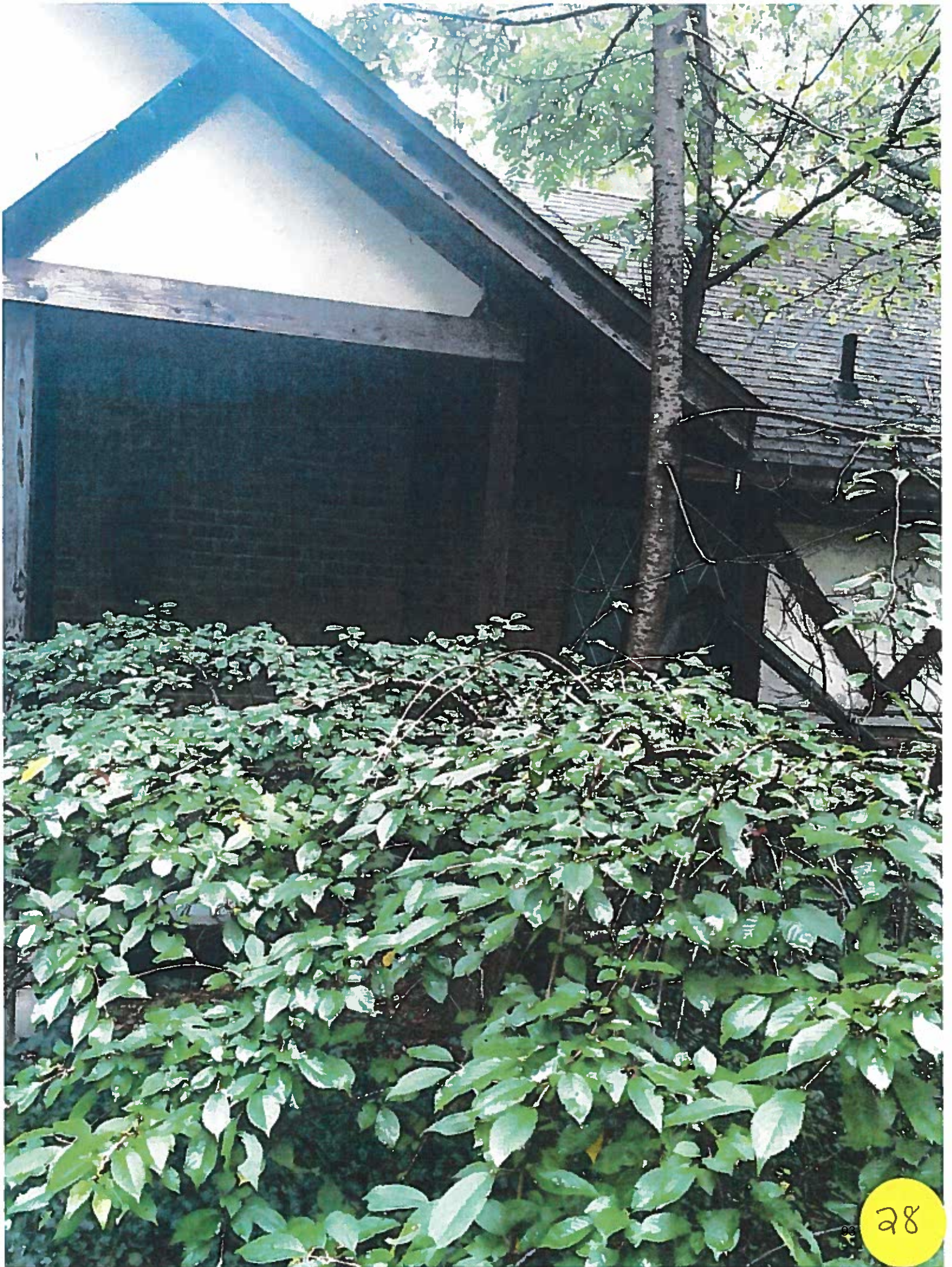




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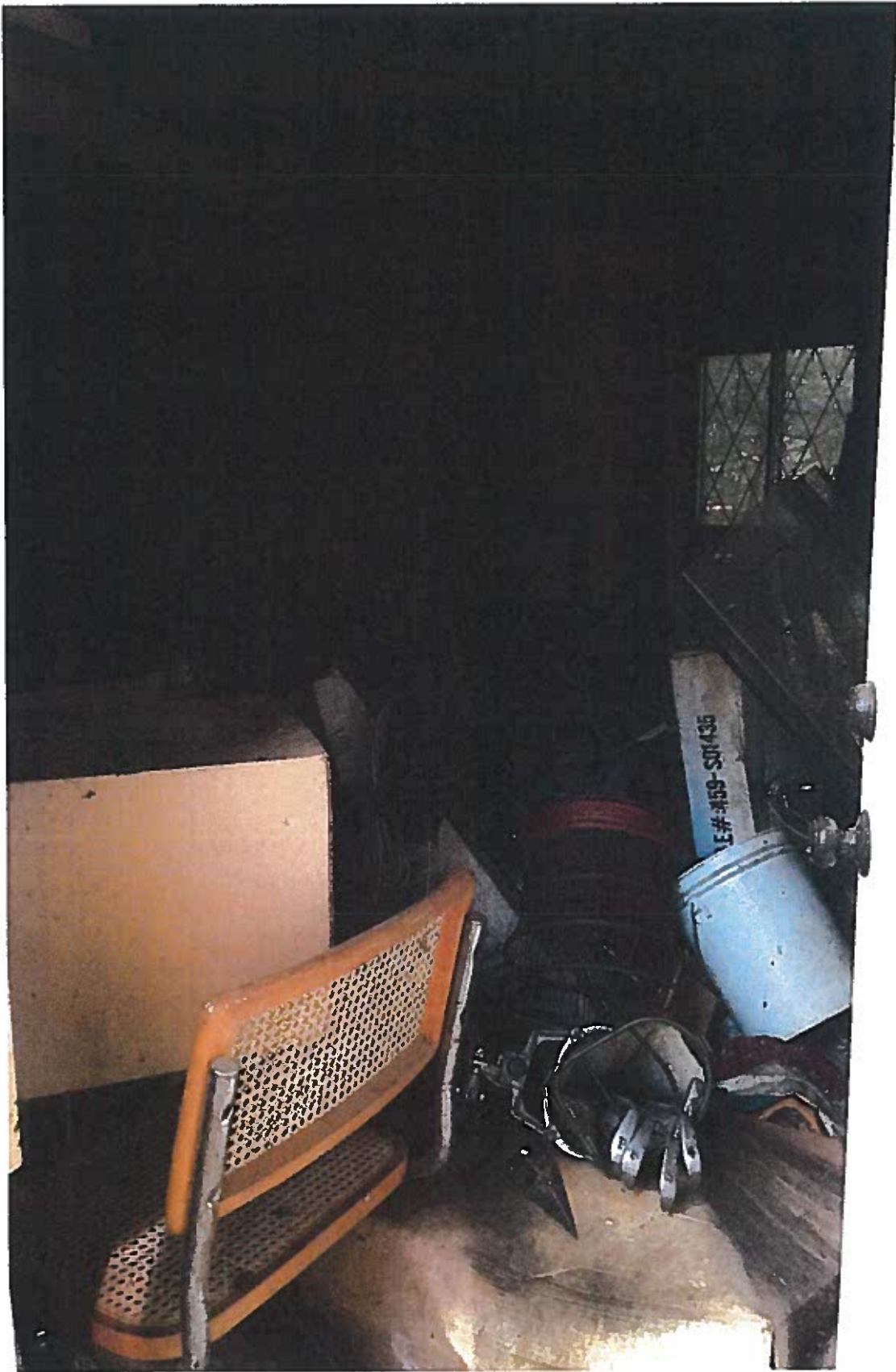








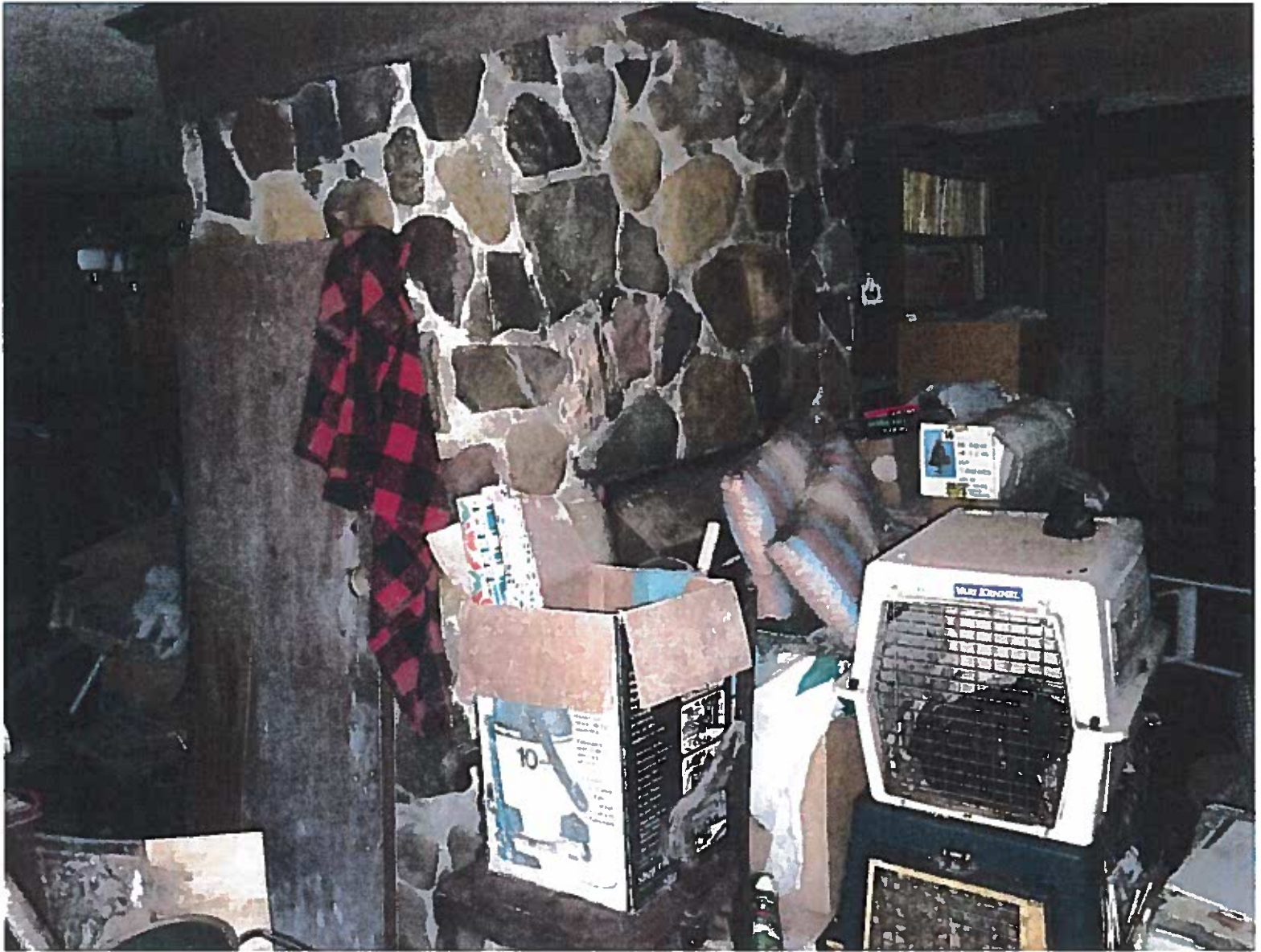
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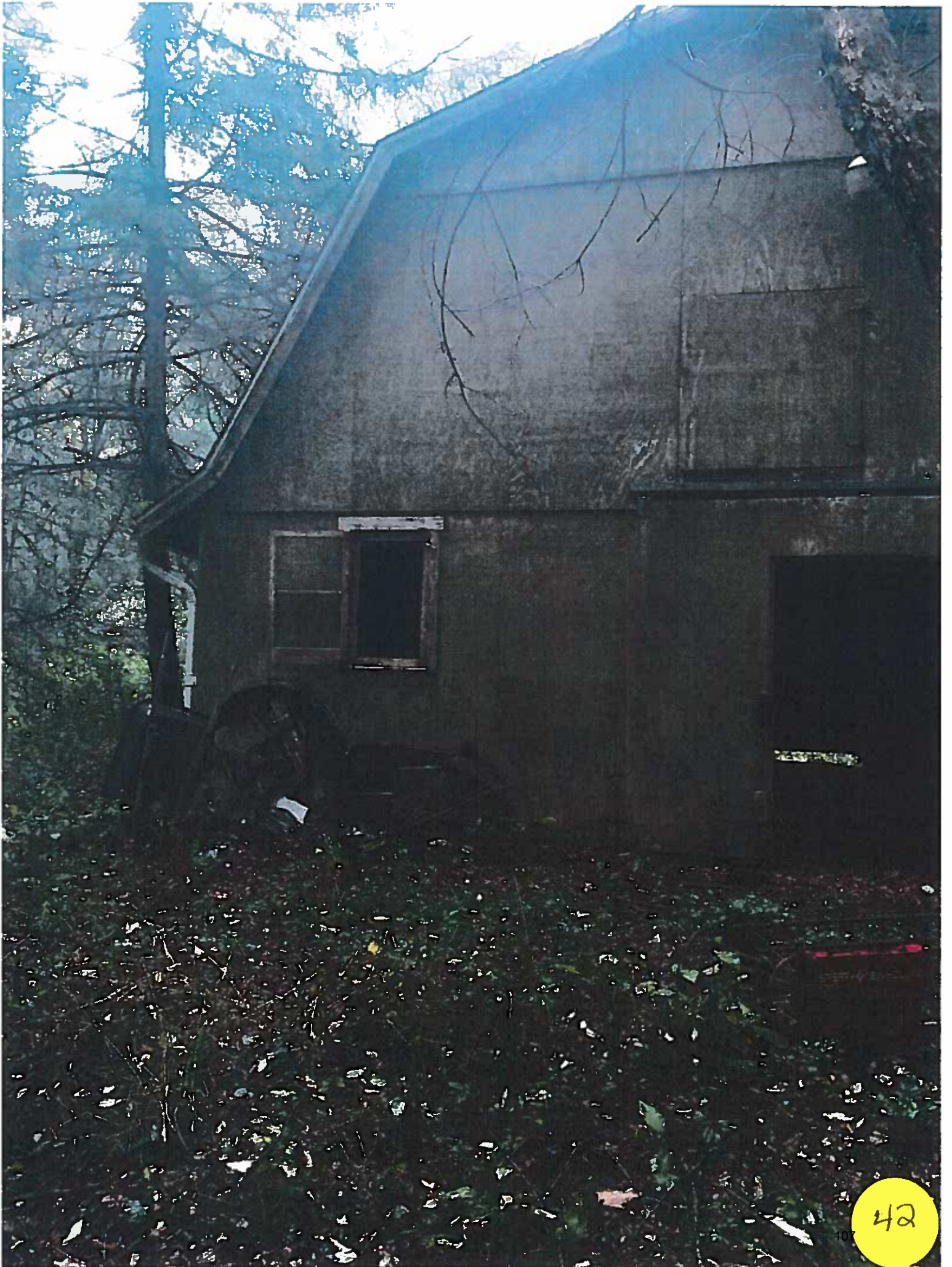






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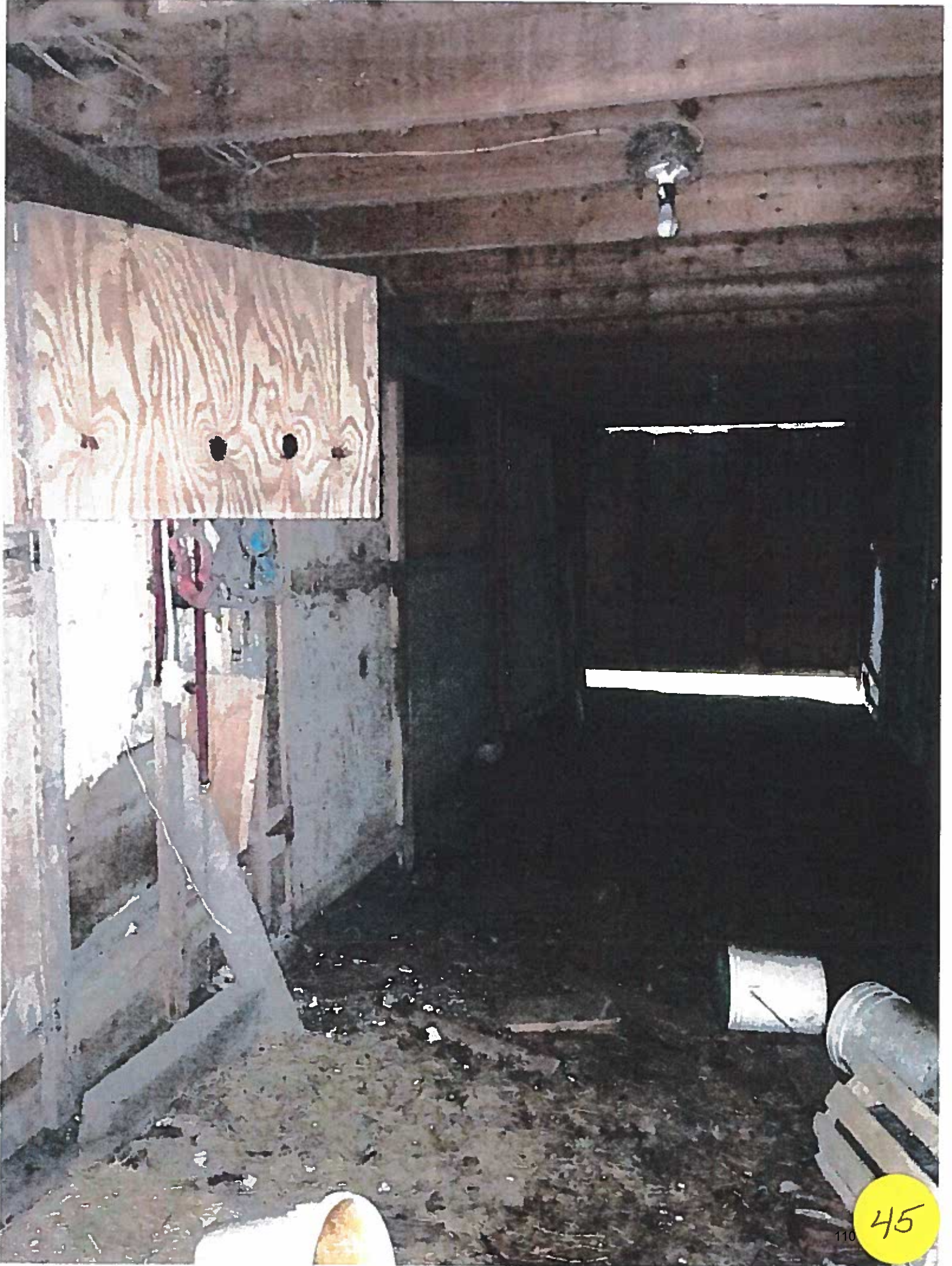
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925 W. Grand River Ave.
Howell, Michigan 48843
517.546.0693
517.546.6018 Fax
www.howellrecreation.org

"Communities coming together to enrich lives by promoting active and healthy lifestyles"

To: Gary McCririe – Genoa Charter Township Board of Trustees

From: Paul Rogers – Executive Director – Howell Area Parks & Recreation Authority

Subject: Genoa Township Athletic Fields Lease Agreement

Date: February 11, 2016

In reviewing lease agreements with our Authority partners I found that the lease agreement for the use of Genoa Township's athletic fields expired December 31, 2015.

I have enclosed a new 3 year lease agreement with some proposed changes that are highlighted in yellow and we are specifically requesting Genoa Township pay for ½ of the cost of maintenance of the fields. This request is to assist Howell Area Parks & Recreation to continue to provide programs, activities and services to Howell Parks & Recreation patrons at a cost effective rate.

The included language indicates the reasoning behind our request of Genoa Township.

The total cost of the maintenance services outlined in the agreement for 2015 was \$ 8,877.50 so based on that Genoa's portion would be roughly \$ 4,500.00 for 2016.

Please let me know if you have any questions or require additional information.

We appreciate your consideration on this request.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Rogers".

**Paul F. Rogers
Executive Director
Howell Area Parks & Recreation Authority**

**Athletic Fields Lease
Between Genoa Charter Township and
Howell Area Parks & Recreation Authority**

This lease is effective on January 1, 2016 between Genoa Charter Township (Landlord), whose address is 2911 Dorr Rd., Brighton, MI 48116 and the Howell Area Parks & Recreation Authority (Tenant), whose address is 925 W. Grand River Ave., Howell, MI 48843, upon the following terms and conditions:

Premises. Landlord hereby leases to Tenant, real property containing approximately 5 acres of land located in Genoa Township, Livingston County, behind Genoa Township Hall, described in Exhibit A attached hereto and made a part hereof (the "Premises").

Use. Tenant shall use and occupy the premises as athletic fields (soccer, football, lacrosse, or any other lawn sport) and for no other purpose without the prior written consent of Landlord. Tenant shall be solely responsible for the booking and scheduling of games, practices and events on the Premises. When the Tenant is not using the fields for play by teams associated with the Tenant, the fields may be rented by other organizations not associated with Tenant at reasonable rates, with rent being paid to Tenant. Tenant shall ensure that games are properly supervised. Tenant shall not intentionally and knowingly use the premises for any purpose or in any manner in violation of any law, ordinance, rule or regulation adopted or imposed by Genoa Charter Township and any other governmental body.

Common Areas. Landlord shall also make available areas to the Tenant and facilities of common benefit to the Tenant and occupants including parking areas, driveways, sidewalks and ramps, service areas and landscaped area ("common areas"). All common areas shall be under the exclusive control and management of Landlord.

Term. The term of this lease shall be for three (3) years commencing on January 1, 2016, the "commencement date" and shall expire on December 31, 2018.

Rent. Tenant shall pay to landlord as annual rent the sum of one (\$1) dollar.

Public Facility. It is understood this is a public facility and therefore the premises is open and available for use by the general public when not in use by the Tenant or the Tenants patrons. It is further understood that Tenant only uses or rents the premises from March 1 to November 30 of each year and for 5-6 of the 15 hours a day the premises is available for use. Therefore, the Tenant uses the premises roughly 1/3 of the time it is available leaving 2/3 of the available time for the general public to use.

Landlord's Operating Expenses. The Landlord agrees that it will pay for (a) the cost of cleaning and maintenance of permanent restroom facilities (b) the maintenance and repair of the sprinkling system, (c) the existing lighting of the common areas (d) the electricity for operating of the scoreboards (if constructed).

Tenant's Expenses. Tenant shall pay for the following:

- a. Striping of the property for athletic events.
- b. Providing signage for Tenant and for sponsors, if the signs are approved by the Landlord.

Common Operating Expenses. Landlord agrees to pay 1/2 of the following expenses and Tenant agrees to pay 1/2 of the following expenses.

- a. Maintenance of the athletic fields including mowing, fertilizing, aerating, grass seeding and watering.
- b. The actual cost of the electricity supplied to the leasehold premises if the cost cannot be ascertained.

Improvements. Any improvements to the Premises shall be constructed in accordance with all federal and state laws and applicable building codes.

Notification of Adjacent Property Owners. Prior to the first games on the Premises and on a quarterly basis thereafter, Tenant shall notify the adjacent property owners whose property abuts the Genoa Township fields of the dates and times of all activities on the Premises. Tenant shall also provide the name, address and telephone number of a person who may be contacted on behalf of the Tenant by the adjacent property owners with respect to activities.

Notification to Participants. Tenant shall provide all league players and to visiting teams or their leagues a notice containing the following information:

- a. Parking is allowed only within designated parking areas within the township complex.
- b. Athletic facility users must stay within the boundaries of the facility and that trespassing onto the adjacent property shall not be allowed under any circumstances.
- c. Participants must remove all debris from the athletic fields and the surrounding area immediately after the completion of all games.
- d. No alcohol or tobacco usage allowed.
- e. All pets must be leashed.

Waste Collection. Landlord shall provide a sufficient number of waste collection containers to prevent littering on the Premises and shall arrange for trash collection on a regular basis.

No Trespassing. Landlord shall post "No Trespass" notices adequate in size and number on the boundary of the Premises to alert the users of the athletic facility as to the boundary of the Premises and to remind them not to trespass onto the adjacent property.

Parking Control. During any tournaments conducted on the Premises, Tenant shall provide parking controls to ensure that participants park only in the areas designated for parking and do not park on adjacent property.

Meetings. Tenant shall meet with Landlord prior to the anniversary of this lease to discuss renewal of the Lease.

Insurance. The Tenant shall provide insurance coverage for itself, equipment, its employees, and its recreation personnel as it relates to the terms and conditions of this agreement. The Tenant shall indemnify and hold harmless, the Township from any loss or damage that may be claimed to have arisen through the alleged negligent acts or omissions of the Tenant. The Township shall provide insurance coverage for itself, its employees and any other personnel under the terms of this Agreement, holding the Howell Area Parks & Recreation Authority harmless for any loss or damage that may be claimed to have arisen through the alleged negligent acts or omissions of the Township.

Holding Over. If Tenant remain in possession of the premises after the expiration or termination of the Lease and without signing a new Lease, it shall be deemed to be occupying the premises as a Tenant from month to month, subject to all of the conditions, provisions, rent and obligations of this Lease insofar as it can be applicable to a month to month tenancy, cancelable by either party upon sixty (60) days written notice to the other.

The parties hereto understand and agree that this lease contains the entire agreement between them and that no alteration, modification, rescission or cancellation hereof, either in whole or in part, shall be effective or binding unless and until the same be reduced to writing and signed by the party hereto against whom the enforcement of such alteration, modification, rescission or cancellation is sought. Any notice given by any party hereto to any other party hereto shall be sufficient if mailed to the party for whom such notice is intended at its address set forth herein by first class mail with postage fully prepaid thereon and shall be deemed effective when mailed. This agreement shall be interpreted under the laws of the State of Michigan.

Suspension of Lease. Landlord reserves the right to suspend the Tenants right to use the property when it becomes necessary for Landlord to use the premises as a result of unforeseen circumstances such as, but not limited to, natural disasters and catastrophic events.

The parties hereby represent that the persons executing this agreement have authority by law, charter, or resolution to bind both parties to this agreement.

This agreement is entered as of this 15th day of February 15, 2016.

HOWELL AREA PARKS & RECREATION AUTHORITY
A Michigan Municipal Corporation

BY: Todd Smith, Chairman

BY: Paul Rogers, Executive Director

GENOA CHARTER TOWNSHIP
A Michigan Municipal Corporation

BY: Gary McCririe, Supervisor

BY: Paulette A. Skolarus, Clerk



925 W. Grand River Ave.
Howell, Michigan 48843
517.546.0693
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www.howellrecreation.org

Communities coming together to enrich lives by promoting active and healthy lifestyles

To: Gary McCrie – Genoa Charter Township Board of Trustees
From: Paul Rogers – Executive Director – Howell Area Parks & Recreation Authority
Subject: Howell Area Parks & Recreation Authority Millage
Date: February 29, 2016

Over the past year the Howell Area Parks & Recreation Authority Board of Trustees have been discussing the possibility of asking for a Recreation Millage within the Authority area for the purposes of providing a stable funding mechanism for the Authority's operating expenses and capital improvements.

To that end at the Authority Board meeting on Tuesday, 2.16.16, the Board of Trustees approved the following ballot language:

Shall the limitation on the amount of taxes which may be levied against all property in the City of Howell, Howell Township, Marion Township, Genoa Township, and Oceola Township which are contained in the Howell Public School District, be increased by 0.75 mills (\$0.75 per \$1,000 of taxable value) for five (5) years, for the period of January 2017 through December 2021 inclusive, as a new millage for the purpose of funding the operation of and capital equipment, facilities, and improvements for the Howell Area Parks and Recreation Authority as authorized by the Recreational Authorities Act 321 of 2000? If approved and levied the new millage is estimated that 0.75 mil will raise approximately \$1,552,309.50 when first levied in 2017.

The Board of Trustees also approved placing the millage question on the August 2, 2016 ballot subject to approval by all Participating Members of the Howell Area Parks & Recreation Authority.


We are in the process of developing our plans and actions for the millage campaign, which includes a new facility to meet the demands of the community. The location of this facility is yet to be determined but the plan is to build in a convenient location near the major population growth areas of the Howell Public Schools district.

Thank you for your consideration and I will be at the Board meeting on March 7th to answer questions.

Sincerely,

Executive Director
Howell Area Parks & Recreation Authority

MEMORANDUM

TO: Township Board
FROM: Michael Archinal 
DATE: 3/17/2016
RE: Refuse Contract

Our refuse removal and recycling services contract with Duncan Disposal will expire on July 31, 2016. A revised contract is before you this evening for your consideration. The Board has typically adjusted annual refuse charges to residents based on changes in costs to the Township. For this reason it is appropriate to consider this contract as you consider the annual budget.

For the FY ending March 2016 Duncan is charging \$11.72 per month or \$140.64 per year for each residential unit.

Our residents pay \$114 per year for refuse collection and recycling service.

For the FY ending March 2016 the General Fund contributes \$26.64 per residential unit to make up the difference between what we pay and what we charge.

We have 6,913 residential units. In total the General Fund contributes approximately \$184,162 to support refuse collection and recycling.

The proposed contract holds the pro-rata residential charge static at \$140.64 for Year 1.

The proposed contract increases the pro-rata residential charge to \$144 for Year 2.

If we do not increase the refuse collection fee to our residents the General Fund contribution will increase to \$30 per unit or \$207,390 in the aggregate. It is important to note that this assumes no new residential units. As we add homes we compound the General Fund subsidy.

If the intent is to maintain the pro-rata subsidy I recommend we increase the refuse collection fee by \$2 in each of the next two fiscal years. Our experience with water and sewer rates tells us that it is better to have incremental increases each year than to wait and have substantial increases in a given year.

	COST PER UNIT	REVENUE/UNIT	GF CONTRIBUTION	AGG. GF COST
FY 2016/2017	\$140.64	\$116.00	\$24.64	\$170.336
FY 2017/2018	\$144.00	\$118.00	\$26.00	\$179.738

Years 3 and 4 are optional should both parties agree to an extension. We have experienced some issues with Duncan’s service over the last couple of years. Their performance over the last six months has improved dramatically. Back loading the contract somewhat is intended to incentivize continued quality service.

An alternative the Board may wish to consider is flattening the increases over a four year term instead of a two year term. A \$3 per year increase yields the following:

	COST PER UNIT	REVENUE/UNIT	GF CONTRIBUTION	AGG. GF COST
FY 2016/2017	\$140.64	\$117.00	\$23.64	\$163,423
FY 2017/2018	\$144.00	\$120.00	\$24.00	\$165,912
FY 2018/2019	\$147.60	\$123.00	\$24.60	\$170,060
FY 2019/2020	\$151.20	\$126.00	\$25.20	\$174,207

Please consider the following actions:

Moved by _____, supported by _____, to approve the Refuse Removal and Recycling Services Contract with Duncan Disposal as presented.

Moved by _____, supported by _____, to approve a refuse collection fee increase of \$___ for FY 2016/2017.

CONTRACT FOR REFUSE REMOVAL AND RECYCLING SERVICES

THIS AGREEMENT, made this ____ day of _____, ~~2011~~2016, by and between Genoa Charter Township, a Michigan municipal corporation, with offices located at 2980 Dorr Road, Brighton, Michigan 48116, hereinafter referred to as the "Township", and DUNCAN DISPOSAL SYSTEMS, INC., a Michigan corporation, hereinafter referred to as the "Contractor", whose principal place of business is located at 23333 Griswold Road, South Lyon, Michigan 48178.

WHEREAS, the Township is desirous of providing to all of its residents a rubbish, garbage and recycling pick-up service pursuant to authority granted to general law townships by the Waste Management and Resource Recovery Finance Act of 1978, Act 345 of 1978, and pursuant to the Township Ordinance for Operation of the Waste Management Project, Ordinance No. 900102;

WHEREAS, Contractor is an insured garbage and refuse handler with 35 years of experience in the industry;

WHEREAS, the Township Board, by motion made at a regular meeting on _____, ~~2011~~2016 resolved to enter into this Contract for Refuse Removal and Recycling Services with Contractor; and

WHEREAS, the Contractor has agreed to perform such services for all residences located with the Township and the Township has agreed to pay for same, in accordance with the terms and conditions hereinafter described and set forth.

NOW, THEREFORE, in consideration of the mutual promises made by each of the parties hereto, it is agreed as follows:

1. **TERM:**

(a) The term of this Contract is for the period commencing August 1, ~~2011~~2016 and continuing through July 31, ~~2016~~2018.

(b) No cause shall be necessary for termination of this Contract. This Contract may be terminated without cause by either party by giving one-hundred eighty (180) days written notice to the other party.

(c) The term of this Contract may be extended for an additional term of two years at a contract rate ~~to be mutually agreed upon by the parties~~ as listed below.

2. **TOWNSHIP ORDINANCE 900102:**

This Agreement is subject to the provisions of the Township's ordinance 900102, as amended from time to time, provided that any amendment does not significantly increase Contractor's obligations. Contractor shall abide by the provisions of said ordinance, as amended, that are applicable to Contractor.

3. CONTRACT RATE AND ADJUSTMENTS:

(a) Contract Rate. The Township agrees to pay Contractor and the Contractor agrees to accept in full consideration of services rendered, the following rates:

08/01/2011 <u>2016</u> – 07/31/ 2012	\$11.04 <u>2017</u>	\$11.72 per month per unit
08/01/ 2012 <u>2017</u> – 07/31/ 2013	\$11.21 <u>2018</u>	\$12.00 per month per unit
Optional 8/1/2018 – 7/31/2019	\$12.30	per month per unit
Optional 8/1/2019 – 7/31/2020	\$12.60	per month per unit
08/01/2013 – 07/31/2014	\$11.37	per month per unit
08/01/2014 – 07/31/2015	\$11.55	per month per unit
08/01/2015 – 07/31/2016	\$11.72	per month per unit

A "unit" is a single family residential household.

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(b) Unit Count. A complete list of unit stops shall be provided by the Township prior to the commencement of the Contract term. The Township represents that there are 6,860 units as of the date of this Contract.

(c) Adjustment of Unit Count. The unit count shall be adjusted as of the first of the month following any additional pickup(s) and the unit rate shall be prorated for the first month of service for a new unit based on the number of weeks the new unit was serviced in the first month. Thereafter the full unit rate shall be paid for such unit. Likewise, the unit count shall be adjusted as of the first of the month following any units no longer serviced because of demolition and the unit rate shall be prorated for the first month of termination of service for a demolished unit based on the number of weeks the demolished unit was not serviced in the first month. Each adjustment to the unit count shall be effective for the remainder of the contract term and the effect of such adjustments shall be cumulative.

4. PAYMENT TERMS:

Contractor shall submit an invoice to the Township on or before the first (1st) of each month for the services to be performed during the coming month. Such invoice shall be based on the number of residential units to be serviced during the coming month with an appropriate adjustment for new units serviced during the prior month in accordance with Section 1(c) above. Payment by the Township shall be due and payable on the last day of the month.

5. NOTICE TO UNITS TO BE SERVICED:

~~(a) — At least _____ days prior to commencement of the Contract term, the Township will provide Contractor with a complete list of all units to be serviced including owner names and addresses. In addition, the Township will also provide Contractor with a list of households presently renting a cart from the current waste hauler, Waste Management, and the amount which each such household has prepaid past August 1, 2011. The Township will notify the present waste hauler that as of August 1, 2011 their provided carts will not be serviced by Duncan. The Township will also instruct the present hauler to refund any unused portion of the cart rental fee to the homeowner who has prepaid past August 1, 2011. As an alternative, Waste Management may choose to pay Duncan directly for the total prepaid amount and Duncan will credit the prepaid customers the appropriate amounts due them for their prepayment.~~

~~(b) — Prior to initiating collection under this Contract, Contractor will prepare and mail a notice to each household setting forth pertinent information including requirements for curbside collection, information regarding any change of pickup day, existing cart replacement procedure, recycling bin and rental cart delivery and other pertinent information. The notice shall also contain the hours of operation and telephone number for contacting Contractor. The Township will provide mail labels and/or an electronic Excel file to the Contractor for this initial notification. —~~

~~(c) — Contractor will provide the Township with flyers regarding Contractor's services. The Township shall include such flyer as an insert that will be mailed out with the Township's June 2011 tax statements.~~

~~6. — CARTS AND RECYCLING BINS:~~

(a) Contractor shall provide one (1) 18-gallon recycling bin to each ~~household~~new build at no charge to the resident. Contractor shall retain ownership of the bins. The Contractor may charge a resident for any replacement or additional bins requested by the homeowner.

(b) Contractor will provide each household that requests it, one (1) 95- gallon cart at an annual rental charge of \$36.00 per year. ~~—Those households currently renting a cart from Waste Management will be delivered a cart from Duncan by August 1, 2011.~~ Contractor shall be responsible for billing each household and collecting the rental charge. Contractor shall retain ownership of the cart.

~~7.~~ **LARGE ITEM COLLECTION AND DISPOSAL.** Contractor shall collect and dispose of large household items and furniture that are in excess of the volume and/or weight limits of the 95-gallon cart. Such items shall have a bulk item sticker attached before being removed for disposal. The Contractor shall sell bulk item stickers at \$10.00 per sticker. Any air conditioner, refrigerator or other item containing Freon shall be collected only if such item has a Freon sticker attached. The Contractor shall sell Freon stickers at \$50.00 per sticker. The Township agrees to sell the stickers and collect the fees at the Township Offices and reimburse the Contractor said fees on a monthly basis.

87. HOUSEHOLD SUBSCRIPTION FOR COLLECTION AND REMOVAL OF COMPOSTABLE MATERIALS. Contractor shall provide a subscription program available to Township residents to have yard wastes removed once per month during the period from April 1 through November 30. The subscription shall be at a cost of \$10 per each month that a resident subscribes to the service with an extra charge of \$1.00 for each bag over 10 that are picked up. All yard waste subscription fees shall be billed to and paid by each resident who elects to participate in the program. "Yard Wastes" shall mean organic wastes resulting from landscaping a home such as garden waste materials, soil incidental to minor planting and other waste resulting from lawn maintenance and trees. All households participating must comply with the standards which are provided by the Contractor, which includes that materials must be placed in brown yard waste bags, and no plastic nor biodegradable plastic bags will be accepted.

Contractor agrees that on two Saturdays during each spring and two Saturdays during each fall of the contract term, on dates mutually agreed upon with the Township, Contractor will collect one free truckload of drop off yard waste at no additional charge to the Township. Drop off is to be scheduled for no more than four (4) hours at the Township Hall. Any additional loads beyond the one free load will be billed at the following rates:

08/01/2011 – 07/31/2012	\$550.00 per each additional load
08/01/2012 – 07/31/2013	\$560.00 per each additional load
08/01/2013 – 07/31/2014	\$570.00 per each additional load
08/01/2014 – 07/31/2015	\$580.00 per each additional load
08/01/2015 – 07/31/2016	\$590.00 per each additional load
08/01/2016 – 07/01/2017	\$590.00 per each additional load
08/01/2017 – 07/01/2018	\$590.00 per each additional load

98. NO ASSIGNMENT. Contractor shall faithfully perform its work and shall not assign or subcontract the work or any part thereof without previous consent of the Township Board, and shall not assign any monies payable under this agreement, or its claim thereto, unless by and with the consent of the Township Board. Any unauthorized assignment of this Agreement or of Contractor's duties hereunder shall be void.

109. TERMINATION FOR CAUSE. The purpose of this Contract is to provide for the removal and disposal of garbage, refuse and recycling and in the event that the Contractor shall fail to abide by the terms contained herein and fail to correct any such failures promptly upon notice, the Township Board may, at its discretion by motion, terminate its obligations herein as of the date of the making and carrying of such motion, when deemed to be in the interest of public health, safety general welfare and convenience of the township residents. Any such termination shall be effective upon the Township providing written notice of the Township Board's decision to Contractor.

110. INDEMNIFICATION. If another person, persons, or legal entity sustains loss, damages or injury resulting from the negligence of Contractor, or its assigns, and said loss, damage, or injury arises out of the operation of Contractor's business in connection with the performance of services for the Township, Contractor shall indemnify and save harmless the Township from any and all claims and judgment for damages and from costs and expenses,

including reasonable attorney fees, to which the Township may be subject, or which it may suffer or incur by reason of such negligence.

1211. INSURANCE. Contractor shall carry public liability insurance in an amount of at least \$1,000,000.00 for bodily injury for each accident, and \$1,000,000.00 for each incident of property damage for injuries and/or loss sustained by reason of the carrying on of the work, \$1,000,000.00 comprehensive general liability insurance and workers' compensation insurance as required by law. The Contractor shall deliver said policy to the Township prior to the commencement of work under the terms of this Contract.

1312. COMPLIANCE WITH LAWS. Contractor agrees to comply in all respects with the laws of the State of Michigan appertaining to:

- (a) The transport, handling and disposal of refuse;
- (b) Regulation of labor and worker's compensation; and
- (c) Fair employment practices, township ordinances and administrative rules and regulations having the force of law.

1413. DUTIES OF CONTRACTOR. The Contractor agrees as follows:

(a) To service each residential unit within the Township of Genoa as directed by the Township with a once weekly garbage, refuse and recycling pick-up service at the curb or roadside. In addition, the Contractor agrees to service up to 30 households within the Township who, because of physical disabilities, are unable to deliver their refuse to the curb or roadside. The Township will determine which households qualify for this additional service. The regular pick-up days will be Monday through Friday and shall be by a schedule set by mutual agreement of Township and Contractor. During any work week containing a legal holiday, all scheduled pick-ups on or following that holiday will be one day behind the normal day for the remainder of that week.

(b) To pick-up and properly dispose of discarded Christmas trees on regular pick-up days for three (3) consecutive weeks, beginning no earlier than January 1st for said holiday.

(c) To provide and maintain safe, clean, watertight, enclosed packer trucks at all times in such condition as meets the approval MPSC Motor Carrier Division.

(d) To pay the cost of disposing of all garbage, rubbish, and waste materials at a state licensed disposal facility.

(e) To clean up the pick-up sites when pick-up is delayed or late for any reason and debris is scattered due to the delay.

(f) To make regular communication with the Township through the person designated by the Township Board for the purpose of receiving and responding to any questions and/or complaints regarding the Contractor's service.

(g) To maintain a business office and give telephone number for the purpose of receiving and resolving all complaints regarding the Contractor's service.

(h) To handle promptly and in a businesslike manner, citizen complaints regarding non-collection or inadequate collection of refuse or recycling.

(i) To collect refuse during the "Frost Law" period in a manner equal to collection during other periods of the years, as per paragraph 13 (a) and (b) hereinabove set forth, and in compliance with the rules and regulations of authorities governing those laws.

(j) To make collections on private roads within the Township.

(k) That in the event a private road becomes impassable by reason of the failure to maintain such road, as determined by notice sent, by first class mail, seven (7) days in advance of termination of service that Contractor shall cease collection of garbage and refuse along such road.

(l) The Contractor agrees to provide to Genoa Township residents during the primary term of the Contract, or any extension thereof, pick-up service for disposal of large items of refuse of the nature of household goods and furniture in accordance with paragraph 6 above.

(m) To comply with the applicable requirements of the Township Ordinance number 900102.

1514. DUTIES OF TOWNSHIP. The Township further agrees as follows:

(a) Not to require the Contractor to pick-up garbage, rubbish or waste materials each week in more than four (4) thirty gallon plastic garbage bags or equivalent volume in plastic garbage bags, or three (3) thirty gallon garbage cans, or one (1) 95-gallon curb cart from any single unit. Further, Contractor shall not be required to pick up garbage, rubbish or waste materials in any cart which is currently, or was previously, owned by Waste Management.

(b) Not to require the Contractor to pick-up any container having a weight in excess of 60 lbs. or a curb cart which has a total weight in excess of two hundred (200) pounds.

(c) Not to require the Contractor to pick-up a container containing hot ashes.

(d) Not to require the Contractor to pick-up bulky items, building materials, stoves, sofas, etc., not normally considered household refuse except in accordance with Section 6 above.

(e) Not to require the Contractor to pick-up grass, leaves, twigs, brush, and other items, except in accordance with subscription program referenced in Section 7 above

(f) To give free and clear access over roads, streets, and drives within the Township within the recognized restraints imposed by the statutes promulgated by other municipal bodies having control of such ways.

(g) To assume the responsibility of informing all residents to abide by the rules and regulations established under this Contract.

15. **CONTRACTOR'S BREACH AND LIQUIDATED DAMAGES.** The time specified for pick-up is of the essence of this Contract and in the case that Contractor shall fail to make ten (10) or more regular pick-up stops within twenty-four (24) hours of the regular pick-up schedule, with the exception of legal holidays and delays caused by causes beyond the Contractor's control, said failure shall be deemed to be a breach of contract and Contractor agrees to pay the Township the sum of One Hundred and 00/100 (\$100.00) Dollars for each and every day the time consumed in said performance and completion exceeds the time hereinbefore allowed for that purpose. Said sum, in view of the difficulty in ascertaining the loss and inconvenience which the Township suffers by reason of delay in the performance of the work hereunder is hereby agreed upon, fixed, and determined by the parties hereto as liquidated damages that Township will suffer by reason of delay, and is not a penalty; and the Township shall deduct and retain the amount of liquidated damages out of money which may be due or become due under this Contract. Two or more occasions of late pick-ups (as defined above) in any 12-month period shall be considered grounds for immediate termination of the Contract at the option of the Township. Waiver of assessment of the liquidated damages by the Township Board on any occasion arising shall not be deemed a waiver of the right of the Township to access damages pursuant to this paragraph for any breach of the time limits imposed herein.

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IN WITNESS WHEREOF, Genoa Charter Township has caused the Contract to be executed by its duly elected Township Supervisor and Township Clerk, under authority contained in a Board of Trustees resolution dated _____, ~~2011~~2016, and the Contractor has hereunto duly signed and executed this Contract on the date first above written.

WITNESSES:

GENOA CHARTER TOWNSHIP a
Michigan municipal corporation,

By: _____

Its Supervisor

By: _____

Its Clerk

Duncan Disposal Systems, Inc.

By: _____

Christopher S. Duncan
Its: Vice-President

STATE OF MICHIGAN)
) ss
COUNTY OF LIVINGSTON)

The foregoing instrument was acknowledged before me this ___ day of _____,
| ~~2011~~2016, by _____, the Supervisor, and
_____, the Clerk of the Township of Genoa, a Michigan general law
township, with authority to do so.

Notary Public
_____ County, MI
My commission expires: _____
Acting in the County of _____

STATE OF MICHIGAN)
) ss
COUNTY OF LIVINGSTON)

The foregoing instrument was acknowledged before me this ___ day of _____,
2011, by Christopher S. Duncan, as Vice-President of Duncan Disposal Systems, Inc., a
Michigan corporation, on behalf of said company.

Notary Public _____ County, MI
My commission expires: _____
Acting in the County of _____



GENOA TOWNSHIP
 FUNDS 101, 212, 261, 264, 270, 271,
 SUMMARY OF REVENUES/EXPENDITURES - BUDGETED FOR FYE 3/31/2017

	#101 GENERAL FUND	#212 LIQUOR LAW FUND	#261 FUTURE RD IMPROVEMENT	#264 RD/LK IMPR ADV. FUND	#270 PARKS/REC. FUND	#271 BLDG/GROUND RES. FUND	TOTAL ALL FUNDS
REVENUES	4,430,550	13,500	1,150,800	2,143,650	314,250	20,300	8,073,050
EXPENDITURES	4,535,000	13,404	1,387,000	3,035,800	914,500	45,250	9,930,954
NET REVENUES/EXPENDITURES	(104,450)	96	(236,200)	(892,150)	(600,250)	(24,950)	(1,857,904)
BEGINNING FUND BALANCE 04/01/2016	1,518,260	574	1,301,176	1,458,987	741,927	171,045	5,191,969
ENDING FUND BALANCE 3/31/2017	1,413,810	670	1,064,976	566,837	141,677	146,095	3,334,065

GENOA TOWNSHIP - LIQUOR LAW FUND #212
 BUDGET TO ACTUAL REPORT
 APPROVED 03/16/2015 amended 02/01/2016
 DRAFT FOR BUDGET FOR FISCAL 2016/2017

ACCOUNT#	ACCOUNT DESCRIPTION	ACTUAL FOR YEAR ENDING 3/31/2012	ACTUAL FOR YEAR ENDING 3/31/2013	ACTUAL FOR YEAR ENDING 03/31/2014.	ACTUAL FOR YEAR ENDING 3/31/2015	BUDGET FOR THE YEAR ENDING 3/31/2016	2/1/2016 1ST AMENDMENT BUDGET FOR THE YEAR ENDING 3/31/2016	12/28/2015 ACTUAL FOR YEAR ENDING 3/31/2016	DRAFT BUDGET FOR THE FISCAL YEAR 3/31/2017
REVENUES									
000-570-000	STATE SHARED REVENUE	13,018	12,871	12,328	13,034	13,000	13,564	13,660	13,500
000-695-000	OTHER INCOME								
	TOTAL REVENUES	13,018	12,871	12,328	13,034	13,000	13,564	13,660	13,500
EXPENDITURES									
000-956-000	MISC. EXPENSE/AUDIT	500	350	300	300	300	200	200	200
330-702-000	LIQUOR LAW ENFORCEMENT WAGES	8,000	8,000	8,240	8,240	8,240	8240	6180	8,240
330-704-000	RETIREMENT	800	800	824	824	824	824	618	824
330-715-000	PAYROLL TAXES	640	640	700	700	640	640	480	640
330-716-000	LIQ. LAW ADMIN FEES - GENOA	3,500	3,500	3,500	3,500	3,500	3500	2625	3,500
	TOTAL EXPENDITURES	13,440	13,290	13,564	13,564	13,504	13,404	10,103	13,404
	NET REVENUES/EXPENDITURES	(422)	(419)	(1,236)	(530)	(504)	160	3,557	96
	BEGINNING FUND BALANCE	3,021	2,599	2,180	944	414	414	414	574
	ENDING FUND BALANCE	2,599	2,180	944	414	(90)	574	3,971	670

GENOA TOWNSHIP - ROAD IMPROVEMENT FUND #261
 BUDGET TO ACTUAL REPORT
 APPROVED 03/16/2015
 AMENDED 08/17/2015 & 12/07/2015
 FINAL DRAFT BUDGET FOR FISCAL YEAR 2016/2017

ACCOUNT#	ACCOUNT DESCRIPTION	ACTUAL FOR YEAR ENDING 12/31/2012	ACTUAL FOR YEAR ENDING 3/31/2013	ACTUAL FOR YEAR ENDING 3/31/2014	ACTUAL FOR YEAR ENDING 3/31/2015	BUDGET FOR THE YEAR ENDING 3/31/2016	1ST AMENDMENT BUDGET FOR THE YEAR ENDING 3/31/2016	2ND AMENDMENT BUDGET FOR THE YEAR ENDING 3/31/2016	ACTUAL THE YEAR ENDING 3/31/2016	DRAFT BUDGET FOR THE YEAR ENDING 3/31/2017
REVENUES										
000-664-000	INTEREST INCOME	0	900	520	801	1,000	1,000	1,000	562	800
000-699-000	OPERATING TRANSFER IN (G/F)	200,000	200,000	389,416	250,000	250,000	426,000	426,000	426,000	150,000
	Transfer from 264 - February 2017									1,000,000
	TOTAL REVENUES	200,000	200,900	389,936	250,801	251,000	427,000	427,000	426,562	1,150,800
EXPENDITURES										
441-968-000	1/96 LATSON INTERCHANGE	277,239	537,703							
906-968-001	COON LAKE OVELAY			283,763						
467-801-000	TIMBERVIEW Future 2017 - 48,000.00									
470-802-000	NORTH SHORE ROAD IMPROVEMENT						14,000	14,000	14,000	
471-803-000	GRAND OAKS ROAD IMPROVEMENT						200,000	0		200,000
472-804-000	GOLF CLUB						50,500	50,500	33,116	
473-805-000	MCCLEMENTS						18,000	18,000	14,268	
441-804-000	DUST CONTROL						75,000	75,000	59,209	75,000
476-808-000	MT. BRIGHTON						5,000	5,000		
476-808-000	RED OAKS						10,000	10,000		
477-809-000	TRI-LAKES SAD/Received 03/28/2013						139,416	139,416	136,999	
477-810-810	SUNDANCE TRAIL									30,000
	Project to be determined									80,000
	Loan to Fund 264 - May 2016									1,000,000
906-956-000	MISC/AUDIT	535	657	718	1,985	2,000	2,000	2,000	604	2,000
	TOTAL EXPENDITURES	277,774	538,360	284,481	1,985	2,000	513,916	313,916	258,196	1,387,000
	NET REVENUES/EXPENDITURES	(77,774)	(337,460)	105,455	248,816	249,000	(86,916)	113,084	168,366	(236,200)
	BEGINNING FUND BALANCE	1,249,055	1,171,281	833,821	939,276	1,188,092	1,188,092	1,188,092	1,188,092	1,301,176
	ENDING FUND BALANCE	1,171,281	833,821	939,276	1,188,092	1,437,092	1,101,176	1,301,176	1,356,458	1,064,976

3/13/2016
 BUDGETS FOR THE YEARS ENDING 3/31/2016
 APPROVED 03/16/2015 AMENDED 07/06/2015 and 12/07/2015
 FINAL DRAFT BUDGET FOR 2016/2017

ACCOUNT NO	ACCOUNT DESCRIPTION:	Expiration	ACTUAL FOR THE YEAR THRU 3/31/2012	ACTUAL FOR THE YEAR ENDING 3/31/2013	ACTUAL FOR THE YEAR ENDING 3/31/2014	ACTUAL FOR THE YEAR ENDING 3/31/2015	PROJECTED BUDGET FOR THE YEAR ENDING 3/31/2016	7/20/2015 1ST AMENDMENT BUDGET FOR THE YEAR ENDING 3/31/2016	12/7/2015 2ND AMENDMENT BUDGET FOR THE YEAR ENDING 3/31/2016	2/22/2016 ACTUAL FOR THE YEAR ENDING 3/31/2016	FINAL DRAFT BUDGET FOR THE YEAR ENDING 3/31/2017
000-664-000	INTEREST INCOME		913	558	918	811	1,000	1,000	1,000	903	1,000
453-672-000	ASSESSMENTS - CHEMUNG WEED	Jul-17	32,614	31,813	58,649	54,395	51,000	51,000	51,000	52,773	51,000
460-672-100	ASSESSMENTS - PARDEE LAKE 2	Dec-15	25,200	28,636	24,055	24,055	24,000	24,000	24,000	4,279	30,000
465-672-000	ASSESSMENTS - CROOKED LAKE WEED	Jul-17		0	21,272	21,136	22,000	22,000	22,000	20,169	19,000
464-672-000	ASSESSMENTS - FENDT DRIVE	Dec-12	37,962	35,463							
468-676-000	GLENWAY	Dec-16		16,186	17,861	15,628	16,000	16,000	16,000	558	15,500
465-673-000	RED OAKS	Dec-23		2,469	69,149	69,143	58,500	58,500	58,500	13,077	58,500
469-677-000	WHITE PINES	N/A			758	892	800	800	800	43	800
470-678-000	NORTH SHORE ROADS	Dec-15						12,000	12,000		
470-682-000	NORTH SHORE ROADS ASSOCIATIONS	Jul-15						12,000	12,000	11,898	
471-679-000	GRAND OAKS DRIVE	Dec-20						140,000	0		140,000
474-682-000	SUNRISE PARK	Dec-20									130,000
475-683-000	HOMESTEAD DRIVE	Dec-20						40,000	0		40,000
475-684-000	SUNDANCE TRAIL	Dec-21									37,000
475-686-000	E. COON LAKE TRAIL	Jul-21									20,850
000-699-000	OPERATING TRANS IN FROM GF			350,000	500,000	250,000	250,000	450,000	450,000	450,000	600,000
000-695-000	Other/Misc.			3,500							
	Transfer from 261 - May 2016										1,000,000
	TOTAL REVENUE		96,689	468,625	692,662	436,060	423,300	827,300	647,300	553,700	2,143,650
EXPENDITURES											
453-801-000	LAKE CHEMUNG WEEDS		52,818	46,616	48,222	43,728	60,000	60,000	60,000	50,169	55,000
460-801-000	PARDEE LAKE WEEDS		19,260	26,360	25,095	30,071	30,000	30,000	30,000	19,456	30,000
465-801-000	EAST AND WEST CROOKED LAKE WEEDS			4,673	47,226	8,906	50,000	50,000	50,000	12,851	50,000
465-802-000	RED OAKS			25,194	740,703						
467-801-000	TIMBERVIEW - Future 2017 - 270,000.00					6,170					
468-801-000	GLENWAY			107,904							
466-801-000	MOUNTAIN/MYSTIC/MILROY			3,362							
469-801-000	WHITE PINES				700	825	800	800	800	661	800
470-802-000	NORTH SHORE ROADS							24,000	24,000	22,197	
471-803-000	GRAND OAKS DRIVE							700,000	2,000	1,980	700,000
474-806-000	SUNRISE PARK/private 2016 project								5,000	4,415	650,000
475-807-000	HOMESTEAD DRIVE/private							200,000	2,000	1,320	200,000
477-810-000	SUNDANCE TRAIL (2016)									1,700	222,000
477-811-000	E. COON LAKE TRAIL										125,000
906-956-000	MISC./AUDIT		1,700	2,559	2,638	2,599	3,000	3,000	3,000	2,609	3,000
	Loan Return to 261 - Feb. 2017										1,000,000
	TOTAL EXPENDITURES		73,778	216,668	864,584	92,299	143,800	1,067,800	176,800	117,358	3,035,800
	NET REVENUES/EXPENDITURES		22,911	251,957	(171,922)	343,761	279,500	(240,500)	470,500	436,342	(892,150)
	BEGINNING FUND BALANCE		541,780	564,691	816,648	644,726	988,487	988,487	988,487	988,487	1,458,987
	ENDING FUND BALANCE		564,691	816,648	644,726	988,487	1,267,987	747,987	1,458,987	1,424,829	566,837

GENOA TOWNSHIP-FUTURE DEV. PARKS & REC. FUND #270
 BUDGET TO ACTUAL REPORT
 APPROVED 03/16/2016
 AMENDED 07/06/2015 & 12/06/2015
 FINAL DRAFT BUDGET FOR FISCAL YEAR 2016/2017

ACCOUNT#	ACCOUNT DESCRIPTION	ACTUAL FOR THE YEAR ENDING 3/31/2011	ACTUAL FOR THE YEAR ENDING 3/31/2012	ACTUAL FOR THE YEAR ENDING 3/31/2013	ACTUAL FOR BUDGET ENDING 3/31/2014	ACTUAL FOR BUDGET ENDING 3/31/2015	7/6/2015 AMENDMENT BUDGET FOR THE YEAR ENDING 3/31/2016	12/7/2015 AMENDMENT BUDGET FOR THE YEAR ENDING 3/31/2016	2/1/2016 AMENDMENT BUDGET FOR THE YEAR ENDING 3/31/2016	2/22/2016 ACTUAL FOR THE YEAR ENDING 3/31/2016	FINAL DRAFT BUDGET FOR THE YEAR ENDING 3/31/2017
REVENUE											
000-684-000	INTEREST INCOME	1,409	2,152	2,561	1,219	1,862	2,000	2,000	2,000	1,073	2,000
000-899-000	OPERATING TRANS IN FROM GF	350,000	725,000	379,000	250,000	350,000	592,500	592,500	592,500	592,000	300,000
000-680-000	RENT			9,200	12,750	10,450	11,400	11,400	11,400	10,450	11,750
000-899-001	MISC REVENUE			30,851			500	500			500
	TOTAL REVENUES	351,409	727,152	421,612	263,969	362,312	608,400	608,400	605,900	603,523	314,250
EXPENDITURES											
330-896-000	ATHLETIC FIELD - LIGHTING, PLAY GR EQ	200,470		82,570	91,569	17,000	70,000	70,000	0		100,000
330-897-000	BIKE PATH ADDITIONS	146,426		49,392	1,573	168,258	500,000	500,000	150,000	130,439	420,000
536-972-200	I-96 INTERCHANGE WALK/CROSSWALK SIGNAL			80,392	391,232						
536-972-100	LAND PURCHASE			208,223			250,000	250,000	0		200,000
330-894-000	HOUSE EXPENSES/TAXES			6,173		1,892	2,000	2,000	2,000		2,000
265-775-000	MAINTENANCE/SNOW REMOVAL/GRASS/RESTROOMS					50,683	50,000	50,000	50,000	50,520	50,000
241-801-000	ATTORNEY/ENGINEERING					44,289	75,000	75,000	60,000	24,921	25,000
330-701-000	SELCRA/HOWELL PARKS AND REC						142,500	168,450	176,500	177,283	115,000
265-920-000	UTILITIES								1,000	479	1,000
330-685-000	MISC/AUDIT	790	1,090	2,047	800		1,500	1,500	1,500	355	1,500
	TOTAL EXPENDITURES	347,686	1,090	408,797	485,174	282,122	1,091,000	1,114,950	441,000	383,997	914,500
	NET REVENUES/EXPENDITURES	3,723	726,062	14,815	(221,205)	80,190	(484,600)	(508,550)	164,900	219,526	(600,250)
	BEGINNING FUND BALANCE	385,887	389,410	703,227	718,042	496,837	577,027	577,027	577,027	577,027	741,927
	ENDING FUND BALANCE	389,410	703,227	718,042	496,837	577,027	92,427	68,477	741,927	796,553	141,677

parks and rec 270/excel

GENOA TOWNSHIP - BLDG RESERVE FUND/CEMETERY #271
 BUDGET TO ACTUAL REPORT
 BUDGETS FOR THE YEARS ENDING 3/31/2016
 AMENDED: 07/20/2015 & 12/07/2015 & 03/21/2016
 1ST DRAFT BUDGET FOR 2016/2017

ACCOUNT#	ACCOUNT DESCRIPTION	ACTUAL FOR THE YEAR ENDING 3/31/2013	ACTUAL FOR THE YEAR ENDING 3/31/2014	ACTUAL FOR THE YEAR ENDING 3/31/2015	BUDGET FOR THE YEAR ENDING 3/31/2016	7/20/2015 1ST AMENDMENT BUDGET FOR THE YEAR ENDING 3/31/2016	12/7/2015 2ND AMENDMENT BUDGET FOR THE YEAR ENDING 3/31/2016	3/7/2016 3RD AMENDMENT BUDGET FOR THE YEAR ENDING 3/31/2016	3/21/2016 4TH AMENDMENT BUDGET FOR THE YEAR ENDING 3/31/2016	3/15/2016 ACTUAL BUDGET FOR THE YEAR ENDING 3/31/2016	DRAFT BUDGET FOR THE YEAR ENDING 3/31/2017
REVENUE											
000-664-000	INTEREST INCOME	400	275	84	300	300	300	300	300	62	300
000-699-000	OPERATING TRANS IN FROM GF - RESERVES		200,000		50,000	75,000	75,000	75,000	75,000	75,000	20,000
	MISC INCOME	0			0						
	TOTAL REVENUE	400	200,275	84	50,300	75,300	75,300	75,300	75,300	75,062	20,300
EXPENDITURES											
929-977-000	CAPITAL OUTLAY/PAVEMENT/PARKING	0	118,622	10,882	15,000	85,000	165,000	175,000	175,000	173,285	
906-957-000	CEMETERY PURCHASE					45,000	45,000	45,000			45,000
906-956-000	OTHER	0	31		250	1,000	1,000	1,000	1,000		250
	TOTAL EXPENDITURES	0	118,653	10,882	15,250	131,000	211,000	221,000	176,000	173,285	45,250
	NET REVENUES/EXPENDITURES	400	81,622	(10,798)	35,050	(55,700)	(135,700)	(145,700)	(100,700)	(98,223)	(24,950)
	BEGINNING FUND BALANCE	200,521	200,921	282,543	271,745	271,745	271,745	271,745	271,745	271,745	171,045
	ENDING FUND BALANCE	200,921	282,543	271,745	306,795	216,045	136,045	126,045	171,045	173,522	146,095

BUDGET FOR FISCAL YEAR ENDING 03/31/2016 G.F. 101

APPROVED: 03/16/2015

AMENDED 07/06/2015 & 12/07/2015

1ST DRAFT BUDGET FOR 2016/2017

ACCT #	ACCOUNT DESCRIPTION	ACTUAL FOR THE YEAR ENDING 3/31/2012	ACTUAL FOR THE YEAR ENDING 3/31/2013	ACTUAL FOR THE YEAR ENDING 3/31/2014	ACTUAL FOR THE YEAR ENDING 3/31/2015	BUDGET FOR THE FISCAL YEAR ENDING 3/31/2016	7/20/2015 1st AMENDMENT BUDGET FOR THE FISCAL YEAR ENDING 3/31/2016	12/7/2015 2ND AMENDMENT BUDGET FOR THE FISCAL YEAR ENDING 3/31/2016	3/8/2016 ACTUAL THE FISCAL YEAR ENDING 3/31/2016	FINAL DRAFT BUDGET FOR THE FISCAL YEAR ENDING 3/31/2017
REVENUES										
000-403-000	CURRENT REAL PROP TAXES	821,190	834,055	814,616	828,273	845,000	845,000	845,000	821,634	860,000
000-423-000	COLLECT FEES/EXCESS OF ROLL/SCHOOLS	318,946	315,451	323,767	321,084	350,000	350,000	350,000	319,620	350,000
000-476-100	LINCENSES AND PERMITS/CABLE FRANCHISE FEES	318,111	338,143	351,874	371,686	380,000	380,000	380,000	398,791	400,000
000-477-000	METRO ACT FEES	13,500	12,268	11,212	9,579	13,000	13,000	13,000		13,000
000-480-000	TRAILER FEES	3,301	3,307	3,310	2,707	3,500	3,500	3,500	3,003	3,500
000-574-000	STATE SHARED REVENUES	1,630,181	1,441,910	1,477,501	1,571,139	1,650,000	1,650,000	1,650,000	1,679,175	1,700,000
000-608-000	CHARGES FOR SERVICES - APPLICA. FEES	28,575	34,667	28,732	60,727	50,000	50,000	50,000	64,811	60,000
000-631-000	REFUSE COLLECTION FEES	731,289	761,543	762,623	767,616	800,000	800,000	800,000	578,998	816,000
000-664-000	INTEREST INCOME	17,353	10,984	7,083	6,671	6,000	6,000	6,000	3,467	6,000
000-676-000	ADMIN FEE/DPW FUND	50,000	50,000	50,000	51,500	52,500	52,500	52,500	39,750	53,550
000-676-100	ADMIN FEE/LIQUOR LAW FUND	3,500	3,500	3,500	3,500	3,500	3,500	3,500	2,625	3,500
000-678-300	TAXES ON LAND TRANSFER - BRIGHTON/HOWELL	138,732	140,755	122,869	127,905	140,000	140,000	140,000	5,334	140,000
000-699-001	CEMETERY, SCHOOLS, ELECTIONS, MISC.	15,251	4,221	25,004	14,074	10,000	10,000	65,000	37,540	25,000
000-699-002	TRANSFER IN FROM OTHER FUNDS	79,000		1,862						
	TOTAL REVENUES	4,168,929	3,950,804	3,983,953	4,136,461	4,303,500	4,303,500	4,358,500	3,954,748	4,430,550
EXPENDITURES & TRANSFERS OUT TO OTHER FUNDS										
101-703-000	TRUSTEES - SALARIES	20,655	23,593	27,705	24,732	35,000	35,000	35,000	26,766	35,000
171-703-000	SUPERVISOR - SALARY	49,980	49,980	51,479	52,500	53,400	53,400	53,400	53,399	53,400
191-703-000	ELECTION - SUPPLIES/SALARIES	20,526	67,216	25,046	50,923	30,000	30,000	70,000	67,380	80,000
209-703-000	CONTRACTUAL - SALARIES	300,696	323,366	337,860	338,842	345,000	345,000	345,000	334,223	360,000
210-801-000	PROFESSIONAL - LEGAL	88,883	128,713	107,757	68,375	100,000	100,000	150,000	77,109	150,000
215-703-000	CLERK - SALARY	48,980	48,980	50,500	51,500	52,400	52,400	52,400	52,400	52,400
223-801-000	PROFESSIONAL - AUDITOR	16,850	16,800	17,600	21,100	22,500	22,500	22,500	20,325	23,200
241-801-000	PROFESSIONAL - ENGR./PLANNING	48,645	43,954	42,272	11,304	80,000	80,000	80,000	25,081	50,000
247-703-000	BOARD OF REVIEW - SALARIES	4,877	2,875	2,675	2,250	10,000	10,000	10,000	375	10,000
247-964-000	TAX CHARGEBACKS	20,848	19,023	15,682	5,774	20,000	20,000	20,000	3,528	20,000
253-703-000	TREASURER - SALARY	48,980	48,980	50,500	51,500	52,400	52,400	52,400	50,380	52,400
265-775-000	REPAIRS AND MAINTENANCE	83,665	93,676	146,599	84,362	125,000	125,000	125,000	104,471	125,000
265-910-000	INSURANCE	236,566	219,201	259,377	262,143	300,000	300,000	300,000	225,324	320,000
265-920-000	UTILITIES - ELECTRIC/GAS	19,356	20,425	22,719	19,983	20,000	20,000	20,000	19,183	20,000
284-703-000	SALARIES - OTHER	250,861	271,043	308,655	313,275	355,000	355,000	355,000	281,911	370,000
284-704-000	RETIREMENT	90,162	85,069	95,298	92,938	105,000	105,000	105,000	76,361	110,000
284-715-000	PAYROLL TAXES - FICA/MEDICARE	62,557	56,806	67,604	70,839	75,000	75,000	75,000	62,443	80,000
284-720-000	MESC - UNEMPLOYMENT TAXES					20,000	20,000	20,000		20,000
284-727-000	PRTG., POSTAGE, OFFICE SUPPLIES	72,499	74,889	86,219	92,493	85,000	85,000	85,000	85,246	90,000
284-728-000	ECONOMIC DEVELOPMENT		20,000	20,000	20,000	21,500	21,500	21,500	21,500	22,600
284-850-000	TELEPHONE	20,791	23,105	21,775	18,056	25,000	25,000	25,000	18,688	25,000
284-861-000	MILEAGE & TRAVEL EXPENSES	12,202	12,312	17,996	14,435	20,000	20,000	20,000	11,628	20,000
284-957-000	DUES	17,726	18,855	17,622	19,702	25,000	25,000	25,000	17,176	25,000
284-958-000	MTG. FEES & MISC EXPENSES	12,011	19,311	13,194	17,791	25,000	25,000	25,000	20,899	25,000
284-959-000	APPLICATION FEES EXPENSES	12,275	21,227	28,800	42,233	35,000	35,000	75,000	55,762	60,000
284-959-001	SALARIES - PLANNING COMMISSION/ZBA	27,344	27,491	29,754	30,016	32,000	32,000	32,000	26,179	32,000

APPROVED: 03/16/2015
 AMENDED 07/06/2015 & 12/07/2015
 1ST DRAFT BUDGET FOR 2016/2017

ACCT #	ACCOUNT DESCRIPTION	ACTUAL FOR THE YEAR ENDING 3/31/2012	ACTUAL FOR THE YEAR ENDING 3/31/2013	ACTUAL FOR THE YEAR ENDING 3/31/2014	ACTUAL FOR THE YEAR ENDING 3/31/2015	BUDGET FOR THE FISCAL YEAR ENDING 3/31/2016	7/20/2015 1st AMENDMENT BUDGET FOR THE FISCAL YEAR ENDING 3/31/2016	12/7/2015 2ND AMENDMENT BUDGET FOR THE FISCAL YEAR ENDING 3/31/2016	3/8/2016 ACTUAL THE FISCAL YEAR ENDING 3/31/2016	FINAL DRAFT BUDGET FOR THE FISCAL YEAR ENDING 3/31/2017
301-703-000	ZONING/ORDINANCE ENFORCEMENT	44,710	46,035	44,105	50,165	50,000	50,000	50,000	64,382 X	80,000
336-999-001	FIRE SUB STATION EXPENSES	6,861	991	359		2,000	2,000	2,000	1,435	2,000
441-801-010	ROAD IMPROVEMENT	226,182	116,695	194,572	224,362	101,000				
441-803-000	REFUSE COLLECTION	902,699	923,332	931,751	970,891	962,000	962,000	962,000	950,336 X	962,000
441-804-000	DUST CONTROL/CHLORIDE	48,806	66,307	55,621	55,861	75,000				
441-971-000	WHITE PINES ST. LIGHTING	746	751							
751-881-000	RECREATION	68,698	64,453	128,324	131,426	135,000				
916-962-000	DRAINS AT LARGE	28,799	23,201	24,908	25,912	30,000	30,000	30,000	30,055	30,000
929-977-000	CAPITAL OUTLAY	27,515	64,210	88,266	28,079	90,000	90,000	90,000	63,244 X	110,000
966-999-010	TRANS - OUT FUTURE RD IMPROVEMENT #261	90,031	200,000	250,000	250,000	250,000	426,000	426,000	426,000	150,000
966-999-011	TRANS - OUT SELCRA REIMB. FUND		10,000							
966-999-013	TRANS - OUT ROAD PROJECTS FUND #264	10,000	350,000	500,000	250,000	250,000	450,000	450,000	450,000	600,000
966-999-027	TRANS - OUT PARKS & RECREATION #270	200,000	379,000	250,000	350,000	450,000	592,500	592,500	592,500	300,000
966-999-028	TRANS - OUT BLDG. & GR. CEMETERY #271	725,000	-	200,000		50,000	75,000	75,000	75,000	20,000
966-999-110	CONTINGENCIES	60,000				50,000				50,000
	TOTAL EXPENDITURES/TRANSFERS OUT	4,027,982	3,981,865	4,532,594	4,113,762	4,564,200	4,746,700	4,876,700	4,390,689	4,535,000
	REVENUES OVER (UNDER) EXPENDITURES & TRANSFERS OUT	140,947	(31,061)	(548,641)	22,699	(260,700)	(443,200)	(518,200)	(435,941)	(104,450)
	BEGINNING FUND BALANCE	2,452,516	2,593,463	2,562,402	2,013,761	2,036,460	2,036,460	2,036,460	2,036,460	1,518,260
	ENDING FUND BALANCE	2,593,463	2,562,402	2,013,761	2,036,460	1,775,760	1,593,260	1,518,260	1,600,519	1,413,810

GENOA TOWNSHIP - BLDG RESERVE FUND/CEMETERY #271
 BUDGET TO ACTUAL REPORT
 BUDGETS FOR THE YEARS ENDING 3/31/2016
 AMENDED: 07/20/2015 & 12/07/2015 & 03/21/2016
 1ST DRAFT BUDGET FOR 2016/2017

ACCOUNT#	ACCOUNT DESCRIPTION	ACTUAL FOR THE YEAR ENDING 3/31/2013	ACTUAL FOR THE YEAR ENDING 3/31/2014	ACTUAL FOR THE YEAR ENDING 3/31/2015	BUDGET FOR THE YEAR ENDING 3/31/2016	7/20/2015 1ST AMENDMENT BUDGET FOR THE YEAR ENDING 3/31/2016	12/7/2015 2ND AMENDMENT BUDGET FOR THE YEAR ENDING 3/31/2016	3/7/2016 3RD AMENDMENT BUDGET FOR THE YEAR ENDING 3/31/2016	3/21/2016 4TH AMENDMENT BUDGET FOR THE YEAR ENDING 3/31/2016	3/15/2016 ACTUAL BUDGET FOR THE YEAR ENDING 3/31/2016	DRAFT BUDGET FOR THE YEAR ENDING 3/31/2017
REVENUE											
000-864-000	INTEREST INCOME	400	275	84	300	300	300	300	300	62	300
000-699-000	OPERATING TRANS IN FROM GF - RESERVES		200,000		50,000	75,000	75,000	75,000	75,000	75,000	20,000
	MISC INCOME	0			0						
	TOTAL REVENUE	400	200,275	84	50,300	75,300	75,300	75,300	75,300	75,062	20,300
EXPENDITURES											
929-977-000	CAPITAL OUTLAY/PAVEMENT/PARKING	0	118,622	10,882	15,000	85,000	165,000	175,000	175,000	173,285	
906-957-000	CEMETERY PURCHASE					45,000	45,000	45,000			45,000
906-956-000	OTHER	0	31		250	1,000	1,000	1,000	1,000		250
	TOTAL EXPENDITURES	0	118,653	10,882	15,250	131,000	211,000	221,000	176,000	173,285	45,250
	NET REVENUES/EXPENDITURES	400	81,622	(10,798)	35,050	(55,700)	(135,700)	(145,700)	(100,700)	(98,223)	(24,950)
	BEGINNING FUND BALANCE	200,521	200,921	282,543	271,745	271,745	271,745	271,745	271,745	271,745	171,045
	ENDING FUND BALANCE	200,921	282,543	271,745	306,795	216,045	136,045	126,045	171,045	173,522	146,095

BUDGET FOR FISCAL YEAR ENDING 03/31/2016 G.F. 101
 APPROVED: 03/16/2015
 AMENDED 07/06/2015 & 12/07/2015
 1ST DRAFT BUDGET FOR 2016/2017

ACCT #	ACCOUNT DESCRIPTION	ACTUAL FOR THE YEAR ENDING 3/31/2012	ACTUAL FOR THE YEAR ENDING 3/31/2013	ACTUAL FOR THE YEAR ENDING 3/31/2014	ACTUAL FOR THE YEAR ENDING 3/31/2015	BUDGET FOR THE FISCAL YEAR ENDING 3/31/2016	7/20/2015 1st AMENDMENT BUDGET FOR THE FISCAL YEAR ENDING 3/31/2016	12/7/2015 2ND AMENDMENT BUDGET FOR THE FISCAL YEAR ENDING 3/31/2016	3/8/2016 ACTUAL THE FISCAL YEAR ENDING 3/31/2016	FINAL DRAFT BUDGET FOR THE FISCAL YEAR ENDING 3/31/2017
REVENUES										
000-403-000	CURRENT REAL PROP TAXES	821,190	834,055	814,616	828,273	845,000	845,000	845,000	821,634	860,000
000-423-000	COLLECT FEES/EXCESS OF ROLL/SCHOOLS	318,946	315,451	323,767	321,084	350,000	350,000	350,000	319,620	350,000
000-476-100	LINCESES AND PERMITS/CABLE FRANCHISE FEES	318,111	338,143	351,874	371,686	380,000	380,000	380,000	398,791 x	400,000
000-477-000	METRO ACT FEES	13,500	12,268	11,212	9,579	13,000	13,000	13,000		13,000
000-480-000	TRAILER FEES	3,301	3,307	3,310	2,707	3,500	3,500	3,500	3,003	3,500
000-574-000	STATE SHARED REVENUES	1,630,181	1,441,910	1,477,501	1,571,139	1,650,000	1,650,000	1,650,000	1,679,175 x	1,700,000
000-608-000	CHARGES FOR SERVICES - APPLICA. FEES	28,575	34,667	28,732	60,727	50,000	50,000	50,000	64,811	60,000
000-631-000	REFUSE COLLECTION FEES	731,289	761,543	762,623	767,616	800,000	800,000	800,000	578,998	816,000
000-664-000	INTEREST INCOME	17,353	10,984	7,083	6,671	6,000	6,000	6,000	3,467	6,000
000-676-000	ADMIN FEE/DPW FUND	50,000	50,000	50,000	51,500	52,500	52,500	52,500	39,750	53,550
000-676-100	ADMIN FEE/LIQUOR LAW FUND	3,500	3,500	3,500	3,500	3,500	3,500	3,500	2,625	3,500
000-678-300	TAXES ON LAND TRANSFER - BRIGHTON/HOWELL	138,732	140,755	122,869	127,905	140,000	140,000	140,000	5,334	140,000
000-699-001	CEMETERY, SCHOOLS, ELECTIONS, MISC.	15,251	4,221	25,004	14,074	10,000	10,000	65,000	37,540	25,000
000-699-002	TRANSFER IN FROM OTHER FUNDS	79,000		1,862						
	TOTAL REVENUES	4,168,929	3,950,804	3,983,953	4,136,461	4,303,500	4,303,500	4,358,500	3,954,748	4,430,550
EXPENDITURES & TRANSFERS OUT TO OTHER FUNDS										
101-703-000	TRUSTEES - SALARIES	20,655	23,593	27,705	24,732	35,000	35,000	35,000	26,766	35,000
171-703-000	SUPERVISOR - SALARY	49,980	49,980	51,479	52,500	53,400	53,400	53,400	53,399	53,400
191-703-000	ELECTION - SUPPLIES/SALARIES	20,526	67,216	25,046	50,923	30,000	30,000	70,000	67,380	80,000
209-703-000	CONTRACTUAL - SALARIES	300,696	323,366	337,860	338,842	345,000	345,000	345,000	334,223 x	360,000
210-801-000	PROFESSIONAL - LEGAL	88,883	128,713	107,757	68,375	100,000	100,000	150,000	77,109	150,000
215-703-000	CLERK - SALARY	48,980	48,980	50,500	51,500	52,400	52,400	52,400	52,400	52,400
223-801-000	PROFESSIONAL - AUDITOR	16,850	16,800	17,600	21,100	22,500	22,500	22,500	20,325	23,200
241-801-000	PROFESSIONAL - ENGR /PLANNING	48,645	43,954	42,272	11,304	80,000	80,000	80,000	25,081	50,000
247-703-000	BOARD OF REVIEW - SALARIES	4,877	2,875	2,675	2,250	10,000	10,000	10,000	375	10,000
247-964-000	TAX CHARGEBACKS	20,848	19,023	15,682	5,774	20,000	20,000	20,000	3,528	20,000
253-703-000	TREASURER - SALARY	48,980	48,980	50,500	51,500	52,400	52,400	52,400	50,380	52,400
265-775-000	REPAIRS AND MAINTENANCE	83,665	93,676	146,599	84,362	125,000	125,000	125,000	104,471	125,000
265-910-000	INSURANCE	236,566	219,201	259,377	262,143	300,000	300,000	300,000	225,324	320,000
265-920-000	UTILITIES - ELECTRIC/GAS	19,356	20,425	22,719	19,983	20,000	20,000	20,000	19,183	20,000
284-703-000	SALARIES - OTHER	250,861	271,043	308,655	313,275	355,000	355,000	355,000	281,911 x	370,000
284-704-000	RETIREMENT	90,162	85,069	95,298	92,938	105,000	105,000	105,000	76,361	110,000
284-715-000	PAYROLL TAXES - FICA/MEDICARE	62,557	56,806	67,604	70,839	75,000	75,000	75,000	62,443	80,000
284-720-000	MESC - UNEMPLOYMENT TAXES					20,000	20,000	20,000		20,000
284-727-000	PRTG., POSTAGE, OFFICE SUPPLIES	72,499	74,889	86,219	92,493	85,000	85,000	85,000	85,246	90,000
284-728-000	ECONOMIC DEVELOPMENT		20,000	20,000	20,000	21,500	21,500	21,500	21,500	22,600
284-850-000	TELEPHONE	20,791	23,105	21,775	18,056	25,000	25,000	25,000	18,688	25,000
284-861-000	MILEAGE & TRAVEL EXPENSES	12,202	12,312	17,996	14,435	20,000	20,000	20,000	11,628	20,000
284-957-000	DUES	17,726	18,855	17,622	19,702	25,000	25,000	25,000	17,176	25,000
284-958-000	MTG. FEES & MISC EXPENSES	12,011	19,311	13,194	17,791	25,000	25,000	25,000	20,899	25,000
284-959-000	APPLICATION FEES EXPENSES	12,275	21,227	28,800	42,233	35,000	35,000	75,000	55,762	60,000
284-959-001	SALARIES - PLANNING COMMISSION/ZBA	27,344	27,491	29,754	30,016	32,000	32,000	32,000	26,179	32,000

APPROVED: 03/16/2015
 AMENDED 07/06/2015 & 12/07/2015
 1ST DRAFT BUDGET FOR 2016/2017

ACCT #	ACCOUNT DESCRIPTION	ACTUAL FOR THE YEAR ENDING 3/31/2012	ACTUAL FOR THE YEAR ENDING 3/31/2013	ACTUAL FOR THE YEAR ENDING 3/31/2014	ACTUAL FOR THE YEAR ENDING 3/31/2015	BUDGET FOR THE FISCAL YEAR ENDING 3/31/2016	7/20/2015 1st AMENDMENT BUDGET FOR THE FISCAL YEAR ENDING 3/31/2016	12/7/2015 2ND AMENDMENT BUDGET FOR THE FISCAL YEAR ENDING 3/31/2016	3/8/2016 ACTUAL THE FISCAL YEAR ENDING 3/31/2016	FINAL DRAFT BUDGET FOR THE FISCAL YEAR ENDING 3/31/2017
301-703-000	ZONING/ORDINANCE ENFORCEMENT	44,710	46,035	44,105	50,165	50,000	50,000	50,000	64,382 X	80,000
336-999-001	FIRE SUB STATION EXPENSES	6,861	991	359		2,000	2,000	2,000	1,435	2,000
441-801-010	ROAD IMPROVEMENT	226,182	116,695	194,572	224,362	101,000				
441-803-000	REFUSE COLLECTION	902,699	923,332	931,751	970,891	962,000	962,000	962,000	950,336 X	962,000
441-804-000	DUST CONTROL/CHLORIDE	48,806	66,307	55,621	55,861	75,000				
441-971-000	WHITE PINES ST. LIGHTING	746	751							
751-881-000	RECREATION	68,698	64,453	128,324	131,426	135,000				
916-962-000	DRAINS AT LARGE	28,799	23,201	24,908	25,912	30,000	30,000	30,000	30,055	30,000
929-977-000	CAPITAL OUTLAY	27,515	64,210	88,266	28,079	90,000	90,000	90,000	63,244 X	110,000
966-999-010	TRANS - OUT FUTURE RD IMPROVEMENT #261	90,031	200,000	250,000	250,000	250,000	426,000	426,000	426,000	150,000
966-999-011	TRANS - OUT SELCRA REIMB. FUND		10,000							
966-999-013	TRANS - OUT ROAD PROJECTS FUND #264	10,000	350,000	500,000	250,000	250,000	450,000	450,000	450,000	600,000
966-999-027	TRANS - OUT PARKS & RECREATION #270	200,000	379,000	250,000	350,000	450,000	592,500	592,500	592,500	300,000
966-999-028	TRANS - OUT BLDG. & GR. CEMETERY #271	725,000	-	200,000		50,000	75,000	75,000	75,000	20,000
966-999-110	CONTINGENCIES	60,000				50,000				50,000
	TOTAL EXPENDITURES/TRANSFERS OUT	4,027,982	3,981,865	4,532,594	4,113,762	4,564,200	4,746,700	4,876,700	4,390,689	4,535,000
	REVENUES OVER (UNDER) EXPENDITURES & TRANSFERS OUT	140,947	(31,061)	(548,641)	22,699	(260,700)	(443,200)	(518,200)	(435,941)	(104,450)
	BEGINNING FUND BALANCE	2,452,516	2,593,463	2,562,402	2,013,761	2,036,460	2,036,460	2,036,460	2,036,460	1,518,260
	ENDING FUND BALANCE	2,593,463	2,562,402	2,013,761	2,036,460	1,775,760	1,593,260	1,518,260	1,600,519	1,413,810

GENOA TOWNSHIP
 FUNDS 101, 212, 261, 264, 270, 271,
 SUMMARY OF REVENUES/EXPENDITURES - BUDGETED FOR FYE 3/31/2017

	#101 GENERAL FUND	#212 LIQUOR LAW FUND	#261 FUTURE RD IMPROVEMENT	#264 RD/LK IMPR ADV. FUND	#270 PARKS/REC. FUND	#271 BLDG/GROUND RES. FUND	TOTAL ALL FUNDS
REVENUES	4,430,550	13,500	1,150,800	2,143,650	314,250	20,300	8,073,050
EXPENDITURES	4,535,000	13,404	1,387,000	3,035,800	914,500	45,250	9,930,954
NET REVENUES/EXPENDITURES	(104,450)	96	(236,200)	(892,150)	(600,250)	(24,950)	(1,857,904)
BEGINNING FUND BALANCE 04/01/2016	1,518,260	574	1,301,176	1,458,987	741,927	171,045	5,191,969
ENDING FUND BALANCE 3/31/2017	1,413,810	670	1,064,976	566,837	141,677	146,095	3,334,065

GENOA TOWNSHIP - LIQUOR LAW FUND #212
 BUDGET TO ACTUAL REPORT
 APPROVED 03/16/2015 amended 02/01/2016
 DRAFT FOR BUDGET FOR FISCAL 2016/2017

ACCOUNT#	ACCOUNT DESCRIPTION	ACTUAL FOR YEAR ENDING 3/31/2012	ACTUAL FOR YEAR ENDING 3/31/2013	ACTUAL FOR YEAR ENDING 03/31/2014.	ACTUAL FOR YEAR ENDING 3/31/2015	BUDGET FOR THE YEAR ENDING 3/31/2016	2/1/2016 1ST AMENDMENT BUDGET FOR THE YEAR ENDING 3/31/2016	12/28/2015 ACTUAL FOR YEAR ENDING 3/31/2016	DRAFT BUDGET FOR THE FISCAL YEAR 3/31/2017
REVENUES									
000-570-000	STATE SHARED REVENUE	13,018	12,871	12,328	13,034	13,000	13,564	13,660	13,500
000-695-000	OTHER INCOME								
	TOTAL REVENUES	13,018	12,871	12,328	13,034	13,000	13,564	13,660	13,500
EXPENDITURES									
000-956-000	MISC. EXPENSE/AUDIT	500	350	300	300	300	200	200	200
330-702-000	LIQUOR LAW ENFORCEMENT WAGES	8,000	8,000	8,240	8,240	8,240	8240	6180	8,240
330-704-000	RETIREMENT	800	800	824	824	824	824	618	824
330-715-000	PAYROLL TAXES	640	640	700	700	640	640	480	640
330-716-000	LIQ. LAW ADMIN FEES - GENOA	3,500	3,500	3,500	3,500	3,500	3500	2625	3,500
	TOTAL EXPENDITURES	13,440	13,290	13,564	13,564	13,504	13,404	10,103	13,404
	NET REVENUES/EXPENDITURES	(422)	(419)	(1,236)	(530)	(504)	160	3,557	96
	BEGINNING FUND BALANCE	3,021	2,599	2,180	944	414	414	414	574
	ENDING FUND BALANCE	2,599	2,180	944	414	(90)	574	3,971	670

GENOA TOWNSHIP - ROAD IMPROVEMENT FUND #261
 BUDGET TO ACTUAL REPORT
 APPROVED 03/16/2015
 AMENDED 08/17/2015 & 12/07/2015
 FINAL DRAFT BUDGET FOR FISCAL YEAR 2016/2017

ACCOUNT#	ACCOUNT DESCRIPTION	ACTUAL FOR YEAR ENDING 12/31/2012	ACTUAL FOR YEAR ENDING 3/31/2013	ACTUAL FOR YEAR ENDING 3/31/2014	ACTUAL FOR YEAR ENDING 3/31/2015	BUDGET FOR THE YEAR ENDING 3/31/2016	1ST AMENDMENT BUDGET FOR THE YEAR ENDING 3/31/2016	2ND AMENDMENT BUDGET FOR THE YEAR ENDING 3/31/2016	ACTUAL THE YEAR ENDING 3/31/2016	DRAFT BUDGET FOR THE YEAR ENDING 3/31/2017
REVENUES										
000-664-000	INTEREST INCOME	0	900	520	801	1,000	1,000	1,000	562	800
000-699-000	OPERATING TRANSFER IN (G/F)	200,000	200,000	389,416	250,000	250,000	426,000	426,000	426,000	150,000
	Transfer from 264 - February 2017									1,000,000
	TOTAL REVENUES	200,000	200,900	389,936	250,801	251,000	427,000	427,000	426,562	1,150,800
EXPENDITURES										
441-968-000	I/96 LATSON INTERCHANGE	277,239	537,703							
906-968-001	COON LAKE OVELAY			283,763						
467-801-000	TIMBERVIEW Future 2017 - 48,000.00									
470-802-000	NORTH SHORE ROAD IMPROVEMENT						14,000	14,000	14,000	
471-803-000	GRAND OAKS ROAD IMPROVEMENT						200,000	0		200,000
472-804-000	GOLF CLUB						50,500	50,500	33,116	
473-805-000	MCCLEMENTS						18,000	18,000	14,268	
441-804-000	DUST CONTROL						75,000	75,000	59,209	75,000
476-808-000	MT. BRIGHTON						5,000	5,000		
476-808-000	RED OAKS						10,000	10,000		
477-809-000	TRI-LAKES SAD/Received 03/28/2013						139,416	139,416	136,999	
477-810-810	SUNDANCE TRAIL									30,000
	Project to be determined									80,000
	Loan to Fund 264 - May 2016									1,000,000
906-956-000	MISC/AUDIT	535	657	718	1,985	2,000	2,000	2,000	604	2,000
	TOTAL EXPENDITURES	277,774	538,360	284,481	1,985	2,000	513,916	313,916	258,196	1,387,000
	NET REVENUES/EXPENDITURES	(77,774)	(337,460)	105,455	248,816	249,000	(86,916)	113,084	168,366	(236,200)
	BEGINNING FUND BALANCE	1,249,055	1,171,281	833,821	939,276	1,188,092	1,188,092	1,188,092	1,188,092	1,301,176
	ENDING FUND BALANCE	1,171,281	833,821	939,276	1,188,092	1,437,092	1,101,176	1,301,176	1,356,458	1,064,976

GENOA TOWNSHIP - ROAD/LAKE/LIGHTING REIMBURSEMENT FUND #264
 3/15/2016
 BUDGETS FOR THE YEARS ENDING 3/31/2016
 APPROVED 03/16/2015 AMENDED 07/06/2015 and 12/07/2015
 FINAL DRAFT BUDGET FOR 2016/2017

ACCOUNT NO	ACCOUNT DESCRIPTION:	Expiration	ACTUAL FOR THE YEAR THRU 3/31/2012	ACTUAL FOR THE YEAR ENDING 3/31/2013	ACTUAL FOR THE YEAR ENDING 3/31/2014	ACTUAL FOR THE YEAR ENDING 3/31/2015	PROJECTED BUDGET FOR THE YEAR ENDING 3/31/2016	7/20/2015 1ST AMENDMENT BUDGET FOR THE YEAR ENDING 3/31/2016	12/7/2015 2ND AMENDMENT BUDGET FOR THE YEAR ENDING 3/31/2016	2/22/2016 ACTUAL FOR THE YEAR ENDING 3/31/2016	FINAL DRAFT BUDGET FOR THE YEAR ENDING 3/31/2017
000-664-000	INTEREST INCOME		913	558	918	811	1,000	1,000	1,000	903	1,000
453-672-000	ASSESSMENTS - CHEMUNG WEED	Jul-17	32,614	31,813	58,649	54,395	51,000	51,000	51,000	52,773	51,000
460-672-100	ASSESSMENTS - PARDEE LAKE 2	Dec-15	25,200	28,636	24,055	24,055	24,000	24,000	24,000	4,279	30,000
465-672-000	ASSESSMENTS - CROOKED LAKE WEED	Jul-17		0	21,272	21,136	22,000	22,000	22,000	20,169	19,000
464-672-000	ASSESSMENTS - FENDT DRIVE	Dec-12	37,962	35,463							
468-676-000	GLENWAY	Dec-16		16,186	17,861	15,628	16,000	16,000	16,000	558	15,500
465-673-000	RED OAKS	Dec-23		2,469	69,149	69,143	58,500	58,500	58,500	13,077	58,500
469-677-000	WHITE PINES	N/A			758	892	800	800	800	43	800
470-678-000	NORTH SHORE ROADS	Dec-15						12,000	12,000		
470-682-000	NORTH SHORE ROADS ASSOCIATIONS	Jul-15						12,000	12,000	11,898	
471-679-000	GRAND OAKS DRIVE	Dec-20						140,000	0		140,000
474-682-000	SUNRISE PARK	Dec-20									130,000
475-683-000	HOMESTEAD DRIVE	Dec-20						40,000	0		40,000
475-684-000	SUNDANCE TRAIL	Dec-21									37,000
475-686-000	E. COON LAKE TRAIL	Jul-21									20,850
000-699-000	OPERATING TRANS IN FROM GF			350,000	500,000	250,000	250,000	450,000	450,000	450,000	600,000
000-695-000	Other/Misc.			3,500							
	Transfer from 261 - May 2016										1,000,000
	TOTAL REVENUE		96,689	468,625	692,662	436,060	423,300	827,300	647,300	553,700	2,143,650
EXPENDITURES											
453-801-000	LAKE CHEMUNG WEEDS		52,818	46,616	48,222	43,728	60,000	60,000	60,000	50,169	55,000
460-801-000	PARDEE LAKE WEEDS		19,260	26,360	25,095	30,071	30,000	30,000	30,000	19,456	30,000
465-801-000	EAST AND WEST CROOKED LAKE WEEDS			4,673	47,226	8,906	50,000	50,000	50,000	12,851	50,000
465-802-000	RED OAKS			25,194	740,703						
467-801-000	TIMBERVIEW - Future 2017 - 270,000.00					6,170					
468-801-000	GLENWAY			107,904							
466-801-000	MOUNTAIN/MYSTIC/MILROY			3,362							
469-801-000	WHITE PINES				700	825	800	800	800	661	800
470-802-000	NORTH SHORE ROADS							24,000	24,000	22,197	
471-803-000	GRAND OAKS DRIVE							700,000	2,000	1,980	700,000
474-806-000	SUNRISE PARK/private 2016 project								5,000	4,415	650,000
475-807-000	HOMESTEAD DRIVE/private							200,000	2,000	1,320	200,000
477-810-000	SUNDANCE TRAIL (2016)									1,700	222,000
477-811-000	E. COON LAKE TRAIL										125,000
906-956-000	MISC./AUDIT		1,700	2,559	2,638	2,599	3,000	3,000	3,000	2,609	3,000
	Loan Return to 261 - Feb. 2017										1,000,000
	TOTAL EXPENDITURES		73,778	216,668	864,584	92,299	143,800	1,067,800	176,800	117,358	3,035,800
	NET REVENUES/EXPENDITURES		22,911	251,957	(171,922)	343,761	279,500	(240,500)	470,500	436,342	(892,150)
	BEGINNING FUND BALANCE		541,780	564,691	816,648	644,726	988,487	988,487	988,487	988,487	1,458,987
	ENDING FUND BALANCE		564,691	816,648	644,726	988,487	1,267,987	747,987	1,458,987	1,424,829	566,837

GENOA TOWNSHIP-FUTURE DEV. PARKS & REC. FUND #270
 BUDGET TO ACTUAL REPORT
 APPROVED 03/16/2016
 AMENDED 07/09/2015 & 12/06/2015
 FINAL DRAFT BUDGET FOR FISCAL YEAR 2016/2017

ACCOUNT#	ACCOUNT DESCRIPTION	ACTUAL FOR THE YEAR ENDING 3/31/2011	ACTUAL FOR THE YEAR ENDING 3/31/2012	ACTUAL FOR THE YEAR ENDING 3/31/2013	ACTUAL FOR BUDGET ENDING 3/31/2014	ACTUAL FOR BUDGET ENDING 3/31/2015	7/6/2015 AMENDMENT BUDGET FOR THE YEAR ENDING 3/31/2016	12/7/2015 AMENDMENT BUDGET FOR THE YEAR ENDING 3/31/2016	2/1/2016 AMENDMENT BUDGET FOR THE YEAR ENDING 3/31/2016	2/22/2016 ACTUAL FOR THE YEAR ENDING 3/31/2016	FINAL DRAFT BUDGET FOR THE YEAR ENDING 3/31/2017
REVENUE											
000-664-000	INTEREST INCOME	1,409	2,152	2,561	1,219	1,862	2,000	2,000	2,000	1,073	2,000
000-699-000	OPERATING TRANS IN FROM GF	350,000	725,000	379,000	250,000	350,000	592,500	592,500	592,500	592,000	300,000
000-680-000	RENT			9,200	12,750	10,450	11,400	11,400	11,400	10,450	11,750
000-699-001	MISC REVENUE			30,851			500	500			500
	TOTAL REVENUES	351,409	727,152	421,612	263,969	362,312	606,400	606,400	605,900	603,523	314,250
EXPENDITURES											
330-696-000	ATHLETIC FIELD - LIGHTING, PLAY GR EQ	200,470		62,570	91,569	17,000	70,000	70,000	0		100,000
330-697-000	BIKE PATH ADDITIONS	146,426		49,392	1,573	168,258	500,000	500,000	150,000	130,439	420,000
536-972-200	I-96 INTERCHANGE WALK/CROSSWALK SIGNAL			80,392	391,232						
536-972-100	LAND PURCHASE			206,223			250,000	250,000	0		200,000
330-694-000	HOUSE EXPENSES/TAXES			6,173		1,892	2,000	2,000	2,000		2,000
265-775-000	MAINTENANCE/SNOW REMOVAL/GRASS/RESTROOMS					50,683	50,000	50,000	50,000	50,520	50,000
241-801-000	ATTORNEY/ENGINEERING					44,289	75,000	75,000	60,000	24,921	25,000
330-701-000	SEL CRA/HOWELL PARKS AND REC						142,500	166,450	176,500	177,283	115,000
265-920-000	UTILITIES							1,000		479	1,000
330-695-000	MISC/AUDIT	790	1,090	2,047	800		1,500	1,500	1,500	355	1,500
	TOTAL EXPENDITURES	347,686	1,090	406,797	485,174	282,122	1,091,000	1,114,950	441,000	383,997	914,500
	NET REVENUES/EXPENDITURES	3,723	726,062	14,815	(221,205)	80,190	(484,600)	(508,550)	164,900	219,526	(600,250)
	BEGINNING FUND BALANCE	385,687	389,410	703,227	718,042	496,837	577,027	577,027	577,027	577,027	741,927
	ENDING FUND BALANCE	389,410	703,227	718,042	496,837	577,027	92,427	68,477	741,927	796,553	141,677

parks and rec 270/excel

OAK POINTE SEWER BOND PAYMENT FUND #852

DESCRIPTION	APPROVED BUDGET FISCAL YEAR END 3/31/2016	YTD ACTUAL 3/16/2016	PROPOSED BUDGET FISCAL YEAR END 3/31/2017
BEGINNING FUND BALANCE	\$ 24,287	\$ 24,297	\$ 351,856
REVENUES			
Quarterly Utility Billing from O.P. Operating	\$ 420,000	\$ 517,169	\$ 415,000
INCOME - OTHER	\$ -	\$ -	\$ -
INTEREST INCOME	\$ 150	\$ 375	\$ 300
TOTAL REVENUE	\$ 420,150	\$ 517,544	\$ 415,300
EXPENSES			
BOND PAYMENTS	\$ 189,525	\$ 189,525	\$ 379,525
AUDITING/MISC.	\$ 500	\$ 500	\$ 500
TOTAL EXPENSES	\$ 190,025	\$ 190,025	\$ 380,025
ENDING FUND BALANCE	\$ 254,412	\$ 351,816	\$ 387,131

LK EDGEWOOD WATER EXTENSION #857

DESCRIPTION	APPROVED BUDGET FISCAL YEAR END 3/31/2016	YTD ACTUAL 3/16/2016	PROPOSED BUDGET FISCAL YEAR END 3/31/2017
BEGINNING FUND BALANCE	\$ 55,452	\$ 55,366	\$ 53,046
REVENUES			
ASSESSMENTS/TAX LEVY	\$ 26,506	\$ 26,506	\$ 25,086
TAX LEVY - DELINQUENT FR COUNTY	\$ 186	\$ 186	\$ -
ASSESSMENTS/PAYOFFS	\$ -	\$ -	\$ -
INCOME - OTHER	\$ -	\$ -	\$ -
INTEREST INCOME	\$ 20	\$ 1	\$ -
TOTAL REVENUE	\$ 26,712	\$ 26,693	\$ 25,086
EXPENSES			
BOND PAYMENTS	\$ 28,571	\$ 28,571	\$ 27,253
AUDITING/MISC.	\$ 600	\$ 442	\$ 500
TOTAL EXPENSES	\$ 29,171	\$ 29,013	\$ 27,753
ENDING FUND BALANCE	\$ 52,993	\$ 53,046	\$ 50,379

GRAND OAKS WATER #858

DESCRIPTION	APPROVED BUDGET FISCAL YEAR END 3/31/2016	YTD ACTUAL 3/16/2016	PROPOSED BUDGET FISCAL YEAR END 3/31/2017
BEGINNING FUND BALANCE	\$ 143,817	\$ 143,838	\$ 169,196
REVENUES			
ASSESSMENTS/TAX LEVY	\$ 21,820	\$ 21,820	\$ 20,794
TAX LEVY - DELINQUENT FR COUNTY	\$ 3,353	\$ 33,530	\$ -
ASSESSMENTS/PAYOFFS	\$ -	\$ -	\$ -
INCOME - OTHER	\$ -	\$ -	\$ -
INTEREST INCOME	\$ 250	\$ 215	\$ 200
 TOTAL REVENUE	 \$ 25,423	 \$ 55,565	 \$ 20,994
EXPENSES			
BOND PAYMENTS	\$ 29,875	\$ 29,875	\$ 33,500
AUDITING/MISC.	\$ 500	\$ 350	\$ 500
 TOTAL EXPENSES	 \$ 30,375	 \$ 30,225	 \$ 34,000
 ENDING FUND BALANCE	 \$ 138,865	 \$ 169,178	 \$ 156,190

DORR RD SEWER & WATER #859

DESCRIPTION	APPROVED BUDGET FISCAL YEAR END 3/31/2016	YTD ACTUAL 3/16/2016	PROPOSED BUDGET FISCAL YEAR END 3/31/2017
BEGINNING FUND BALANCE	\$ 32,629	\$ 32,628	\$ 37,026
REVENUES			
ASSESSMENTS/TAX LEVY	\$ 28,464	\$ 28,464	\$ 27,241
TAX LEVY - DELINQUENT FR COUNTY	\$ -	\$ -	\$ -
ASSESSMENTS/PAYOFFS	\$ -	\$ -	\$ -
INCOME - OTHER TRANS IN FR CAP IMP	\$ -	\$ 30,000	\$ 30,000
INTEREST INCOME	\$ 10	\$ 4	\$ 5
 TOTAL REVENUE	 \$ 28,474	 \$ 58,468	 \$ 57,246
EXPENSES			
BOND PAYMENTS	\$ 53,320	\$ 53,320	\$ 51,420
AUDITING/MISC.	\$ 750	\$ 750	\$ 750
 TOTAL EXPENSES	 \$ 54,070	 \$ 54,070	 \$ 52,170
 ENDING FUND BALANCE	 \$ 7,033	 \$ 37,026	 \$ 42,102

NE TRI LAKES SEWER #862

DESCRIPTION	APPROVED BUDGET FISCAL YEAR END 3/31/2016	YTD ACTUAL 3/16/2016	PROPOSED BUDGET FISCAL YEAR END 3/31/2017
BEGINNING FUND BALANCE	\$ 216,290	\$ 216,332	\$ 176,413
REVENUES			
ASSESSMENTS/TAX LEVY	\$ -	\$ -	\$ -
TAX LEVY - DELINQUENT FR COUNTY	\$ 1,100	\$ 1,100	\$ -
ASSESSMENTS/PAYOFFS	\$ -	\$ -	\$ -
INCOME - OTHER	\$ -	\$ -	\$ -
INTEREST INCOME	\$ -	\$ 166	\$ 15
 TOTAL REVENUE	 \$ 1,100	 \$ 1,266	 \$ 15
EXPENSES			
BOND PAYMENTS	\$ 43,600	\$ 41,200	\$ -
AUDITING/MISC.	\$ 400	\$ -	\$ -
CLOSE ACCT-TRANSF TO O.P. OPER. SEWER	\$ -	\$ -	\$ 176,428
 TOTAL EXPENSES	 \$ 44,000	 \$ 41,200	 \$ 176,428
 ENDING FUND BALANCE	 \$ 173,390	 \$ 176,398	 \$ -

GRAND RIVER WIDENING #870

DESCRIPTION	APPROVED BUDGET FISCAL YEAR END 3/31/2016	YTD ACTUAL 3/16/2016	PROPOSED BUDGET FISCAL YEAR END 3/31/2017
BEGINNING FUND BALANCE	\$ 85,416	\$ 85,418	\$ 94,807
REVENUES			
ASSESSMENTS/TAX LEVY	\$ 75,102	\$ 73,029	\$ 71,195
TAX LEVY - DELINQUENT FR COUNTY	\$ 3,983	\$ 3,983	\$ 2,075
ASSESSMENTS/PAYOFFS	\$ -	\$ 554	\$ -
INCOME - OTHER TRANS IN FR CAP IMP	\$ -	\$ 25,000	\$ -
INTEREST INCOME	\$ 20	\$ 8	\$ 10
 TOTAL REVENUE	 \$ 79,105	 \$ 102,574	 \$ 73,280
EXPENSES			
BOND PAYMENTS	\$ 91,875	\$ 91,875	\$ 88,125
AUDITING/MISC.	\$ 1,000	\$ 1,310	\$ 1,300
 TOTAL EXPENSES	 \$ 92,875	 \$ 93,185	 \$ 89,425
 ENDING FUND BALANCE	 \$ 71,646	 \$ 94,807	 \$ 78,662

LK EDGEWOOD WEST WATER #872

DESCRIPTION	APPROVED BUDGET FISCAL YEAR END 3/31/2016	YTD ACTUAL 3/16/2016	PROPOSED BUDGET FISCAL YEAR END 3/31/2017
BEGINNING FUND BALANCE	\$ 444,125	\$ 444,146	\$ 410,837
REVENUES			
ASSESSMENTS/TAX LEVY	\$ 180,092	\$ 169,938	\$ 169,338
TAX LEVY - DELINQUENT FR COUNTY	\$ 11,563	\$ 11,563	\$ 5,833
ASSESSMENTS/PAYOFFS	\$ -	\$ 8,164	\$ -
INCOME - OTHER	\$ -	\$ -	\$ -
INTEREST INCOME	\$ 500	\$ 328	\$ 300
TOTAL REVENUE	\$ 192,155	\$ 189,993	\$ 175,471
EXPENSES			
BOND PAYMENTS	\$ 222,828	\$ 222,828	\$ 213,223
AUDITING/MISC.	\$ -	\$ 487	\$ 500
TOTAL EXPENSES	\$ 222,828	\$ 223,315	\$ 213,723
ENDING FUND BALANCE	\$ 413,452	\$ 410,824	\$ 372,585

LK EDGEWOOD WEST SEWER #873

DESCRIPTION	APPROVED BUDGET FISCAL YEAR END 3/31/2016	YTD ACTUAL 3/16/2016	PROPOSED BUDGET FISCAL YEAR END 3/31/2017
BEGINNING FUND BALANCE	\$ 602,838	\$ 602,863	\$ 584,870
REVENUES			
ASSESSMENTS/TAX LEVY	\$ 244,357	\$ 220,554	\$ 228,991
TAX LEVY - DELINQUENT FR COUNTY	\$ 19,918	\$ 19,918	\$ 9,053
ASSESSMENTS/PAYOFFS	\$ -	\$ 47,924	\$ -
INCOME - OTHER	\$ -	\$ 41,921	\$ -
INTEREST INCOME	\$ 650	\$ 371	\$ 350
TOTAL REVENUE	\$ 264,925	\$ 330,688	\$ 238,394
EXPENSES			
BOND PAYMENTS	\$ 348,211	\$ 348,210	\$ 333,370
AUDITING/MISC.	\$ 850	\$ 490	\$ 500
TOTAL EXPENSES	\$ 349,061	\$ 348,700	\$ 333,870
ENDING FUND BALANCE	\$ 518,702	\$ 584,851	\$ 489,394

MHOG PLANT EXPANSION #875

DESCRIPTION	APPROVED BUDGET FISCAL YEAR END 3/31/2016	YTD ACTUAL 3/16/2016	PROPOSED BUDGET FISCAL YEAR END 3/31/2017
BEGINNING FUND BALANCE	\$ 165,226	\$ 165,268	\$ 47,393
REVENUES			
INCOME - OTHER TRANS IN FR CAP IMP	\$ -	\$ -	\$ 70,000
INTEREST INCOME	\$ 150	\$ 120	\$ -
 TOTAL REVENUE	 \$ 150	 \$ 120	 \$ 70,000
EXPENSES			
BOND PAYMENTS	\$ 117,816	\$ 117,816	\$ 116,355
AUDITING/MISC.	\$ 150	\$ 179	\$ -
 TOTAL EXPENSES	 \$ 117,966	 \$ 117,995	 \$ 116,355
 ENDING FUND BALANCE	 \$ 47,410	 \$ 47,393	 \$ 1,038



Satellite SmartZone Designation Approval Application

Michigan SmartZones, designated under Act 281 of Michigan of 1986 as amended, are distinct geographical locations where technology-based firms, entrepreneurs and researchers locate in close proximity to community assets that assist in their endeavors. 2015 amendments of Act 281 allow for the designation of 9 additional satellite SmartZones. The Michigan Economic Development Corporation (MEDC) may approve a maximum of 3 applications during the initial application period ending on October 1, 2015. Any remaining applications may be approved by the MEDC during the final application period beginning on January 1, 2016 and ending on July 1, 2016 provided the total number of approved satellite SmartZones for both application periods does not exceed 9.

The Satellite SmartZone Designation and Ratification process will begin with MEDC consideration of the SmartZone designation approval request. If the application is approved, the MEDC will then enter into a formal agreement designating the satellite SmartZone subject to the provisions of the Act. The Tax Increment Financing (TIF) Plans for both the Host and Satellite will then be considered by the MEDC. Finally, the Satellite packet will be submitted to Treasury for ratification contingent upon its compliance with the statutory criteria for designation as a Satellite and approval of MEDC leadership.

1. Satellite SmartZone Information

SmartZone Applicant	Genoa Charter Township		
Parcel Number(s)	See Attached		
Anticipated State Tax Increment Revenue (TIR) Capture	15 Million		
Anticipated Length of State TIR Capture	15 Years		
Anticipated number of High-Tech Jobs Created	500		

Primary Contact Information

Primary Contact	Marlo Rencher		
Organization	Cleary University		
Mailing Address	3768 East Grand River		
City	Howell	State	MI
		Zip	48843
Phone	517.295.4008	Email	mrencher@cleary.edu

Brief summary of advantages of the unique characteristics and specialties offered by the public and private resources available within the distinct geographical area.

Livingston County has enjoyed strong employment in advanced manufacturing, plastics/injection molding, financials, insurance and health care. The County enjoys a collaborative network of business development services buoyed by engaged chambers of commerce, a local business library network, economic development services through Ann Arbor SPARK, business advisors through SCORE, and startup assistance and business training through Cleary University. Cleary is a private, nonprofit university founded in 1883 and focused on business education. It has a strong legacy of serving nontraditional and working students. The recent increase of traditional students and introduction of on-campus housing at Cleary has brought new talent and energy to the region. Cleary University is the location of the Center for Innovation and Entrepreneurship and has hosted LegUP Livingston, (an information/networking event for entrepreneurs) since 2011

Brief summary of the benefits to regional cooperation and collaboration

Livingston County leaders have made the region a model for collaboration, participating in several visioning and asset mapping processes to chart a path forward with shared priorities. One of the core messages of their collaborative process was the recognized need to catalyze technology-oriented business growth in the County. The primary benefit of the creation of a SmartZone based in Genoa Township is that there is already an infrastructure that enables regional economic development initiatives to have county-wide impact. Established in 1984, the Livingston County Economic Development Council is a private nonprofit founded by the champions for business growth in the county. The Council's focus has tended towards business attraction and retention. The addition of a SmartZone would increase the capacity to engage smaller businesses and stimulate entrepreneurship.

Brief summary of how this satellite designation will add value to the mission of the designated host certified technology park

Sterling Heights has worked with advanced manufacturing companies for years and is now reimagining their approach to supporting them. Key Livingston County stakeholders are collaborating with them through this process. We are conducting needs assessments with Livingston County manufacturing companies. We are supporting the May 25 Manufacturers Engaged networking event for manufacturing companies by promoting it to Livingston County companies. The similarity of the constituent companies in both counties presents a multitude of opportunities for collaboration and best practice exchange. We anticipate that this partnership will result in increased value for both parties should the satellite designation be awarded.

2. Host SmartZone Information

Host SmartZone	Sterling Heights SmartZone		
Year Tax Capture Began	<input type="text"/>	Year Agreement Signed	<input type="text"/>
High-Tech Jobs Projected	<input type="text"/>	High-Tech Jobs Created	<input type="text"/>
Anticipated State TIR	<input type="text"/>	State TIR Collected	<input type="text"/>
Initial Taxable Value	<input type="text"/>	Current Taxable Value	<input type="text"/>
Current Reporting Cycle	<input type="text"/>		
Current Reporting Due Date(s)	<input type="text"/>		

Primary Contact Information

Primary Contact	<input type="text"/>		
Organization	<input type="text"/>		
Mailing Address	<input type="text"/>		
City	<input type="text"/>	State	<input type="text"/>
		Zip	<input type="text"/>
Phone	<input type="text"/>	Email	<input type="text"/>

Please provide the type, amount and status of all financial incentives previously awarded by the Michigan Economic Development Corporation (MEDC)

3. Required Application Attachments

Business Plan (the plan should include the following):

- Business plan establishes a clear strategy for long-term growth and self-sufficiency
- Budget which includes the proposed use of TIF revenues
- A demonstration of the capacity of the applicant and the institution of higher education’s ability to implement the business plan and demonstration of a significant

commitment on behalf of the institution of higher education, private research-based institute, or a large, private corporate research and development center to the commercialization of research produced at the certified technology park, as evidenced by the intellectual property and, if applicable, tenure policies that reward faculty and staff for commercialization and collaboration with private businesses

- A demonstration of significant support from an institution of higher education, a private research-based institute, or a large, private corporate research and development center located within the proximity of the proposed certified technology park, as evidenced by, but not limited to, the following types of support
- A demonstration that the designation of the zone will lead to a cooperative effort with the lead zone, specifically outlining roles and responsibilities
- A demonstration that the designation creates an opportunity to attract high-tech business
- A thorough demonstration of the unique characteristics and specialties offered by public and private resources available within the geographic area
- A detailed explanation of the benefits to regional cooperation and collaboration
- A detailed proposal of how the satellite designation adds value to the mission of the host certified technology park
- A demonstration that the designation will lead to a contribute to the technology based economy in Michigan and the region
- Listing of all MEDC financial support awarded to the SmartZone and verification that any additional MEDC funds are in compliance

Host SmartZone Requirements (Please submit in Memo format):

- Past Performance:
 - Compliance with Agreement, including but not limited to, reporting fully and timely
 - Number and type of businesses assisted
 - Number and type of businesses locating or expanding
 - Number and type of jobs created/retained
 - Average wage by type
 - Average wage by type
 - High tech job impact on the region and state
 - Nature and extent of any nontechnology businesses operating within the zone.
 - Number of on-going and completed research projects
 - Number of on-going and completed commercialization projects
 - Amount of investments by Zone and companies assisted by Zone
 - Use and outcomes of any state money and TIF made available to the zone
 - Revenues received
 - Expenses paid by type of funding
 - Fund balances

- The amount and maturity date for all outstanding obligations
- The amount paid on outstanding obligations
- A list of all the parcels included in each TIF district allocation area and the base assessed value and incremental assessed value for each parcel in the list
- An analysis of the Zone’s overall contribution to the technology based economy in Michigan and the region to be provided by the SmartZone

- Plan for future performance (If not indicated in DRAFT TIF Plan)
 - The proposed use of the Tax Increment Financing fund for the extension period by year, including map identifying targeted parcels for growth within existing boundaries
 - Demonstration that Regional cooperation and local support, including but not limited to, Interlocal agreements, local planning strategies highlighting SmartZone focus, and required local approvals
 - Submission of an updated business plan with a clear strategy for growth during extension period and how they will continue to attract a specific high-tech business. This will include information on how the institution of higher education will be involved in the implementation of this plan. Demonstration of administrative capacity to continue to implement the business plan and the zone will transition to become self-sufficient.

Draft Tax Increment Financing Plan (If available):

Executed Agreement between Host SmartZone and Satellite SmartZone

Satellite SmartZone Applicant Signature

Date

Host SmartZone Applicant Signature

Date

**If you have any questions, please contact
Rob Garza, Community Incentives Specialist
(517) 373-0209**

Livingston County Satellite SmartZone Business Plan Outline -- DRAFT

as of 3/17/2016

Prepared by Dr. Marlo Rencher, Executive Director, Center for Innovation and Entrepreneurship at Cleary University

Below are summary responses to application attachments required by the SmartZone application. The items raised in the application attachments section are duplicated verbatim and italicized in blue. A summary of the information to be included is below each item. Please note that the answers have not yet been completely developed. The intent of this document is to provide an early version of the content to be provided in the final application.

Business plan establishes a clear strategy for long-term growth and self-sufficiency

Budget which includes the proposed use of TIF revenues

Overview of Services Provided

Services Offered	Description	Service Status	Sustainability Model
<i>Business Networking and Events</i>	Hosting networking events, Startup Weekend	Existing service, expansion	Fee for service, University funded, grants
<i>Entrepreneurship and Innovation Training</i>	Individual and corporate training	Existing service, expansion	Fee for service, University funded, grants
<i>Incubator Services</i>	Mentoring, feasibility studies, business planning, market analysis, intern placement	Existing service, expansion	University funded, grants
<i>Prototyping and Tech Roadmapping</i>	Prototype development and testing, development of tech plans for companies	New service	University funded, discounted fee for service, TIF funding , grants
<i>SBIR/STTR Training</i>	Training to prepare grant applications through SBIR and STTR programs	New service	TIF funding , grants
<i>Technology and Project Management Training</i>	Programming courses with discounted programming services for area businesses	New service	Discounted fee for service, TIF funding , grants

Five-Year Summary Draft Budgeted Use of Funds

Use of Funds	2016-17	2017-18	2018-19	2019-20	2020-21
Staff (administrative, contracted, direct and indirect)	179,800	185,250	197,000	203,000	206,000
Facilities (campus event space, incubator office space and related costs)	64,000	67,300	81,650	83,150	88,400
Equipment and supplies (incl. prototyping materials, software)	40,000	40,000	40,000	40,000	40,000
General and admin expense	56,760	58,510	63,730	65,230	66,880
TOTAL	\$ 340,560	\$ 351,060	\$ 382,380	\$ 391,380	\$ 401,280

Five-Year Summary Draft Budgeted Source of Funds

Source of Funds	2016-17	2017-18	2018-19	2019-20	2020-21
TIF Funding	17,156	35,170	54,085	73,945	94,798
University Contribution	260,300	269,250	278,550	288,050	280,000
Other	63,104	46,640	49,745	29,385	26,482
TOTAL	340,560	351,060	382,380	391,380	401,280

Livingston County Satellite SmartZone Business Plan Outline

A demonstration of the capacity of the applicant and the institution of higher education's ability to implement the business plan and demonstration of a significant commitment on behalf of the institution of higher education, private research-based institute, or a large, private corporate research and development center to the commercialization of research produced at the certified technology park, as evidenced by the intellectual property and, if applicable, tenure policies that reward faculty and staff for commercialization and collaboration with private businesses

- [I will be able to provide more detail for this item later]

A demonstration of significant support from an institution of higher education, a private research-based institute, or a large, private corporate research and development center located within the proximity of the proposed certified technology park.

- Cleary University will provide significant resources (facility and personnel) to support this effort. This support is budgeted to exceed \$250,000 annually.

A demonstration that the designation of the zone will lead to a cooperative effort with the lead zone, specifically outlining roles and responsibilities

- All tasks will be performed collaboratively, with regular communication between parties.

Responsibilities (includes but not limited to)	Sterling Heights	Livingston County
Create manufacturing-specific engagement events	X	
Promote engagement events	X	X
Conduct needs assessment interviews with companies	X	X
Develop new approach to assisting early-stage manufacturing concerns	X	X
Test approach and report findings	X	X
Design and provide required training		X

A demonstration that the designation creates an opportunity to attract high-tech business

- Introduction of Gigabit-speed internet access via Lightspeed, Rocket Fiber or another fiber internet service provider
- Introduction of annual Startup Weekend event in 2015 through Cleary University. Startup Weekend is an initiative of Techstars, the global organization that includes the world's most respected entrepreneurial accelerators and attracts high-potential tech startups.
- Launch in fall 2016 of the new MBA in Analytics, Technology and Innovation, which will attract the talent demanded by tech-oriented companies
- Project-oriented technology entrepreneurship class -- a required course for BBA in Entrepreneurship

Livingston County Satellite SmartZone Business Plan Outline

A thorough demonstration of the unique characteristics and specialties offered by public and private resources available within the geographic area

- [More detailed breakout of each entity described] The County enjoys a strong network of business development services buoyed by three engaged chambers of commerce (Brighton, Hartland and Howell), a local business library network, economic development services through Ann Arbor SPARK, strong business advisors through SCORE, and a dedication to business development by Cleary University. Cleary University is the location of the Center for Innovation and Entrepreneurship (CIE) and has hosted LegUP Livingston, (an information/networking event for entrepreneurs) since 2011.

A detailed explanation of the benefits to regional cooperation and collaboration

- The capital requirements, extended sales cycles and technical expertise required demand a specialized approach to advanced manufacturing business creation and growth. Through its partnership with the EDC, Ann Arbor SPARK has been an invaluable resource for attracting and retaining larger concerns. However, Livingston County needs the means to catalyze entrepreneurship and innovation in this area with startups and smaller firms.
- We are only 30 minutes from Michigan State and the University of Michigan. We are less than an hour from Wayne State University. We have yet not been able to capitalize on our positioning. We are confident that the SmartZone will provide us the means to generate quality jobs and viable companies—particularly through our collaboration with Sterling Heights. We believe that with the capacity to grow startups, we can more easily connect businesses with the intellectual property from the three major research universities, strengthening their market positions and increasing their value.
- We can also retain and attract more young talent and decrease the brain drain from our county. Our high school students are nationally recognized for their consistent excellence demonstrated through their participation in DECA and BPA programs. The Livingston Applied Technical Education Consortium is another excellent regional asset. We want to create more opportunities to use their talents in Livingston County.

A detailed proposal of how the satellite designation adds value to the mission of the host certified technology park

- The Sterling Heights SmartZone and Livingston County (through Cleary University) are working jointly on how to best address the needs of advanced manufacturing startups and small businesses
- This process involves needs assessments, joint ideation and advanced manufacturing-specific engagement events [we will provide Gantt chart with specific activities]
- Livingston County provides a larger group of companies whose information and insights will be used to create a collaborative approach.

Livingston County Satellite SmartZone Business Plan Outline

A demonstration that the designation will lead to a contribute to the technology based economy in Michigan and the region

- The largest increase in the number of jobs (5,941) in Livingston County from 2010 to 2040 is in the knowledge-based services industry (NAICS sectors: Information; Finance and Insurance; Real Estate, Rental, and Leasing; Professional, Scientific, and Technical Services; and Management of Companies and Enterprises)
- The knowledge services industry will be followed closely by the Private Education and Healthcare (comprised of employers who provide private education for all age groups (K-12 and post secondary), as well as private healthcare, including hospitals, medical centers, and nursing homes), with an increase of 4,536 jobs

Listing of all MEDC financial support awarded to the SmartZone and verification that any additional MEDC funds are in compliance

- N/A

#	Parcel ID No.	Acreage	Owner Name	Property Address	Class	Class Description	Assessed Value	Taxable Value	Equalized Value	Tentative Value
53	11-05-400-033	2.7187	RAND ASSOC.	3652 E GRAND RIVER	201	Commercial-Improved	\$ 531,900.00	\$ 492,257.00	\$ 31,900.00	\$
54	11-05-400-034	2.2251	RDC ENTERPRISES III LLC	3670 E GRAND RIVER	201	Commercial-Improved	\$ 636,100.00	\$ 636,100.00	\$ 636,100.00	\$ 630,800.00
55	11-05-400-035	0.7827	MHOG WATER AUTHORITY	3607 CLEARY DR	705	Exempt Other Real Prop	\$ -	\$ -	\$ -	\$
56	11-05-400-037	1.5756	MC DONALD'S CORP. 21-1123	3781 E GRAND RIVER	201	Commercial-Improved	\$ 460,700.00	\$ 193,544.00	\$ 460,700.00	\$ 456,100.00
57	11-05-400-038	1.2083	AUTO CITY	3975 E GRAND RIVER	201	Commercial-Improved	\$ 499,700.00	\$ 406,400.00	\$ 499,700.00	\$
58	11-05-400-044	1.1939	WHITE CASTLE MICHIGAN LLC	3832 E GRAND RIVER	201	Commercial-Improved	\$ 390,400.00	\$ 390,400.00	\$ 390,400.00	\$ 384,100.00
59	11-05-400-045	1.1476	DIPIPPO ASSOCIATES, LP	3866 E GRAND RIVER	201	Commercial-Improved	\$ 498,700.00	\$ 498,700.00	\$ 498,700.00	\$
60	11-05-400-046	1.6886	BOB EVANS FARMS, INC.	3880 E GRAND RIVER	201	Commercial-Improved	\$ 524,100.00	\$ 510,967.00	\$ 524,100.00	\$ 516,000.00
61	11-05-400-047	2.0229	RLG HOWELL LLC. & GCG HOWELL LLC.	3950 E GRAND RIVER	201	Commercial-Improved	\$ 702,900.00	\$ 702,713.00	\$ 02,900.00	\$
62	11-05-400-048	1.8235	PZL, L.P.	1050 S LATSON RD	201	Commercial-Improved	\$ 413,200.00	\$ 364,282.00	\$ 413,200.00	\$ 410,600.00
63	11-05-400-049	23.0237	WAL-MART STORES #DIVISION-STORE	3850 E GRAND RIVER	201	Commercial-Improved	\$ 5,381,200.00	\$ 5,230,853.00	\$ 81,200.00	\$
64	11-05-400-050	14.9961	LOWES HOME CENTERS INC.	1100 S LATSON RD	201	Commercial-Improved	\$ 3,506,400.00	\$ 2,491,091.00	\$ 3,506,400.00	\$ 3,477,700.00
65	11-05-400-051	2.7699	RLG HOWELL LLC & GCG HOWELL LLC	1072 S LATSON RD	201	Commercial-Improved	\$ 956,900.00	\$ 910,139.00	\$ 6,900.00	\$
66	11-05-400-052	0.4393	LIVINGSTON COUNTY ROAD COMM.	0 E GRAND RIVER	703	Exempt-Cty,City,Twp,Vill	\$ -	\$ -	\$ -	\$ -
67	11-05-400-053	1.0783	LIVINGSTON COUNTY ROAD COMM.	0 E GRAND RIVER	703	Exempt-Cty,City,Twp,Vill	\$ -	\$ -	\$ -	\$ -
68	11-05-400-054	1.7458	LIVINGSTON COUNTY ROAD COMM.	0 E GRAND RIVER	703	Exempt-Cty,City,Twp,Vill	\$ -	\$ -	\$ -	\$ -
69	11-05-400-056	2.3012	A & R DEVELOPMENT II, LLC	3949 E GRAND RIVER	201	Commercial-Improved	\$ 590,300.00	\$ 590,300.00	\$	\$
70	11-05-400-057	2.0545	TCF BANK	3857 E GRAND RIVER	201	Commercial-Improved	\$ 645,600.00	\$ 542,553.00	\$ 645,600.00	\$ 635,600.00
71	11-05-400-059	2.8628	PWRW, LLC	900 S LATSON RD	201	Commercial-Improved	\$ 796,400.00	\$ 782,730.00	\$	\$
72	11-05-400-062	29.6409	CLEARY COLLEGE/LIVINGSTON	3725 CLEARY DR	709	Exempt Non Profit Educa	\$ -	\$ -	\$ -	\$ -
73	11-05-400-063	28.9334	MEIJER INC.	3883 E GRAND RIVER	201	Commercial-Improved	\$ 5,636,800.00	\$ 3,743,145.00	\$	\$
74	11-05-400-064	1.0596	SOUTHWIND RESTAURANTS, LLC	3825 E GRAND RIVER	202	Commercial-Vacant	\$ 476,500.00	\$ 476,500.00	\$ 476,500.00	\$ 462,400.00
75	11-06-100-004	0.5917	JAY SHERSTON PROPERTIES LLC	2160 E GRAND RIVER	202	Commercial-Vacant	\$ 56,600.00	\$ 56,600.00	\$	\$
76	11-06-100-027	1.9157	MOURAD COMPANY LLC	2222 E GRAND RIVER	201	Commercial-Improved	\$ 341,700.00	\$ 334,549.00	\$	\$
77	11-06-100-031	1.7938	NATIONAL CITY BANK	2350 E GRAND RIVER	201	Commercial-Improved	\$ 415,100.00	\$ 409,598.00	\$	\$
78	11-06-100-032	0.449	LIVINGSTON COUNTY	0 VACANT	703	Exempt-Cty,City,Twp,Vill	\$ -	\$ -	\$ -	\$ -
79	11-06-100-035	2.3077	BRAVOKILO, ING.	2184 E GRAND RIVER	201	Commercial-Improved	\$ 435,300.00	\$ 435,300.00	\$	\$
80	11-06-100-040	0.5647	LIVINGSTON COUNTY	0 VACANT	703	Exempt-Cty,City,Twp,Vill	\$ -	\$ -	\$ -	\$ -
81	11-06-100-043	3.6625	CVS CAREMARK	2235 E GRAND RIVER	201	Commercial-Improved	\$ 472,600.00	\$ 445,516.00	\$	\$
82	11-06-100-044	3.1602	ALDI INC	2260 E GRAND RIVER	201	Commercial-Improved	\$ 717,700.00	\$ 673,220.00	\$ 717,700.00	\$ 705,800.00
83	11-06-101-021	0.1145	NIBLOCK WARREN & KIMBERLY	2435 E GRAND RIVER	201	Commercial-Improved	\$ 43,100.00	\$ 43,100.00	\$	\$
84	11-06-101-020	0.1626	WOLF, LEONARD & MARTHA	2429 E GRAND RIVER	201	Commercial-Improved	\$ 64,900.00	\$ 64,900.00	\$ 64,900.00	\$ 64,100.00
85	11-06-101-022	0.4669	HOCHREITER, WILLIAM JR.	2473 E GRAND RIVER	201	Commercial-Improved	\$ 142,400.00	\$ 142,400.00	\$	\$
86	11-06-101-032	0.5546	CLEVINGER PAMELA J	161 \163 MAPLECREST	401	Residential-Improved	\$ 73,200.00	\$ 69,057.00	\$ 73,200.00	\$ 72,500.00
87	11-06-101-033	0.2822	NIBLOCK WARREN & KIMBERLY	0 MAPLECREST	201	Commercial-Improved	\$ 26,300.00	\$ 15,242.00	\$	\$
88	11-06-101-034	1.745	HOWELL-WAL LLC	2321 E GRAND RIVER	201	Commercial-Improved	\$ 713,200.00	\$ 711,606.00	\$ 713,200.00	\$ 707,700.00
89	11-06-101-035	2.0405	MILETO TRUST	2375 E GRAND RIVER	201	Commercial-Improved	\$ 562,600.00	\$ 412,401.00	\$	\$
90	11-06-200-007	1.0153	3075 BUILDING GROUP LLC	3075 E GRAND RIVER	201	Commercial-Improved	\$ 282,700.00	\$ 271,483.00	\$ 282,700.00	\$ 278,400.00
91	11-06-200-008	8.4384	LOG FEDERAL CREDIT UNION	3020 E GRAND RIVER	201	Commercial-Improved	\$ 764,900.00	\$ 659,503.00	\$	\$
92	11-06-200-009	0.5262	QUIGLEY MILDRED M TRUST	3052 ATWOOD DR	401	Residential Improved	\$ 47,100.00	\$ 43,561.00	\$	\$
93	11-06-200-010	0.6672	DOUGLAS, JOHN & SHANNON	2930 ATWOOD DR	401	Residential-Improved	\$ 79,400.00	\$ 71,948.00	\$	\$
94	11-06-200-011	2.9838	HOWELL ELKS LODGE #2168	2830 E GRAND RIVER	201	Commercial-Improved	\$ 433,100.00	\$ 267,479.00	\$ 433,100.00	\$ 429,400.00
95	11-06-200-020	0.4272	DEMEUSE, DEANNE	2629 E GRAND RIVER	20	Commercial-Improved	\$ 95,100.00	\$ 95,100.00	\$	\$
96	11-06-200-023	0.5316	PIETILA, ERNEST	2549 E GRAND RIVER	201	Commercial-Improved	\$ 127,700.00	\$ 126,785.00	\$ 127,700.00	\$ 126,300.00
97	11-06-200-024	0.2248	WELKER PROPERTIES-HOWELL GR, LLC	2426 E GRAND RIVER	201	Commercial-Improved	\$ 103,500.00	\$ 98,808.00	\$	\$
98	11-06-200-025	0.4928	AKIN EDWARD	2418 E GRAND RIVER	201	Commercial-Improved	\$ 255,400.00	\$ 245,676.00	\$ 255,400.00	\$ 252,200.00
99	11-06-200-026	0.5657	WELKER PROPERTIES-HOWELL LLC	51 CHILSON RD	201	Commercial-Improved	\$ 205,000.00	\$ 196,851.00	\$	\$
100	11-06-200-043	1.0101	OLLIGSCHLAGER, RAINER C. & K	2964 ATWOOD DR	401	Residential-Improved	\$ 65,800.00	\$ 63,483.00	\$ 65,800.00	\$ 65,700.00
101	11-06-200-046	0.7722	WILKINSON, RICHARD	3026 ATWOOD DR	401	Residential-Improved	\$ 74,900.00	\$ 68,747.00	\$	\$
102	11-06-200-047	0.765	DUBUC, PAUL	3000 ATWOOD DR	401	Residential-Improved	\$ 57,900.00	\$ 53,986.00	\$ 57,900.00	\$ 57,300.00
103	11-06-200-056	1.3773	J & B PIZZA LLC	2860 E GRAND RIVER	201	Commercial-Improved	\$ 179,300.00	\$ 179,300.00	\$	\$
104	11-06-200-068	1.6834	KALAMBAKA PROPERTIES, LLC	2765 E GRAND RIVER	202	Commercial-Vacant	\$ 152,400.00	\$ 152,400.00	\$ 152,400.00	\$ 152,400.00

#	Parcel ID No.	Acreage	Owner Name	Property Address	Class	Class Description	Assessed Value	Taxable Value	Equalized Value	Tentative Value
105	11-06-200-069	2.5779	MANAGEMENT RESOURCES DEV.	2837 E GRAND RIVER	201	Commercial-Improved	\$ 472,900.00	\$ 200,153.00	\$ 472,900.00	\$ 468,800.00
106	11-06-200-077	1.4316	DISPLAYMAX, INC.	2829 E GRAND RIVER	201	Commercial-Improved	\$ 200,000.00	\$ 198,424.00	\$ 200,000.00	\$ 198,900.00
107	11-06-200-080	0.9326	ROOT, RONALD & MARLENE	2895 E GRAND RIVER	401	Residential-Improved	\$ 60,100.00	\$ 35,588.00	\$ 60,100.00	\$ 59,400.00
108	11-06-200-086	1.2821	LEO SOAVE BUILDING INC. LLC	2607 E GRAND RIVER	202	Commercial-Vacant	\$ 105,800.00	\$ 105,800.00	\$ 105,800.00	\$ 105,800.00
109	11-06-200-093	18.673	JOHN HANCOCK REAL ESTATE	2812 ONTARIO CT	201	Commercial-Improved	\$ 3,790,200.00	\$ 3,052,807.00	\$ 3,790,200.00	\$ 3,790,200.00
110	11-06-200-101	4.3686	EMERALD DEV CORP	0 E GRAND RIVER	202	Commercial-Vacant	\$ 227,900.00	\$ 227,900.00	\$ 227,900.00	\$ 227,900.00
111	11-06-200-104	1.0027	PROFESSIONAL ENGINEERING ASSOC	2900 E GRAND RIVER	201	Commercial-Improved	\$ 207,400.00	\$ 164,541.00	\$ 207,400.00	\$ 207,100.00
112	11-06-200-105	3.1621	PROFESSIONAL ENGINEERING ASSOC. INC	0 E GRAND RIVER	202	Commercial-Vacant	\$ 66,800.00	\$ 66,800.00	\$ 66,800.00	\$ 66,800.00
113	11-06-200-106	1.1567	MATOSSIAN PROPERTIES LLC	2905 E GRAND RIVER	201	Commercial-Improved	\$ 246,900.00	\$ 245,367.00	\$ 246,900.00	\$ 245,000.00
114	11-06-200-107	0.9722	MATOSSIAN PROPERTIES LLC	0 E GRAND RIVER	202	Commercial-Vacant	\$ 39,200.00	\$ 39,200.00	\$ 39,200.00	\$ 39,200.00
115	11-06-200-109	1.9378	COLE AA HOWELL MI, LLC	2797 E GRAND RIVER	201	Commercial-Improved	\$ 386,000.00	\$ 313,334.00	\$ 386,000.00	\$ 380,200.00
116	11-06-201-001	0.3989	TANGEMAN DAVID & KRISTIN	180 MEADOWVIEW	401	Residential-Improved	\$ 83,800.00	\$ 65,857.00	\$ 83,800.00	\$ 82,800.00
117	11-06-201-059	0.8321	MILU, HOWARD R. & JUDITH S.	175 EASTDALE	401	Residential-Improved	\$ 72,900.00	\$ 60,386.00	\$ 72,900.00	\$ 72,200.00
118	11-06-201-060	0.4079	KUHN DAVID & JULIE ANN	179 EASTDALE	401	Residential-Improved	\$ 65,700.00	\$ 53,986.00	\$ 65,700.00	\$ 64,900.00
119	11-06-201-061	0.3443	O'KOPSKI, JACK & DARLENE	185 EASTDALE	401	Residential-Improved	\$ 60,200.00	\$ 49,548.00	\$ 60,200.00	\$ 59,400.00
120	11-06-201-062	0.3527	GROSS TRUST	195 EASTDALE	401	Residential-Improved	\$ 66,200.00	\$ 58,838.00	\$ 66,200.00	\$ 66,200.00
121	11-06-300-005	14.111	WALTON, CAROL ANN	1175 LUCY RD	402	Residential-Vacant	\$ 61,800.00	\$ 40,736.00	\$ 61,800.00	\$ 61,800.00
122	11-06-300-013	2.8134	SRL HOLDING LLC	0 LUCY RD	302	Industrial-Vacant	\$ 5,600.00	\$ 5,600.00	\$ 5,600.00	\$ 5,600.00
123	11-06-400-006	4.955	LOCKWOOD GROUP, THE	0 E GRAND RIVER	705	Exempt Other Real Prop	\$ -	\$ -	\$ -	\$ -
124	11-06-400-014	6.5147	LAKESHORE VILLAGE LDHA, LP	2812 ONTARIO CT	201	Commercial-Improved	\$ 2,256,100.00	\$ 1,633,215.00	\$ 2,256,100.00	\$ 2,256,100.00
125	11-06-400-015	27.479	BAYFIELD OF HOWELL INC	0 CHILSON RD	202	Commercial-Vacant	\$ 62,600.00	\$ 62,600.00	\$ 62,600.00	\$ 62,600.00
126	11-06-400-020	75.9894	NORDIC REALTY L.L.C.	0 CHILSON RD - WEST OF	402	Residential-Vacant	\$ 361,800.00	\$ 44,692.00	\$ 361,800.00	\$ 361,800.00
127	11-07-100-031	9.2754	LOMREE INC.	1020 CHILSON RD	401	Residential-Improved	\$ 123,400.00	\$ 55,337.00	\$ 123,400.00	\$ 122,300.00
128	11-07-200-040	2.0225	LOMREE INC.	1041 CHILSON RD	402	Residential-Vacant	\$ 27,700.00	\$ 25,532.00	\$ 27,700.00	\$ 27,700.00
129	11-07-200-048	28.3179	NORDIC REALTY	0 VACANT	402	Residential-Vacant	\$ 148,700.00	\$ 33,207.00	\$ 148,700.00	\$ 148,700.00
130	11-08-100-009	11.0134	10-20 INVESTMENTS & LEASING	3080 TODDIEM DR	301	Industrial-Improved	\$ 373,800.00	\$ 298,820.00	\$ 373,800.00	\$ 373,200.00
131	11-08-100-019	5.9407	UNKNOWN		0 705	Exempt Other Real Prop	\$ -	\$ -	\$ -	\$ -
132	11-08-100-020	8.577	MDOT		0 702	Exempt State Property	\$ -	\$ -	\$ -	\$ -
133	11-08-100-027	2.4227	NORDIC REALTY	0 VACANT	402	Residential-Vacant	\$ 31,800.00	\$ 1,006.00	\$ 31,800.00	\$ 31,800.00
134	11-08-200-004	28.379	LIVINGSTON COUNTY ROAD COMMISSION	3535 GRAND OAKS DR	703	Exempt-Cty,City,Twp,Vill	\$ -	\$ -	\$ -	\$ -
135	11-08-200-007	10.5465	HUNTER DEVELOPMENT	3655 GRAND OAKS DR	301	Industrial-Improved	\$ 273,200.00	\$ 273,200.00	\$ 273,200.00	\$ 271,800.00
136	11-08-200-010	2.7691	LIVINGSTON COUNTY ROAD COMMISSION	0 E GRAND RIVER	703	Exempt-Cty,City,Twp,Vill	\$ -	\$ -	\$ -	\$ -
137	11-08-200-011	13.6414	MICHIGAN DEPARTMENT OF TRANSPORTATI	0 E GRAND RIVER	702	Exempt State Property	\$ -	\$ -	\$ -	\$ -
138	11-08-200-012	10.6255	RLG HOWELL LLC/GCG HOWELL LLC	0 E GRAND RIVER	202	Commercial-Vacant	\$ 1,146,700.00	\$ 160,154.00	\$ 1,146,700.00	\$ 1,146,700.00
139	11-08-201-001	1.9941	PATTERSON, BLYTHE & ALAN	1258 FENDT DR	301	Industrial-Improved	\$ 288,400.00	\$ 222,820.00	\$ 288,400.00	\$ 285,000.00
140	11-08-201-005	1.9992	L & H REALTY ENTERPRISES LLC	1172 FENDT DR	301	Industrial-Improved	\$ 203,000.00	\$ 193,329.00	\$ 203,000.00	\$ 200,700.00
141	11-08-201-006	2	R & K ENTERPRISES OF HOWELL LLC	1167 FENDT DR	301	Industrial-Improved	\$ 356,800.00	\$ 315,311.00	\$ 356,800.00	\$ 352,600.00
142	11-08-201-007	2.0007	RHODES DON & SHIRLEY	1183 FENDT DR	302	Industrial-Vacant	\$ 41,400.00	\$ 30,237.00	\$ 41,400.00	\$ 41,400.00
143	11-08-201-008	2	BAYCREST, LLC	1201 FENDT DR	301	Industrial-Improved	\$ 370,000.00	\$ 300,267.00	\$ 370,000.00	\$ 361,100.00
144	11-08-201-009	2.0001	GREG LEBLANC HOLDINGS LLC	1225 FENDT DR	301	Industrial-Improved	\$ 244,600.00	\$ 225,463.00	\$ 244,600.00	\$ 241,700.00
145	11-08-201-010	2.0005	J.R. DEVELOPMENT, INC.	1247 FENDT DR	302	Industrial-Vacant	\$ 40,900.00	\$ 40,900.00	\$ 40,900.00	\$ 40,900.00
146	11-08-201-012	6.0043	BRIGGS & ALLISON HOWELL LLC	1212 FENDT DR	201	Commercial-Improved	\$ 750,000.00	\$ 709,309.00	\$ 750,000.00	\$ 740,900.00
147	11-08-400-004	4.7892	LATSON PARTNERS LLC	1908 S LATSON RD	401	Residential-Improved	\$ 90,800.00	\$ 86,812.00	\$ 90,800.00	\$ 90,100.00
148	11-08-400-006	5.1772	LATSON PARTNER LLC	1896 S LATSON RD	401	Residential-Improved	\$ 106,600.00	\$ 98,918.00	\$ 106,600.00	\$ 105,700.00
149	11-08-400-008	1.7241	MICH DEPT OF TRANSPORTATION	3990 BECK RD	702	Exempt State Property	\$ -	\$ -	\$ -	\$ -
150	11-08-400-009	1.104	MC DIARMID, GREGORY	1934 S LATSON RD	401	Residential-Improved	\$ 71,200.00	\$ 65,754.00	\$ 71,200.00	\$ 70,600.00
151	11-08-400-010	1.7478	BULLINGER, KEVIN M. & KIMBERLY R.	3953 CLOVER BEND CT	401	Residential-Improved	\$ 99,500.00	\$ 91,251.00	\$ 99,500.00	\$ 98,700.00
152	11-08-400-011	2.3472	RANKIN ALAN L & DAWN R LAW-	3875 CLOVER BEND CT	401	Residential-Improved	\$ 132,300.00	\$ 120,464.00	\$ 132,300.00	\$ 131,200.00
153	11-08-400-012	2.2872	LATSON PARTNERS, LLC	3799 CLOVER BEND CT	402	Residential-Vacant	\$ 27,400.00	\$ 27,400.00	\$ 27,400.00	\$ 27,400.00
154	11-08-400-013	1.8744	LATSON PARTNERS, LLC	3796 CLOVER BEND CT	402	Residential-Vacant	\$ 24,500.00	\$ 24,500.00	\$ 24,500.00	\$ 24,500.00
155	11-08-400-014	1.8744	LATSON PARTNERS LLC	3854 CLOVER BEND CT	402	Residential-Vacant	\$ 24,500.00	\$ 24,500.00	\$ 24,500.00	\$ 24,500.00
156	11-08-400-015	1.8744	LATSON PARTNERS LLC	3912 CLOVER BEND CT	402	Residential-Vacant	\$ 24,500.00	\$ 24,500.00	\$ 24,500.00	\$ 24,500.00

#	Parcel ID No.	Acreage	Owner Name	Property Address	Class	Class Description	Assessed Value	Taxable Value	Equalized Value	Tentative Value
157	11-08-400-016	1.8707	1990 LATSON, LLC	1990 S LATSON RD	401	Residential-Improved	\$ 42,300.00	\$ 42,300.00	\$	
158	11-08-400-020	18.8192	LATSON PARTNERS LLC	1882 S LATSON RD	101	AG-Improved	\$ 152,700.00	\$ 105,598.00	\$ 152,700.00	\$ 151,700.00
159	11-08-400-021	11.8928	MI DEPARTMENT OF TRANSPORTATION	0 BECK RD	703	Exempt-Cty,City,Twp,Vill	\$ -	\$ -	\$	
160	11-08-400-022	0.8765	MI DEPARTMENT OF TRANSPORTATION	0 BECK RD	703	Exempt-Cty,City,Twp,Vill	\$ -	\$ -	\$ -	\$ -
161	11-08-400-023	4.4836	LIVINGSTON COUNTY RD COMMISSION	0 BECK RD	703	Exempt-Cty,City,Twp,Vill	\$ -	\$ -	\$	
162	11-08-400-024	3.4675	LIVINGSTON COUNTY RD COMMISSION	0 BECK RD	703	Exempt-Cty,City,Twp,Vill	\$ -	\$ -	\$ -	\$ -
163	11-08-400-025	4.6474	LATSON, CHARLES G. & LOIS E.	0 BECK RD	102	AG-Vacant	\$ 42,500.00	\$ 6,144.00	\$	
164	11-08-400-026	79.8976	LATSON, CHARLES G. & LOIS E.	3684 BECK RD	101	AG-Improved	\$ 432,600.00	\$ 100,525.00	\$ 432,600.00	\$ 432,200.00
165	11-08-400-027	0.7925	MI DEPARTMENT OF TRANSPORTATION	3740 BECK RD	703	Exempt-Cty,City,Twp,Vill	\$ -	\$ -	\$	
166	11-08-400-028	0.2525	GENOA CHARTER TOWNSHIP	0 BECK RD	703	Exempt-Cty,City,Twp,Vill	\$ -	\$ -	\$ -	\$ -
167	11-08-400-029	0.6616	LIVINGSTON COUNTY ROAD COMMISSION	3740 BECK RD	703	Exempt-Cty,City,Twp,Vill	\$ -	\$ -	\$	
168	11-08-400-030	0.2997	GENOA CHARTER TOWNSHIP	0 BECK RD	703	Exempt-Cty,City,Twp,Vill	\$ -	\$ -	\$ -	\$ -
169	11-09-100-004	0.5019	RITZ, JAMES & PAMELA	1111 S LATSON RD	202	Commercial-Vacant	\$ 77,400.00	\$ 10,674.00	\$	
170	11-09-100-007	5.6794	CONSUMERS ENERGY	0 S LATSON RD-EAST OF	302	Industrial-Vacant	\$ 9,900.00	\$ 8,984.00	\$ 9,900.00	\$ 9,900.00
171	11-09-100-012	11.0906	ITC TRANSMISSION	0 S LATSON RD - EAST OF	302	Industrial-V cant	\$ 19,500.00	\$ 4,437.00	\$	
172	11-09-100-015	22.3974	D.A.V. LLC	4444 E GRAND RIVER	201	Commercial Improved	\$ 1,030,100.00	\$ 212,444.00	\$	
173	11-09-100-017	7.4909	GENOA PLACE APARTMENTS II LLC.	1165 S LATSON RD	201	Commercial-Improved	\$ 1,339,900.00	\$ 999,636.00	\$	
174	11-09-100-018	12.0607	GENOA PLACE APARTMENT II LLC	1165 S LATSON RD	201	Commercial-Improved	\$ 1,779,400.00	\$ 1,298,474.00	\$ 1,779,400.00	\$ 1,756,500.00
175	11-09-100-019	2.3669	1183 PARKWAY DRIVE LLC	1183 PARKWAY DR	201	Comm rcial-Improved	\$ 696,700.00	\$ 696,700.00	\$	
176	11-09-100-020	2.01	CHAPMAN, STEVEN A. & DIANE	0 PARKWAY DR	302	Industrial-Vacant	\$ 43,600.00	\$ 43,600.00	\$ 43,600.00	\$ 43,600.00
177	11-09-100-021	2.0503	THE LIVINGSTON RADIO CO.	1277 PARKWAY DR	201	Commercial-Improved	\$ 553,800.00	\$ 527,379.00	\$	
178	11-09-100-025	2.1387	FIRST NATIONAL BANK	4299 E GRAND RIVER	201	Commercial Improved	\$ 279,000.00	\$ 274,682.00	\$	
179	11-09-100-027	1.6664	DARA, LLC	4380 E GRAND RIVER	201	Commercial-Improved	\$ 548,200.00	\$ 529,360.00	\$	
180	11-09-100-032	2.2781	WESTBURY SHOPS LLC	4313 E GRAND RIVER	201	Commercial-Improved	\$ 937,400.00	\$ 746,014.00	\$ 937,400.00	\$ 929,600.00
181	11-09-100-033	2.074	TOMEI, DINO C	4433 E GRAND RIVER	201	Commercial-Improved	\$ 738,400.00	\$ 376,268.00	\$	
182	11-09-100-034	1.3608	LAKE TRUST CREDIT UNION	0 E GRAND RIVER	202	Commercial-Vacant	\$ 178,300.00	\$ 178,300.00	\$ 178,300.00	\$ 178,300.00
183	11-09-100-035	3.8018	CONCORD PROVISIONS LLC.	1315 PARKWAY DR	201	Commercial-Improved	\$ 202,500.00	\$ 202,500.0	\$	
184	11-09-100-036	14.6652	ST. JOHN PROVIDENCE HEALTH SYSTEM	0 S LATSON RD	702	Exempt State Property	\$ -	\$ -	\$ -	\$ -
185	11-09-100-037	6.2187	MICHIGAN DEPT. OF TRANSPORTATION	1201 S LATSON RD	703	Exempt-Cty,City,Twp,Vill	\$ -	\$ -	\$	
186	11-09-101-001	0.05	SAVANNAH AMGD LLC	4300 E GRAND RIVER	207	Commercial-Condominiums	\$ 205,300.00	\$ 203,708.00	\$ 205,300.00	\$ 201,500.00
187	11-09-101-002	0.0221	RICHARD CRANIUM LLC	4312 E GRAND RIVER	207	Commercial-Condominiums	\$ 88,200.00	\$ 87,477.00	\$	
188	11-09-101-003	0.0221	SAVANNAH OFFICE DEVELOPERS LLC	4324 E GRAND RIVER	207	Commercial-Condominiums	\$ 85,000.00	\$ 82,580.00	\$ 85,000.00	\$ 89,000.00
189	11-09-101-004	0.0221	HEMDEEP LLC	4330 E GRAND RIVER	207	Commercial-Condominiums	\$ 93,900.00	\$ 91,440.00	\$	
190	11-09-101-005	0.0221	SAVANNAH OFFICE DEVELOPERS LLC	4336 E GRAND RIVER	207	Commercial-Condominiums	\$ 118,800.00	\$ 118,364.00	\$ 118,800.00	\$ 116,900.00
191	11-09-101-006	0.0221	SAVANNAH OFFICE DEVELOPERS LLC	4348 E GRAND RIVER	207	Commercial-Condominiums	\$ 105,000.00	\$ 104,257.00	\$	
192	11-09-101-007	0.0221	SAVANNAH OFFICE DEVELOPERS LLC	4354 E GRAND RIVER	207	Commercial-Condominiums	\$ 72,000.00	\$ 70,502.00	\$ 72,000.00	\$ 74,500.00
193	11-09-101-008	0.0182	SAVANNAH OFFICE DEVELOPERS LLC	4306 E GRAND RIVER	207	Commercial-Condominiums	\$ 18,000.00	\$ 16,282.00	\$	
194	11-09-102-001	0.139	SAVANNAH WEST LLC	4218 E GRAND RIVER	207	Commercial-Condominiums	\$ 274,900.00	\$ 273,202.00	\$	
195	11-09-102-002	0.0743	SAVANNAH RETAIL, L.L.C.	4210 E GRAND RIVER	207	Commercial-Condominiums	\$ 156,200.00	\$ 123,748.00	\$ 156,200.00	\$ 154,800.00
196	11-09-102-003	0.045	SAVANNAH RETAIL, L.L.C.	4214 E GRAND RIVER	207	Commercial-Condominiums	\$ 108,900.00	\$ 86,664.00	\$ 108,900.00	\$ 107,900.00
197	11-09-102-004	0.0378	SAVANNAH RETAIL, L.L.C.	4230 E GRAND RIVER	207	Commercial-Condominiums	\$ 88,500.00	\$ 70,510.00	\$	
198	11-09-103-001	0.0675	SAVANNAH DEVELOPMENT LLC	4258 E GRAND RIVER	207	Commercial-Condominiums	\$ 125,200.00	\$ 125,200.00	\$ 125,200.00	\$ 122,700.00
199	11-09-103-002	0.1276	GLENNS SCHOOL OF DANCE LLC	4252 E GRAND RIVER	207	Commercial-Condominiums	\$ 130,700.00	\$ 130,700.00	\$ 130,700.00	\$ 128,600.00
200	11-09-103-003	0.0246	SAVANNAH DEVELOPMENT LLC	4286 E GRAND RIVER	207	Commercial-Condominiums	\$ 66,300.00	\$ 66,300.00	\$ 66,300.00	\$ 64,900.00
201	11-09-103-004	0.0278	SAVANNAH DEVELOPMENT LLC	4282 E GRAND RIVER	207	Commercial-Condominiums	\$ 68,100.00	\$ 68,100.00	\$	
202	11-09-103-005	0.0274	SAVANNAH DEVELOPMENT LLC	4278 E GRAND RIVER	207	Commercial-Condominiums	\$ 68,100.00	\$ 68,100.00	\$ 68,100.00	\$ 66,700.00
203	11-09-103-006	0.0263	SAVANNAH DEVELOPMENT LLC	4274 E GRAND RIVER	207	Commercial-Condominiums	\$ 66,300.00	\$ 66,300.00	\$	
204	11-09-103-007	0.0218	SAVANNAH DEVELOPMENT LLC	4270 E GRAND RIVER	207	Commercial-Condominiums	\$ 62,600.00	\$ 62,585.00	\$ 62,600.00	\$ 61,300.00
205	11-09-103-008	0.0402	SAVANNAH DEVELOPMENT LLC	4264 E GRAND RIVER	207	Commercial-Condominiums	\$ 98,100.00	\$ 98,100.00	\$	
206	11-09-200-005	0.7278	BMH REALTY LLC	4483 E GRAND RIVER	202	Commercial-Vacant	\$ 107,300.00	\$ 81,889.00	\$ 107,300.00	\$ 107,300.00
207	11-09-200-006	0.6754	COPP, EDWARD P.	4675 E GRAND RIVER	201	Commercial-Improved	\$ 112,100.00	\$ 112,100	\$	
208	11-09-200-007	0.3368	JH MIDWAY PARTY STORE, LLC	4689 E GRAND RIVER	201	Commercial-Improved	\$ 198,300.00	\$ 187,663.00	\$ 198,300.00	\$ 196,600.00

#	Parcel ID No.	Acreage	Owner Name	Property Address	Class	Class Description	Assessed Value	Taxable Value	Equalized Value	Tentative Value
261	11-17-200-004	39.3269	LATSON CHARLES G. & LOIS E.	0 BECK RD	102	AG-Va nt				
262	11-17-200-005	39.3727	LATSON, CHARLES G. & LOIS E.	0 BECK RD	102	AG-Vacant	\$ 210,000.00	\$ 45,771.00	\$ 210,000.00	\$ 210,000.00
263	11-06-200-060	1.0043	KUDERKO, HENRY T. & KATHERINE L.	2650 E GRAND RIVER	201	Commercial mproved				
264	11-06-200-061	4.1894	OVERTIME ENTERPRISES LC	2630 E GRAND RIVER	201	Commercial-Improved	\$ 661,400.00	\$ 661,400.00	\$ 661,400.00	\$ 651,800.00
265	11-06-200-066	0.4443	HULL, DENNIS R	0 E GRAND RIVER	201	Commercial mproved				
266	11-06-200-094	1.2952	AUTO ZONE INC. #2170	2440 E GRAND RIVER	201	Commercial mproved				
267	11-06-200-102	2.1877	TENPENNY DAWN LAURIAN TRUST	2700 E GRAND RIVER	201	Commercial mproved				
268	11-06-200-063	0.4208	NIXON CHAD R	2674 E GRAND RIVER	201	Commercial mproved	\$ 152,000.00	\$ 152,000.00	\$ 152,000.00	\$ 132,000.00
269	11-06-200-095	4.0444	NEWTOWNE CENTRE LLC.	2512 E GRAND RIVER	201	Commercial mproved				
270	11-06-201-063	1.0853	MEADOWVIEW/EAST GRAND RIVER LLC	2649 E GRAND RIVER	201	Commercial-Improved	\$ 374,500.00	\$ 371,754.00	\$ 374,500.00	\$ 369,100.00
271	11-06-200-100	1.4264	3075 BUILDING GROUP, LLC	3015 E GRAND RIVER	202	Commercial Vacant				
272	11-06-201-075	0.0912	ROBINSON JASON	2709 E GRAND RIVER	201	Commercial-Improved	\$ 88,600.00	\$ 88,600.00	\$ 88,600.00	\$ 87,300.00
273	11-06-201-065	0.11	OLSON, GARY & ROSEANNE	2707 E GRAND RIVER	201	Commercial mproved				
274	11-06-201-064	0.5724	J.J. JINKLEHEIMER & CO., INC.	2705 E GRAND RIVER	201	Commercial-Improved	\$ 214,200.00	\$ 154,342.00	\$ 214,200.00	\$ 211,700.00
275	11-06-201-076	0.3916	KALAMBAKA PROPERTIES, LLC	2765 E GRAND RIVER	201	Commercial mproved				
276	11-06-201-073	0.422	DEER COUNTRY HOLDINGS, LLC	2745 E GRAND RIVER	201	Commercial-Improved	\$ 197,800.00	\$ 197,800.00	\$ 197,800.00	\$ 195,800.00
277	11-06-201-072	0.3434	E.N.S. PROPERTIES, INC.	2739 E GRAND RIVER	201	Commercial mproved				\$
278	11-06-201-069	0.1763	DJAJ HOLDINGS LLC	2729 E THRU 2731 GRAND RIVER	201	Commercial-Improved	\$ 122,500.00	\$ 122,123.00	\$ 122,500.00	\$ 120,900.00
279	11-06-201-070	0.3	JAMROS, MICHAEL R.	2727 E GRAND RIVER	201	Commercial mproved				
280	11-06-201-071	0.1868	DANCEY DANIEL & DIERDRE	2723 E GRAND RIVER	201	Commercial-Improved	\$ 76,600.00	\$ 76,600.00	\$ 76,600.00	\$ 76,600.00
281	11-06-201-066	0.3392	PHILLIPS-JOHNSON PROPERTIES LLC	2719 E GRAND RIVER	201	Commercial proved				
282	11-06-200-082	0.9616	SUTTON JAMES D.	2915 E GRAND RIVER	401	Residential-Improved	\$ 68,200.00	\$ 49,671.00	\$ 68,200.00	\$ 63,500.00
283	11-06-200-113	11.297	SRM ASSOCIATES LLC	2798 E GRAND RIVER	201	Commercial mproved				
284	11-08-200-014	1.7688	GENOA PROPERTY HOLDINGS LLC	3990 GRAND OAKS DR	202	Commercial-Vacant	\$ 259,900.00	\$ 259,900.00	\$ 259,900.00	\$ 259,900.00
285	11-08-200-015	7.0937	RLG HOWELL LLC/GCG HOWELL LLC		0 202	Commerci Vacant				
286	11-04-400-014	26.7925	HEALY HOMES OF SUMMERFIELD		0 402	Residential-Vacant	\$ 137,400.00	\$ 75,285.00	\$ 137,400.00	\$ 137,400.00
287	11-05-300-001	0.7725	POPOVSKI, TOMISLAV	3560 E GRAND RIVER	201	Commercial proved				
288	11-05-300-006	2.8609	LULA LLC	3555 E GRAND RIVER	201	Commercial-Improved	\$ 451,400.00	\$ 451,400.00	\$ 451,400.00	\$ 449,000.00
289	11-05-300-045	2.7002	CONSUMERS ENERGY COMPANY	0 GRAND OAKS DR	302	Industrial				
290	11-05-301-001	2.798	A.T.T.G., L.L.C.	3500 E GRAND RIVER	201	Commercial-Improved	\$ 339,300.00	\$ 275,733.00	\$ 339,300.00	\$ 335,600.00
291	11-05-301-002	1.8333	FLEUR DE LYS APARTMENTS	887 GRAND OAKS DR	201	Commercial p				
292	11-05-301-003	0.9619	RSK COMPANIES LLC	895 GRAND OAKS DR	201	Commercial-Improved	\$ 174,100.00	\$ 173,939.00	\$ 174,100.00	\$ 171,700.00
293	11-05-301-004	2.2429	CLEARY UNIVERSITY	0 GRAND OAKS DR	704	Exempt Pub Sc				
294	11-05-302-005	1.5093	CLEARY UNIVERSITY	955 GRAND OAKS DR	709	Exempt Non Profit Educa	\$ -	\$ -	\$ -	\$ -
295	11-05-302-009	1.5051	KIEFER INVESTMENT	1105 GRAND OAKS DR	301	Industrial mp				
296	11-05-302-010	1.5255	KIEFER INVESTMENTS	1125 GRAND OAKS DR	301	Industrial-Improved	\$ 149,700.00	\$ 143,649.00	\$ 149,700.00	\$ 148,100.00
297	11-05-302-011	2.5372	CLEARY UNIVERSITY	955 GRAND OAKS DR	709	Exempt Non				
298	11-05-302-012	1.6574	MCM PROPERTIES, LLC	1085 GRAND OAKS DR	201	Commercial-Improved	\$ 136,800.00	\$ 136,800.00	\$ 136,800.00	\$ 135,200.00
299	11-08-100-003	10.0303	PRECISION STAMPING CO. INC.	1244 GRAND OAKS DR	301	Industrial m				
300	11-08-100-011	20.0695	MICHIGAN ROD PRODUCTS, INC.	1326 GRAND OAKS DR	301	Industrial-Improved	\$ 2,468,700.00	\$ 2,416,931.00	\$ 2,468,700.00	\$ 2,440,000.00
301	11-08-100-012	7.6837	ITC TRANSMISSION	0 CHILSON RD	302	Industrial				
302	11-08-100-024	4.8978	PRECISION STAMPING CO., INC.	0 GRAND OAKS DR	302	Industrial-Vacant	\$ 20,500.00	\$ 20,320.00	\$ 20,500.00	\$ 20,500.00
303	11-08-101-006	1.5194	GRAND OAKS FAW LLC	0 GRAND OAKS DR	302	Industrial				
304	11-08-101-007	1.5223	KEB OUTDOORS, LLC	1323 GRAND OAKS DR	301	Industrial-Improved	\$ 125,300.00	\$ 125,300.00	\$ 125,300.00	\$ 123,600.00
305	11-08-101-008	1.5252	HALL JAMES & SHEILA LTS 9.3	1349 GRAND OAKS DR	301	Industrial mp				
306	11-08-101-009	1.528	AMERITECH MICH./MICH. BELL TEL. CO.	1391 GRAND OAKS DR	705	Exempt Other Real Prop	\$ -	\$ -	\$ -	\$ -
307	11-08-101-010	1.5309	AMERITECH MICH./MICH. BELL TEL. CO.		0 705	Exempt Oth r Re				
308	11-08-101-014	4.5239	HIGHLAND ENGINEERING, INC.	1153 GRAND OAKS DR	301	Industrial-Improved	\$ 515,700.00	\$ 515,700.00	\$ 515,700.00	\$ 508,600.00
309	11-08-101-015	3.0303	TADBAD, LLC	1265 GRAND OAKS DR	301	Industrial pr				
310	11-05-300-004	2.4837	PETERSON ROBERT J	3429 E GRAND RIVER	201	Commercial-Improved	\$ 319,500.00	\$ 167,310.00	\$ 319,500.00	\$ 317,500.00
311	11-05-300-012	10.0301	CONSUMERS ENERGY COMPANY	1000 GRAND OAKS DR	302	Industrial ac				
312	11-05-300-018	1.3573	EAST GRAND RIVER LLC	3477 E GRAND RIVER	201	Commercial-Improved	\$ 537,600.00	\$ 531,571.00	\$ 537,600.00	\$ 529,400.00

#	Parcel ID No.	Acreage	Owner Name	Property Address	Class	Class Description	Assessed Value	Taxable Value	Equalized Value	Tentative Value
313	11-05-300-024	1.6971	HALLE PROPERTIES, L.L.C.	3480 E GRAND RIVER	201	Commercial-Improved	\$ 533,100.00	\$ 533,100.00	\$ 533,100.00	\$ 528,600.00
314	11-05-300-026	1.341	BANK OF AMERICA CORPORATION	3400 E GRAND RIVER	201	Commercial-Improved	\$ 700,100.00	\$ 679,636.00	\$ 700,100.00	\$ 693,200.00
315	11-05-300-027	15.0968	HD DEVELOPMENT OF MARYLAND, INC.	3330 E GRAND RIVER	201	Commercial-Improved	\$ 2,867,800.00	\$ 2,243,163.00	\$ 2,867,800.00	\$ 2,844,100.00
316	11-05-300-041	1.5443	READER, DAVID & SALLY JO	3399 E GRAND RIVER	201	Commercial-Improved	\$ 801,900.00	\$ 669,612.00	\$ 801,900.00	\$ 801,900.00
317	11-05-300-043	2.7828	OVIDON REAL ESTATE LLC	1100 GRAND OAKS DR	301	Industrial-Improved	\$ 234,800.00	\$ 158,553.00	\$ 234,800.00	\$ 231,400.00
318	11-05-300-044	3.0084	CONSUMERS ENERGY COMPANY	1000 GRAND OAKS DR	301	Industrial-Improved	\$ 742,300.00	\$ 739,648.00	\$ 742,300.00	\$ 726,800.00
319	11-05-300-048	10.0799	LIVINGSTON COUNTY HOCKEY ASSOCIATIO	970 GRAND OAKS DR	201	Commercial-Improved	\$ 598,400.00	\$ 597,611.00	\$ 598,400.00	\$ 575,100.00
320	11-05-300-051	20.4314	DECHRIS LIMITED PARTNERSHIP	830 GRAND OAKS DR	201	Commercial-Improved	\$ 828,500.00	\$ 687,385.00	\$ 828,500.00	\$ 817,300.00
321	11-08-100-010	10.0945	D C REAL PROPERTIES LLC	1480 GRAND OAKS DR	301	Industrial-Improved	\$ 271,800.00	\$ 271,800.00	\$ 271,800.00	\$ 270,400.00
322	11-08-100-023	7.1144	OVIDON REAL ESTATE II LLC	1200 GRAND OAKS DR	301	Industrial-Improved	\$ 728,500.00	\$ 665,399.00	\$ 728,500.00	\$ 718,300.00
323	11-08-101-011	2.0151	GREAT LAKES INV., LLC	1443 GRAND OAKS DR	301	Industrial-Improved	\$ 276,400.00	\$ 275,437.00	\$ 276,400.00	\$ 272,100.00
324	11-08-101-012	1.9093	BEST STORAGE - HOWELL	1481 GRAND OAKS DR	201	Commercial-Improved	\$ 230,700.00	\$ 230,700.00	\$ 230,700.00	\$ 230,700.00
325	11-08-200-006	7.5731	ITC TRANSMISSION	0 GRAND OAKS CORRIDOR	302	Industrlal-Vacant	\$ 12,900.00	\$ 11,627.00	\$ 12,900.00	\$ 12,900.00
TOTALS:		1656.5725					\$ 120,029,900.00	\$ 101,245,853.00	\$ 120,029,900.00	\$ 117,121,500.00



2911 Dorr Road
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March 8, 2016

Gary Childs, Chair
Livingston County Parks and Open Space Advisory Committee
304 E. Grand River Ave.
Howell, MI 48843

Dear Gary,

This letter is to inform you that the Genoa Charter Township Board of Trustees have committed up to \$3,000 in funds to be applied to the 25% Livingston County match for a 2016 Michigan Department of Natural Resources Trust Fund grant. The Board committed the funds for the Fillmore County Park grant during the March 7, 2016 meeting. Please see the attached minutes.

Please contact me if you require anything further regarding Fillmore County Park. Thank you for your efforts on this recreational opportunity that will greatly benefit the residents of Livingston County. We are pleased to be able to collaborate with the County on the mutually-beneficial endeavor.

Sincerely,

Michael C. Archinal
Township Manager

CC: Kathleen Kline Hudson; Genoa Township Board

SUPERVISOR

Gary T. McCririe

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

H. James Mortensen

Jean W. Ledford

Todd W. Smith

Linda Rowell

MANAGER

Michael C. Archinal



925 W. Grand River Ave
Howell, Michigan 48843
517.546.0693
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www.howellrecreation.org

"Communities coming together to enrich lives by promoting active and healthy lifestyles"

To: Gary McCrie – Genoa Charter Township Board of Trustees
From: Paul Rogers – Executive Director – Howell Area Parks & Recreation Authority
Subject: Howell Area Parks & Recreation Authority Millage
Date: February 29, 2016

Over the past year the Howell Area Parks & Recreation Authority Board of Trustees have been discussing the possibility of asking for a Recreation Millage within the Authority area for the purposes of providing a stable funding mechanism for the Authority's operating expenses and capital improvements.

To that end at the Authority Board meeting on Tuesday, 2.16.16, the Board of Trustees approved the following ballot language:

Shall the limitation on the amount of taxes which may be levied against all property in the City of Howell, Howell Township, Marion Township, Genoa Township, and Oceola Township which are contained in the Howell Public School District, be increased by 0.75 mills (\$0.75 per \$1,000 of taxable value) for five (5) years, for the period of January 2017 through January 2022 inclusive, as a new millage for the purpose of funding the operation of and capital equipment, facilities, and improvements for the Howell Area Parks and Recreation Authority as authorized by the Recreational Authorities Act 321 of 2000? If approved and levied the new millage is estimated that 0.75 mil will raise approximately \$1,552,309.50 when first levied in 2017.

The Board of Trustees also approved placing the millage question on the August 2, 2016 ballot subject to approval by all Participating Members of the Howell Area Parks & Recreation Authority.

We are in the process of developing our plans and actions for the millage campaign, which includes a new facility to meet the demands of the community. The location of this facility is yet to be determined but the plan is to build in a convenient location near the major population growth areas of the Howell Public Schools district.

Thank you for your consideration and I will be at the Board meeting on March 7th to answer questions.

Sincerely,

Executive Director
Howell Area Parks & Recreation Authority