Southgate City Council Agenda

Council Chambers
14400 Dix-Toledo Rd., Southgate, Michigan 48195
Wednesday July 1, 2026

6:30pm Work Study Session

1. Officials Reports
2. Discussion of Agenda Items

7:00 pm Regular Meeting

Pledge of Allegiance

Roll Call: Ayres-Reiss, Gawlik, George, Graziani, Kuspa, Price, Rauch

Minutes:
1. Work Study Meeting Minutes dated June 17, 2026
2. Regular City Council Meeting Minutes dated June 17, 2026

Scheduled Persons in the Audience:

Consideration of Bids:

Scheduled Hearings:
1. Public Hearing for Former Aquinas High School Redevelopment Brownfield Plan

Communications "A"
1. Memo from Administrator; Re: Proposed Former Aquinas High School Redevelopment Brownfield Plan Page 5
2. Memo from Administrator; Re: Amendment No. 5 to GLWA Water Service Contract Page 49
3. Letter from Mayor; Re: Recommendation for Additional Concrete Work at the Southgate Tower Park project **(Waiver of Bid)** Page 66
4. Letter from Mayor; Re: Recommendation to Approve Contract Extension for 2027 Lead Water Service Line Replacement Program **(Waiver of Bid)** Page 71
5. Letter from Mayor; Re: Recommendation to Approve Fire Hose Testing **(Waiver of Bid)** Page 77
6. Memo from Administrator; Re: Request for Public Hearing Required Prior to CDBG-DR Grant Close-Out Page 81
7. Letter from Mayor; Re: Recommendation to Commission of Public Art **(Waiver of Bid)** Page 83

Communications "B" – (Receive and File):
1. Michigan Library Association and City Administration Correspondence Page 91

Ordinances:

Old Business:
New Business:
Unscheduled Persons in the Audience:

Claims & Accounts: **Warrant #1548 $ $4,334,314.26**

Adjournment:

Janice M. Ferencz, City Clerk

City Council

Work Study Session

June 17, 2026

An Informal Meeting of the Council of the City of Southgate was held on June 17, 2026 at 6:30 P.M. and called to order by Council President Zoey Kuspa.

Present: Priscilla Ayres-Reiss, Edward Gawlik, Jr., Karen George, Christian Graziani, Zoey Kuspa, Adriene Price, Phil Rauch

Absent:

Also Present: Mayor Joseph G. Kuspa, City Attorney Edward Zelenak, City Administrator Daniel Marsh, Assistant City Administrator/Finance Director Doug Drysdale,, City Clerk Janice Ferencz, City Treasurer Chris Rollet, City Engineer John Miller, Police Chief Mark Mydlarz, Police Deputy Chief Brent Newsted, Fire Chief Justin Graves, DPS Director Phil Ferro, Building Director Tim Leach

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Discussed the following agenda items:

- SMART Municipal and Community Credit Program Agreement
- Subscriptions for Document Storage and Employee Training/Personnel Files Platforms
- Water Heater Replacements
- Budget Amendment #2026-03

This meeting ended at 6:49 p.m.

City of Southgate
Regular City Council Meeting
June 17, 2026

A Regular Meeting of the Council of the City of Southgate was held on Wednesday, June 17, 2026 in the Southgate City Hall Council Chambers and was called to order at 7:00 PM by Council President Zoey Kuspa.

This meeting began with the Pledge of Allegiance.

Present: Priscilla Ayres-Reiss, Edward Gawlik, Jr., Karen George, Christian Graziani, Zoey Kuspa, Adriene Price, Phil Rauch
Absent:

Also Present: Mayor Joseph G. Kuspa, City Attorney Edward Zelenak, City Administrator Daniel Marsh, Assistant City Administrator/Finance Director Doug Drysdale, City Clerk Janice Ferencz, City Treasurer Chris Rollet, City Engineer John Miller, Police Chief Mark Mydlarz, Police Deputy Chief Brent Newsted, Fire Chief Justin Graves, DPS Director Phil Ferro, Building Director Tim Leach

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Minutes:

Moved by George, supported Rauch, RESOLVED, that the minutes of the City Council Work Study Session dated June 3, 2026 be approved as presented. Motion carried unanimously.

Moved by Ayres-Reiss, supported by Price, RESOLVED, that the minutes of the Regular City Council Meeting dated June 3, 2026 be approved as presented. Motion carried unanimously.

Communications "A":

1. Memo from Laura Walsh; Re: SMART Municipal and Community Credit Program Agreement moved by Gawlik, supported by George, THAT the Southgate City Council approve the attached contract with SMART Municipal and Community Credit Program Agreement and authorize Laura Walsh to sign on behalf of the city. Motion carried unanimously.

2. Letter from Mayor; Re: Renewal of Subscriptions for Document Storage and Employee Training/Personnel Files Platforms moved by Rauch, supported by Price, THAT the Southgate City Council approve renewal of subscriptions for the document storage and employee training/personnel files platforms with PowerDMS, for a term of three years beginning July 6, 2026 through July 5, 2029, in the amounts of $13,309.90, $14,011.46 and $14,713.03 for Years 1, 2 and 3, respectively. Motion carried unanimously.

3. Letter from Mayor; Re: Approve Proposals for Water Heater Replacements moved by George, supported by Ayres-Reiss, THAT the Southgate City Council approve proposals from Quint Plumbing & Heating, Inc. for the replacement of water heaters at the Police Department and 28th District Court buildings in the amounts of $6,299.21 and $6,510.71, respectively. Motion carried unanimously.

4. Memo from ACA/Finance Dir.; Re: Approve Budget Amendment #2026-03 moved by Ayres-Reiss, supported by Gawlik, THAT the Southgate City Council approve proposal Budget Amendment #2026-03 as detailed on the attached report. Motion carried unanimously.

Claims and Accounts:

Moved by Rauch, supported by George, RESOLVED, that Claims and Accounts be paid as outlined on Warrant #1547 for $1,444,189.55. Motion carried unanimously.

Adjournment:

Moved by Ayres-Reiss, supported by Gawlik, RESOLVED THAT this Regular Meeting of the Southgate City Council be adjourned at 7:17 P.M. Motion carried unanimously.

Zoey Kuspa
Council President

Janice M. Ferencz
City Clerk

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

CHRISTOPHER P. ROLLET
Treasurer

- CITY COUNCIL -

ZOEY KUSPA
Council President
CHRISTIAN GRAZIANI
KAREN E. GEORGE
PRISCILLA AYRES-REISS
PHILLIP J. RAUCH
ADRIENE PRICE
ED GAWLIK JR.

City of Southgate

Memorandum

To: Honorable City Council Members

From: Dan Marsh, City Administrator

Date: June 24, 2026

Re: Proposed Former Aquinas High School Redevelopment Brownfield Plan

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The Administration recommends that the Council concur with the Brownfield Redevelopment Authority board, and approve the Former Aquinas High School Redevelopment Brownfield Plan. This proposed plan was duly published and notice was sent to all affected taxing jurisdictions as required by the public act.

Proposed Motion: *to approve the attached resolution adopting the proposed Former Aquinas High School Redevelopment Brownfield Plan.*

Resolution Adopting Brownfield Plan

CITY OF SOUTHGATE RESOLUTION APPROVING A BROWNFIELD PLAN FOR THE FORMER AQUINAS HIGH SCHOOL REDEVELOPMENT BROWNFIELD PLAN PURSUANT TO AND IN ACCORDANCE WITH THE PROVISIONS OF ACT 381 OF THE PUBLIC ACTS OF THE STATE OF MICHIGAN OF 1996, AS AMENDED

At a regular meeting of the City Council of the City of Southgate, Wayne County, Michigan, held in the Council Chambers of said City on the 1st day of July, 2026 at 7:00p.m.

WHEREAS, the Brownfield Redevelopment Authority (the "Authority") of the City of Southgate, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the "Act"), has prepared and recommended for approval by the Southgate City Council a Brownfield Plan (the "Plan") pursuant to and in accordance with Section 13 of the Act; and

WHEREAS, the Authority has, at least ten (10) days before the meeting of the Southgate City Council at which this resolution has been considered, provided notice to and fully informed all taxing jurisdictions (the "Taxing Jurisdictions") which are affected by the Financing Plan about the fiscal and economic implications of the proposed Financing Plan, and the Southgate City Council has previously provided to the Taxing Jurisdictions a reasonable opportunity to express their views and recommendations regarding the Financing Plan in accordance with Sections 14(4) and (5) of the Act; and

WHEREAS, the Southgate City Council has made the following determinations and findings:

A. The Plan constitutes a public purpose under the Act;

B. The Plan meets the requirements for a Brownfield Plan set forth in Section 13 of the Act;

C. The proposed method of financing the eligible activities, as described in the Plan, is feasible and the Authority has the ability to arrange the financing;

D. The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act;

E. The amount of captured taxable value estimated to result from the adoption of the Plan is reasonable; and

WHEREAS, as a result of its review of the Plan and upon consideration of the views and recommendations of the Taxing Jurisdictions, the Southgate City Council wishes to approve the Plan.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. **Plan Approved.** Pursuant to the authority vested in the Southgate City Council by the Act, and pursuant to and in accordance with the provisions of Section 14 of the Act, the Plan is hereby approved in the form attached as Exhibit "A" to this Resolution.

2. **Severability**. Should any section, clause or phrase of this Resolution be declared by the Courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part declared to be invalid.

3. **Repeals**. All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

Brownfield Redevelopment Authority
Special Meeting Minutes
May 20, 2026

Roll Call:
Present: Galanis, Moran, Oben, Oliver, Szatmari
Absent: Casanova, DiCarlo, Laskaris, Leonard

Also Present: Dan Marsh, City Administrator; Adriene Price, City Council Liaison; Jacob Bacall, Bacall Development/Applicant; Sara Jo Shipley, Pinchin/Project Manager

Meeting was called to order by acting Chairman Moran at 5:00pm.

Approval of Minutes
Motion by Galanis to approve meeting minutes dated November 19, 2025. Supported by Oben. Motion carried unanimously.

Review of Former Aquinas High School Redevelopment

Dan Marsh introduced the project. Jacob Bacall and Sara Jo Shipley presented the proposed plan and took questions.

Motion by Oben to recommend approval to the Southgate City Council of the Brownfield Plan which indicates reimbursable costs rom the local taxing jurisdictions a maximum $4,020,000 submitted by Pinchin on behalf of Northline Property Group, LLC for the redevelopment of the former Aquinas High School Property, as presented, pursuant to the provisions of the Brownfield Redevelopment Financing Act, Public Act 3811 of 1996, as amended. Supported by Galanis. Motion carried unaimosuly.

Other Business:
None

Persons in the Audience:
None

Adjournment:
Oben made motion to adjourn, supported by Szatmari. Motion carried unanimously. Meeting adjourned at 5:55pm

DRAFT

Brownfield Plan

Former Aquinas High School Redevelopment
15601 Northline Road
Southgate, Wayne County, Michigan

Prepared for:

Northline Property Group, LLC
30407 West 13 Mile Road Farmington Hills, MI 48334

May 4, 2026

Pinchin File: R001.14719.001

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Issued to:	**Northline Property Group, LLC**
Issued on:	**May 4, 2026**
Pinchin File:	**R001.14719.001**
Issuing Office:	**Berkley, MI**
Primary Pinchin Contact:	**Sara Jo Shipley, Project Manager**
	sarajo.shipley@pinchin.com

Project Manager: Sara Jo Shipley
Project Manager

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PROJECT SUMMARY

Project Name:	Former Aquinas High School Redevelopment
Applicant/Developer:	Northline Property Group, LLC
Project Location:	The property is located at 15601 Northline Road, in Township three south (T. 3S), Range ten east (R 10E), Section 26, Southgate, Wayne County Michigan 48195.
Type of Eligible Property:	The property is determined to be "Functionally Obsolete" and is "Housing Property".
Eligible Activities:	Work Plan Exempt Activities, Asbestos Containing Materials (ACM) Activities, Demolition, Housing Development Activities including Site Preparation and Infrastructure, and Preparation and Implementation of a Brownfield Plan and Act 381 Work Plan.
Developer Reimbursable Costs:	$6,523,178 (includes eligible activities, 3.5% simple interest, and 15% contingency)
LBRF Reimbursement	$1,975,762
Length of Developer Reimbursement:	Estimated 14 Years from start of capture, not to exceed 20
Project Overview:	This project involves the demolition of a vacant school building with a total area of approximately 201,020 square feet. The redevelopment includes five multi-family townhome-style buildings totaling approximately +/- 119,250 square feet, providing approximately 100 two-bedroom townhome units and a future second phase with 48 additional townhome units. There will also be a self-storage facility consisting of eleven buildings with a total storage area of approximately 81,921 square feet. The project will preserve existing woodlands and wetlands, provide recreational amenities for the residential and nature pathways through the woodlands and wetland areas.
Estimated Capital Investment:	Approximately $30,000,000
Estimated Job Creation:	Approximately 30 to 40 temporary construction and six full-time jobs will be created.

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APPENDIX D Site Plans and Renderings
APPENDIX E Documentation of Eligibility

TABLES

TABLE 1 Eligible Activity Cost Schedule
TABLE 2 Tax Increment Revenue Capture Estimates
TABLE 3 Tax Increment Reimbursement Estimates

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I. INTRODUCTION AND PURPOSE

To promote the revitalization of environmentally distressed, historic, functionally obsolete, and blighted areas and promote housing development within the boundaries of the City of Southgate ("the City"). The City has established the Southgate Brownfield Redevelopment Authority (the "Authority") pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, as amended ("Act 381").

The primary purpose of this Brownfield Plan (this "Plan") is to promote the redevelopment of and private investment in certain "brownfield" properties within the City. Inclusion of property within this Plan will facilitate financing of environmental response and other eligible activities at eligible properties and will also provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as "brownfields." By facilitating redevelopment of brownfield properties, this Plan is intended to promote economic growth for the benefit of the residents of the City and all taxing units located within and benefited by the Authority

This Plan is intended to apply to the eligible property identified in this Plan and to identify and authorize the eligible activities to be reimbursed utilizing tax increment revenues. This Plan is intended to be a living document, which may be modified or amended in accordance with and as necessary to achieve the requirements and purposes of Act 381.

This Plan contains information required by Section 13(2) of Act 381, as amended. The applicable sections of Act 381 are noted throughout the Plan for reference purposes. All words or phrases not defined herein shall have the same meaning as such words and phrases included in Act 381.

I.a Property Description

The eligible property consists of one (1) legal parcel totaling approximately 38 acres with a street address of 15601 Northline Road, Southgate, Wayne County, Michigan. The parcel and all tangible private property located thereon will comprise the eligible property and is referred to herein as the "Property."

The Property is located on the Northline Road corridor, bounded by Northline Road to the north, Devoe Avenue and the Property line to the east, the Southgate Municipal Golf Course to the south, and the property line to the west. The Property is located at 15601 Northline Road, in Township three south (T3S), Range ten east (R10E), Section 26, Southgate, Wayne County Michigan 48195.

Individual parcel information is outlined below.

Property Address	Parcel ID Number	Approximate Acreage	Eligibility
15601 Northline Road	53-013-99-0001-703	38.00 acres	Functionally Obsolete and "Housing Property"

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I.b Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because it (a) was previously utilized for a public purpose; (b) is determined to be "functionally obsolete" as defined by Act 381; (c) a "housing property" on which at least one unit or more units of residential housing is proposed to be constructed rehabilitated, or otherwise designed to be used as a dwelling.

The Property's legal description is included in Appendix A and a map(s) showing the location of the Property is included in Appendix B.

Standard and other historical resources were able to document the northern and central portions of the subject property were developed for agricultural purposes prior to 1937. The southern portion has consisted of vacant land since at least 1937. Agricultural activities ceased in the northern portion and the current school building was constructed between 1966 and 1972. Agricultural activities ceased in the central portion and an outbuilding, and a convent apartment building were constructed in the northern-central portion between 1967 and 1972. Two athletic fields were constructed in the central portion between 1972 and 1987. The convent building and outbuilding were demolished in 2015. The school building was occupied by Aquinas High School from construction until 2000/2001, was occupied by a guidance center and/or various education programs between 2002 and approximately 2016 and has been vacant since approximately 2017. Additionally, Vincent Land Care, likely a lawn care/landscaping business, utilized a southwestern storage bay and adjacent parking area to store vehicles and equipment in at least 2015.

Additional information regarding the subject property's eligibility is included within section II.h and documentation of eligibility is included within Appendix E.

I.c Project Description

Northline Property Group, LLC or any affiliate, or such other developer as approved by the Authority, are collectively the project developer ("Developer").

The Developer, (an affiliate of Bacall Development), is a Farmington Hills based full-service development, property management, and leasing company founded in 1998. Bacall Development has been responsible for complete 'ground-up' developments of over thirty-five real estate projects in five states, which include Michigan, New York, Georgia, North Carolina, and South Carolina.

The Former Aquinas High School Redevelopment ("Project") includes demolition of the vacant school building and site improvements. The Project includes construction, along Northline, of commercial use(s) that are permitted in the zoning district and multi-family residential housing. The residential component is planned to consist of five market-rate multi-family apartment buildings totaling approximately +/-119,250

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square feet. Some units will be set aside as work force housing intended for households with incomes between $65,000 & $109,000. The self-storage component will include 81,921 square feet across eleven buildings, along with an office building. The Project will also preserve existing wetlands, incorporate a raised wooden pedestrian walkway, and establish direct pedestrian connections to surrounding recreational amenities including the dog park, municipal golf course and baseball field, arena, and library.

Asbestos and demolition activities are anticipated to begin in Fall 2026, followed by approximately three years of new construction for the 148 units of multi-family and self-storage. The self-storage facility is expected to be operational by Fall 2027, with the first phase residential slated for completion by Spring 2028. The Developer will invest an estimated $30 million in the Project, which is anticipated to generate approximately six new jobs upon completion.

The Project addresses regional housing needs by offering units at attainable rental rates and aligns with the public benefit objectives outlined in Act 381 and supports the goals of the Michigan Statewide Housing Plan:

> Goal 6.3 - Increase the quality of rental housing
>
> Goal 4.7 - Expand the use of equitable and holistic local planning and zoning practices to increase housing supply
>
> Goal 4.2 - Reduce and offset the cost of construction to increase supply while maintaining high standards of quality
>
> Goal 1.3 - Increase the amount of housing that is accessible, safe, and healthy regardless of age, disability, or family size across all neighborhoods and communities.

Absorption data

- The MSHDA data presents a renter vacancy rate of 0.1%. Market Conditions According to Household Growth and Housing Cost/Value identify the Southgate Market as a "Soft Market" and Other Market Indicators identify Southgate as "Low Strength and High Need (Type II)". Within the Housing Policy Toolbox, tax increment financing is presented as a means encourage housing development by lowering operating costs.
- MSHDA's Gap Analysis shows market demand for 295 Renter Units in the Southgate Market Area with a Market production goal of 149 Renter Units. Market production goals for the adjacent Markets of Allen Park, Wyandotte and Taylor-South is 209 rental units.

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Based on this data, the addition of the proposed units will directly address the demand for new housing stock in the City of Southgate and Downriver, and supports the public benefit goals of the Michigan Statewide Housing Plan.

All building sizes and uses will comply with applicable City Ordinances, and any future adjustments will be made in accordance with those regulations. Preliminary site plans and renderings are included in Appendix D.

II. GENERAL PROVISIONS

II.a Description of Costs to be Paid for with Tax Increment Revenues (Section 13 (2)(a))

The "eligible activities" that the Developer intends to conduct at the Property pursuant to this Plan are considered "eligible activities" as defined by Section 2 of Act 381, because they include:

- Work Plan Exempt Activities
- Asbestos, Lead, and Mold Activities
- Demolition
- Housing Development Activities, including Site Preparation and Infrastructure
- Preparation, and Implementation of a Brownfield Plan and/or Act 381 Work Plan

Contingency has also been calculated and included within this Plan. Tax Increment Revenues are also projected to be captured and applied to (i) the Authority's administrative and operating expenses, (ii) make deposits into the State Brownfield Redevelopment Fund (SBRF), and (iii) make deposits into the Authority's Local Brownfield Revolving Fund (LBRF),

A summary of the eligible activities along with their estimated costs, which are eligible for reimbursement through tax increment revenues derived from the Property, is presented in the attached Table 1.

The eligible activity cost estimates may increase or decrease depending on the nature and extent of unknown conditions encountered. If the total cost of eligible activities as described within this Plan is not exceeded, line-item categories and costs of eligible activities may differ from what is included within this Plan, to the extent the adjustments do not violate the terms of Act 381. Additionally, costs in this Plan are subject to approval under an Act 381 Work Plan by the Michigan Department of Environment., Great Lakes, and Energy ("EGLE"), the Michigan Strategic Fund ("MSF") Board (through the MEDC), and/or the Michigan State Housing Development Authority ("MSHDA") for the use of state tax increment revenues. EGLE, MSF/MEDC, and/or MSHDA may adjust eligible activities amongst "environmental", "non-environmental", or "housing development" eligible activities in accordance with state policy and guidance. If such changes occur, these changes will be reflected in the Act 381 Work Plan. So long as the grand total of eligible activity

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costs are not exceeded, these adjustments do not change the validity of this Plan. Any costs not authorized by EGLE, MSF/MEDC, and/or MSHDA will become reimbursable costs with local-only tax increment revenues from locally levied millages up to the maximum local taxing millages amount of $4.02 million if revenues are available.

II.b Brief Summary of the Eligible Activities that are Proposed (Section 13 (2)(b))

1. Work Plan Exempt Activities include completion of a Phase I Environmental Site Assessment (ESA) and Asbestos-Containing Material (ACM) Survey performed as part of pre-purchase due diligence and planning for residential redevelopment.
2. Demolition Activities include a pre-demolition survey, building demolition, foundation removal, fill/compaction/rough grading to balance site where building is located, removal of site improvements including parking lots and walkways, and fees related to demolition engineering and design.
3. Asbestos Activities include the removal and proper disposal of asbestos-containing materials and other regulated building components, along with air-monitoring oversight and reporting performed by a qualified environmental professional to ensure compliance with applicable health and safety standards.
4. Housing Development Activities include site preparation and infrastructure improvements necessary for new housing development for income qualified households on eligible property. Those activities include utilities, grading, road construction, and related non-environmental activities.
5. Preparation and Implementation of the Brownfield Plan and Act 381 Work Plan and associated activities (e.g., meetings with Authority, review by City Attorney etc.)
6. A 15% contingency is included to address unanticipated environmental and/or other conditions that may be discovered through the implementation of site activities. This excludes the cost of Work Plan Exempt Activities, Asbestos Activities, Interest, and Preparation and Implementation of the Brownfield Plan and Act 381 Work Plan.
7. A 3.5% simple interest is included in the eligible activities. This interest is calculated using the cost of eligible activities, excluding Work Plan Exempt Activities, and Preparation and Implementation of the Brownfield Plan.

The total estimated cost of eligible activities subject to reimbursement to the developer from tax increment revenues in a total, not to exceed cost of $6,523,178. Although the Project has eligible activities of approximately $6,523,178, the actual reimbursement using Local Taxing millages shall not exceed $4.0 million unless the Plan is amended and approved by the Authority and City Council. The actual

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reimbursement may differ based on the length of TIF reimbursement outlined in the Reimbursement Agreement. All reimbursements are subject to verification of eligible activities and availability of tax increment revenues.

II.c Estimate of Captured Taxable Value and Tax Increment Revenues (Section 13 (2)(c))

The costs of eligible activities included in, and authorized by, this Plan will be reimbursed with incremental local and state tax revenues (as applicable) generated by the improvements at the Property and captured by the Authority, subject to any limitations and conditions described in this Plan, and the terms of a Reimbursement Agreement between the Developer and the Authority (the "Reimbursement Agreement").

The initial ("base") taxable value of the Property shall be determined by use of the 2026 tax year taxable value, which is $695,900. Tax increment revenue capture will begin when tax increment is generated by redevelopment of the Property, which is expected to begin in a phased approach in 2027, with redevelopment complete in approximately 2029. The estimated taxable value of the completed development is $9,733,501. This assumes a phase-in for completion of the redevelopment, which has been incorporated into the taxable value assumptions for this Plan. An annual increase in taxable value of 2.0% has been applied to account for future tax increments in this Plan. Table 2 details the estimated available tax increment revenues for each year of the Plan. The authorized assessor will determine the actual taxable value.

Tax increments are projected to be captured and applied to:

- The Authority will capture two percent (2%) of total tax increment revenues on an annual basis for administrative fees, which is estimated to be $185,161
- The State Brownfield Redevelopment Fund (SBRF) was created as a revolving fund within the department of treasury to be administered as provided in section 8a. of Act 381. Act 381 Section 13b (14) requires a contribution to the SBRF in an amount equivalent to 50% of the State Education Tax (SET) levied on the eligible property. The contribution should continue throughout the period of school tax increment revenue capture, including the LBRF capture period, up to a 25-year limit on capture for the SBRF. The estimated SBRF capture under this Plan is $388,276.
- The Authority has established a Local Brownfield Revolving Fund (LBRF). Capture for the LBRF is included in this plan for five years following developer reimbursement. Per Act 381, excess local tax increment revenues captured for the LBRF cannot exceed the total cost of eligible activities approved in the Brownfield Plan. The funds deposited into the LBRF as part of this Plan will be used in accordance with the requirements of Act 381, as amended. The estimated amount of tax increment revenue authorized for capture and deposit in the LBRF is estimated at $1,975,782.

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Prior to reimbursement of TIR to the Developer, payment of administrative fees and the SBRF will occur first. LBRF capture will occur at the end of the Plan for a period not to exceed five additional years after reimbursement to the Developer, as shown in Table 3. A summary of the impact to taxing jurisdictions for the life of the Plan is summarized in Section II.g.

II.d Method of Financing Plan Costs and Description of Advances by the Municipality (Section 13 (2)(d))

The eligible activities are to be financed solely by the Developer. The Developer will be reimbursed for eligible costs as described in Section II.c and outlined in Table 1. The Authority will reimburse the Developer for the cost of approved eligible activities, but only from tax increment revenues generated and captured from the Property.

No advances will be made by the Authority for this project. All reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement.

II.e Maximum Amount of Note or Bonded Indebtedness (Section 13 (2)(e))

No note or bonded indebtedness will be incurred by any local unit of government for this project.

II.f Duration of the Brownfield Plan (Section 13 (2)(f))

TIR capture will begin when tax increment is generated by redevelopment of the Property, which is expected to begin in 2028 or when full redevelopment is completed, whichever occurs first. The Authority has determined that the capture and reimbursement period of the Developer's eligible costs will not be extended longer than 20 years from the date capture begins.

In no event shall the duration of the Plan, exceed 35 years following the date of the resolution approving the Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (4) and (5) of Section 13 of Act 381 or 30 years. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five years after the date of the resolution approving the Plan.

II.g Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions (Section 13 (2)(g))

A summary of the total amounts estimated to be generated and preserved for taxing units during the life of the Plan are outlined below.

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Millage	Rate	Developer Reimbursement	Administrative Fee	Local Brownfield Revolving Fund	State Brownfield Fund	Taxes Preserved for Taxing Unit	Totals
State Education Tax (SET)	6.0000	$ 626,815.25	$ -	$ 6,250.00	$ 388,276.40	$ 58,455.60	$ 1,079,797.25
School Operating Tax	18.0000	$ 1,880,445.75	$ -	$ 18,750.00	$ -	$ 175,366.80	$ 2,074,562.55
Subtotal	*24.0000*	*$ 2,507,261.00*	*$ -*	*$ 25,000.00*	*$ 388,276.40*	*$ 233,822.40*	*$ 3,154,359.80*
							$ -
City Operating	9.9581	$ 1,153,998.81	$ 53,207.18	$ 560,563.71	$ -	$ 97,017.79	$ 1,864,787.48
Library	0.8800	$ 101,979.19	$ 4,701.93	$ 49,537.17	$ -	$ 8,573.49	$ 164,791.78
Wayne County Operating (summer)	5.5913	$ 647,950.26	$ 29,874.90	$ 314,746.78	$ -	$ 54,473.80	$ 1,047,045.75
Wayne County Operation (winter)	0.9829	$ 113,903.80	$ 5,251.74	$ 55,329.64	$ -	$ 9,576.00	$ 184,061.18
Wayne County Jails	0.9358	$ 108,445.60	$ 5,000.08	$ 52,678.27	$ -	$ 9,117.13	$ 175,241.07
Wayne County Parks	0.2442	$ 28,299.22	$ 1,304.79	$ 13,746.56	$ -	$ 2,379.14	$ 45,729.72
HCMA	0.2070	$ 23,988.29	$ 1,106.02	$ 11,652.49	$ -	$ 2,016.72	$ 38,763.52
RESA Enhancement	1.9876	$ 230,333.90	$ 10,619.96	$ 111,886.45	$ -	$ 19,364.39	$ 372,204.70
Wayne County ISD (RESA)	0.0956	$ 11,078.65	$ 510.80	$ 5,381.54	$ -	$ 931.39	$ 17,902.38
Wayne County RESA Special Ed	3.3443	$ 387,555.68	$ 17,868.95	$ 188,258.12	$ -	$ 32,582.18	$ 626,264.93
Wayne County Community College	3.2202	$ 373,174.30	$ 17,205.87	$ 181,272.26	$ -	$ 31,373.12	$ 603,025.54
Rubbish	2.3896	$ 276,919.85	$ 12,767.88	$ 134,515.93	$ -	$ 23,280.92	$ 447,484.58
Streets	1.8993	$ 220,101.22	$ 10,148.16	$ 106,915.84	$ -	$ 18,504.12	$ 355,669.34
Act 359	0.0500	$ 5,794.27	$ 267.16	$ 2,814.61	$ -	$ 487.13	$ 9,363.17
Parks & Recreation	0.9824	$ 113,845.86	$ 5,249.07	$ 55,301.49	$ -	$ 9,571.13	$ 183,967.55
School Sinking Fund	1.8859	$ 218,548.35	$ 10,076.56	$ 106,161.53	$ -	$ 18,373.57	$ 353,160.01
Subtotal	*34.6542*	*$ 4,015,917.24*	*$ 185,161.04*	*$ 1,950,762.40*	*$ -*	*$ 337,622.01*	*$ 6,489,462.69*
							$ -
Total Capturable Millages	*58.6542*	*$ 6,523,178.24*	*$ 185,161.04*	*$ 1,975,762.40*	*$ 388,276.40*	*$ 571,444.41*	*$ 9,643,822.49*

Non-Capturable Millages	Rate	Taxes Preserved for Taxing Unit
School Debt	5.8500	$ 1,095,490.78
Wayne County DIA	0.9949	$ 186,308.34
Wayne County Zoo	0.0992	$ 18,576.53
Police/Fire	10.3882	$ 1,945,329.46
Total Non-Capturable Millages	*17.3323*	$ 4,528,629.02

See Table 2 for a complete breakdown of estimated available tax increment revenue capture and Table 3 for the annual estimated developer reimbursement and allocations to the Authority, SBRF and LBRF.

II.h Legal Description, Property Map, Property Characteristics, and Personal Property (Section 13 (2)(h))

The Property is considered "eligible property" as defined by Act 381, Section 2 because it (a) was previously utilized for a public purpose; (b) is determined to be "functionally obsolete" as defined by Act 381; (c) a "housing property" on which at least one unit or more units of residential housing is proposed to be constructed rehabilitated or otherwise designed to be used as a dwelling.

The requisite affidavit signed by a level 3 or level 4 assessor certifying the assessor's expert opinion that the Property is functionally obsolete, and is provided as Appendix E. The Property was determined to be obsolete due to the following conditions:

- Lack of modern electrical, plumbing, and mechanical systems
- Poor condition of walls, floors, and ceilings
- Old and inefficient windows and doors
- The property has remained largely unused since approximately 2017, following intermittent educational use through 2016. Its vacancy and underutilization have contributed to deterioration.

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Over 50% functional obsolescence.

Personal property may be included as part of the eligible property and associated tax increment capture to the extent that it is taxable personal property. However, personal property is not included within the projections attached to this Plan.

II.i Estimates of the Number of Persons Residing on the Property (Section 13 (2)(i))

No displacement of residents or families is expected as part of this project.

II.j Plan for Relocation of Displaced Residents (Section 13 (2)(j))

No persons will be displaced as result of this development; therefore, a Plan for Relocation is not applicable for this Plan.

II.k Provisions for Relocation Costs (Section 13 (2)(k))

No persons will be displaced as result of this development; therefore, no relocation costs will be incurred.

II.l Strategy for Compliance with Michigan's Relocation Assistance Law (Section 13 (2)(l))

No persons will be displaced as result of this development; therefore, no relocation assistance strategy is needed for this Plan.

II.m Other Material that the Authority or Governing Body Considers Pertinent (Section 13 (2)(m))

The Authority and the City Council as the Governing Body, in accordance with the Act, may amend this Plan in order to fund additional eligible activities associated with the Project described.

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APPENDIX A

Legal Description

PARENT PARCEL
LEGAL DESCRIPTION

PARENT PARCEL 53-013-99-0001-703
(AS SURVEYED)

PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWN 3 SOUTH, RANGE 10 EAST, CITY OF SOUTHGATE, WAYNE COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 26; THENCE SOUTH 87 DEGREES 55 MINUTES 31 SECONDS WEST 794.11 FEET ALONG THE NORTH LINE OF SAID SECTION 26 AND THE CENTERLINE OF NORTHLINE ROAD (120 FEET WIDE); THENCE SOUTH 02 DEGREES 04 MINUTES 29 SECONDS EAST 60.00 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTHLINE ROAD AND THE WESTERLY RIGHT-OF-WAY LINE OF DEVOE STREET TO THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY AND SOUTHERLY RIGHT-OF-WAY LINE OF DEVOE STREET THE FOLLOWING FOUR COURSES: SOUTH 02 DEGREES 26 MINUTES 56 MINUTES EAST 58.77 FEET (RECORDED AS SOUTH 00 DEGREES 03 MINUTES 03 SECONDS WEST 58.58 FEET); 102.09 FEET (RECORDED AS 103.45 FEET) ALONG THE ARC OF A 130.00 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING SOUTH 24 DEGREES 56 MINUTES 55 SECONDS EAST (RECORDED AS SOUTH 22 DEGREES 26 MINUTES 57 SECONDS EAST) 99.49 FEET; SOUTH 47 DEGREES 26 MINUTES 56 SECONDS EAST (RECORDED AS SOUTH 44 DEGREES 56 MINUTES 57 SECONDS EAST) 71.76 FEET, AND 54.97 FEET (RECORDED AS 55.71 FEET) ALONG THE ARC OF A 70.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING SOUTH 24 DEGREES 56 MINUTES 55 SECONDS EAST (RECORDED AS SOUTH 22 DEGREES 26 MINUTES 57 SECONDS EAST) 53.57 FEET; THENCE SOUTH 02 DEGREES 26 MINUTES 56 SECONDS EAST 495.81 FEET; THENCE NORTH 87 DEGREES 33 MINUTES 04 SECONDS EAST 30.00 FEET; THENCE SOUTH 02 DEGREES 26 MINUTES 56 SECONDS EAST 1830.81 FEET; THENCE SOUTH 87 DEGREES 56 MINUTES 55 SECONDS WEST 660.45 FEET; THENCE NORTH 02 DEGREES 27 MINUTES 10 SECONDS WEST 2576.37 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTHLINE ROAD; THENCE NORTH 87 DEGREES 55 MINUTES 31 SECONDS EAST 521.31 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTHLINE ROAD TO THE POINT OF BEGINNING, CONTAINING 38.14 ACRES OF LAND, MORE OR LESS, SUBJECT TO ANY EASEMENTS AND/OR EXCEPTIONS, RECORDED OR OTHERWISE.

I, Todd D. Shelly, being a Surveyor Licensed in the State of Michigan, hereby certify that I have surveyed and mapped the above parcel of land as shown hereon.

Todd D. Shelly
Michigan Professional Surveyor No. 400104111
Agent for PEA Group

OCT. 15, 2024
Date

STATE OF MICHIGAN
TODD D. SHELLY
PROFESSIONAL SURVEYOR
NO. 400104111
LICENSED PROFESSIONAL SURVEYOR

BACALL DEVELOPMENT
30407 WEST THIRTEEN MILE RD
FARMINGTON HILLS, MI 48334

SHEET 3 OF 3
OCTOBER 15, 2024
23-0738

PEA GROUP

APPENDIX B

Eligible Property Location Map

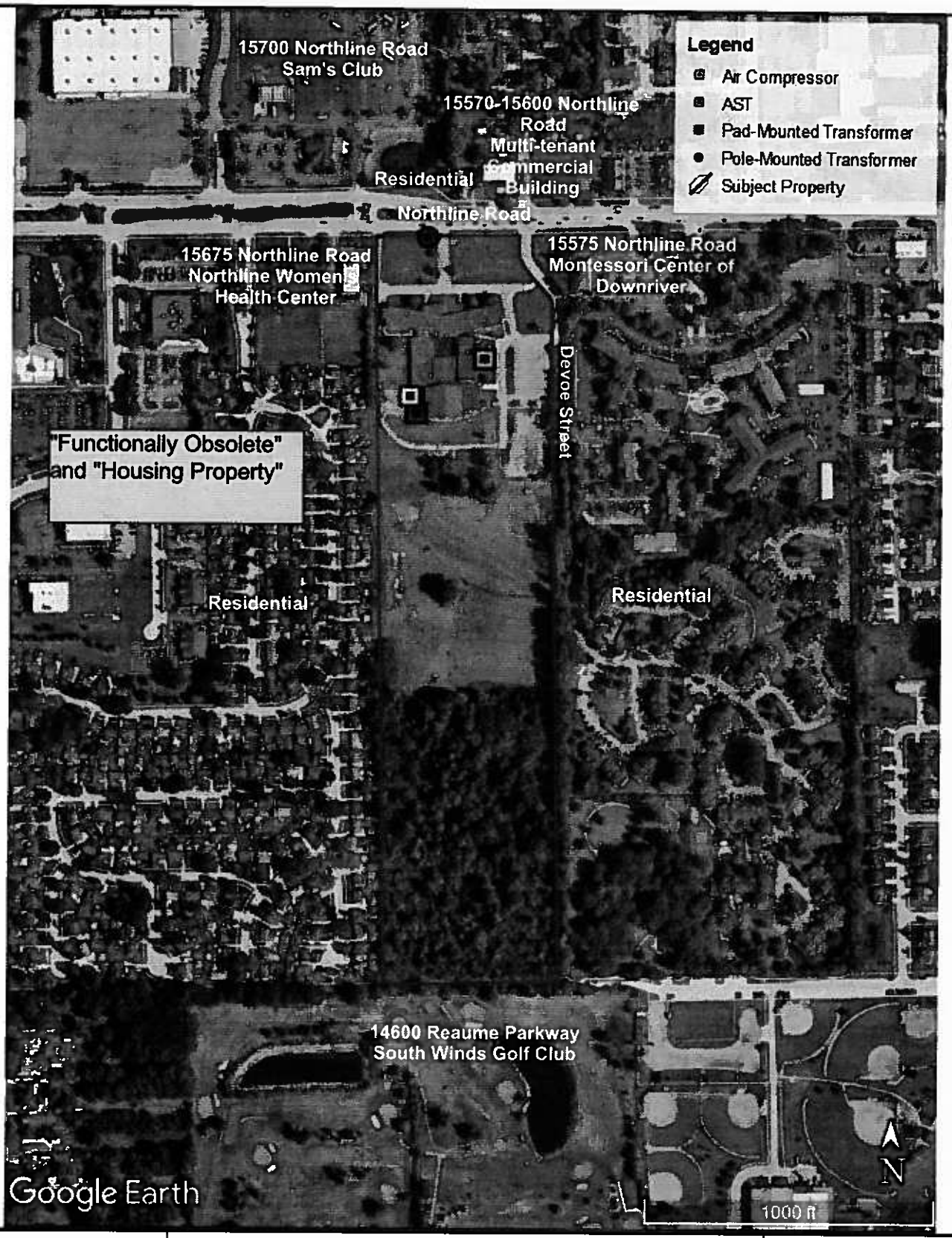


Figure 2: Subject Property and Adjoining Properties

School Property
15601 Northline Road, Southgate, Michigan
PM Project No. 01-14719-0-0001

APPENDIX C

Current Site Photos

Photographs From Site Reconnaissance
PM Project No. 01-14719-0-0001
Location: 15601 Northline Road, Southgate, Michigan

Photograph 1

Overview of the subject property

Photograph 2

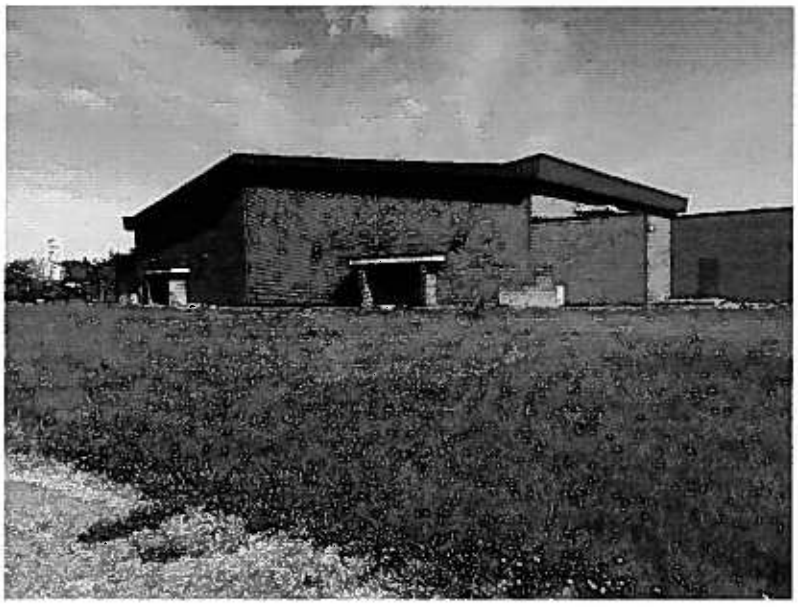
Northern exterior wall of the building

Photographs From Site Reconnaissance
PM Project No. 01-14719-0-0001
Location: 15601 Northline Road, Southgate, Michigan

Photograph 3

Eastern exterior wall of the building

Photograph 4



Southern exterior wall of the building

Photographs From Site Reconnaissance
PM Project No. 01-14719-0-0001
Location: 15601 Northline Road, Southgate, Michigan

Photograph 5

Western exterior wall of the building

Photograph 6

Library area

Photographs From Site Reconnaissance
PM Project No. 01-14719-0-0001
Location: 15601 Northline Road, Southgate, Michigan

Photograph 7

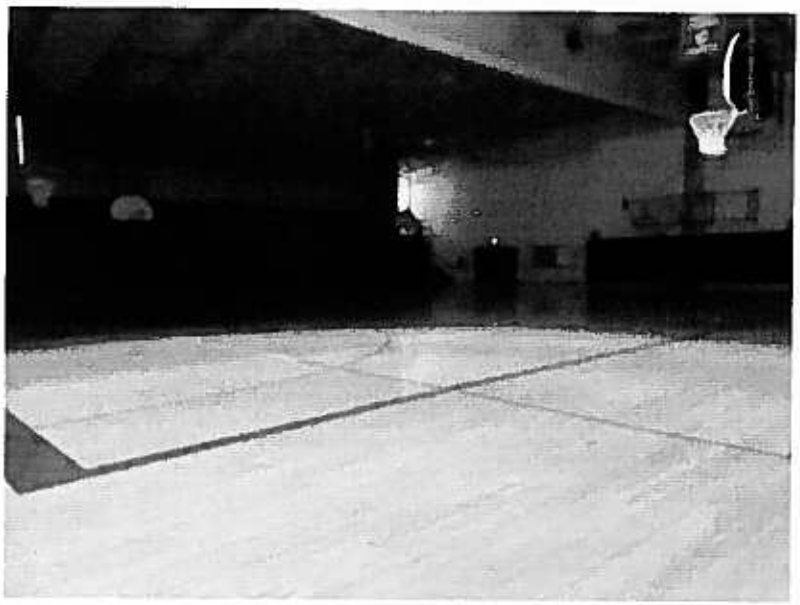
Typical former classroom

Photograph 8

Auditorium

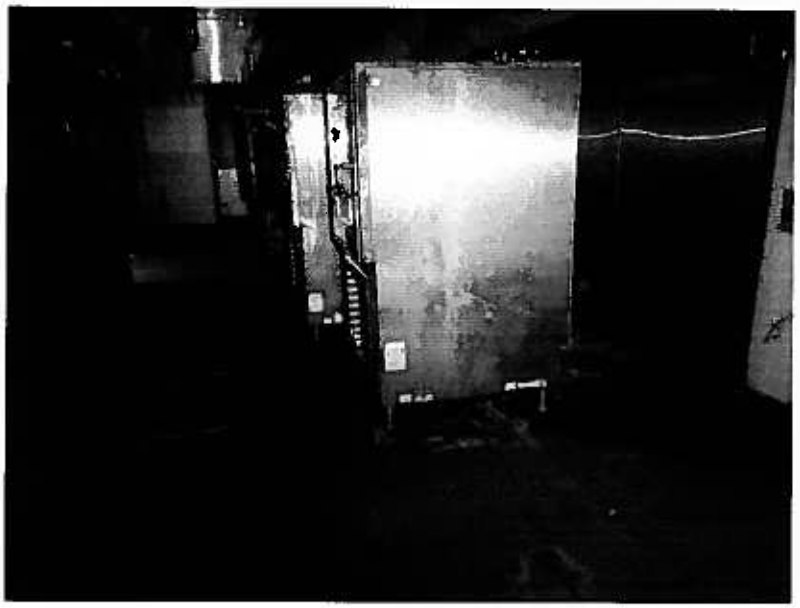
Photographs From Site Reconnaissance
PM Project No. 01-14719-0-0001
Location: 15601 Northline Road, Southgate, Michigan

Photograph 9



Gymnasium

Photograph 10



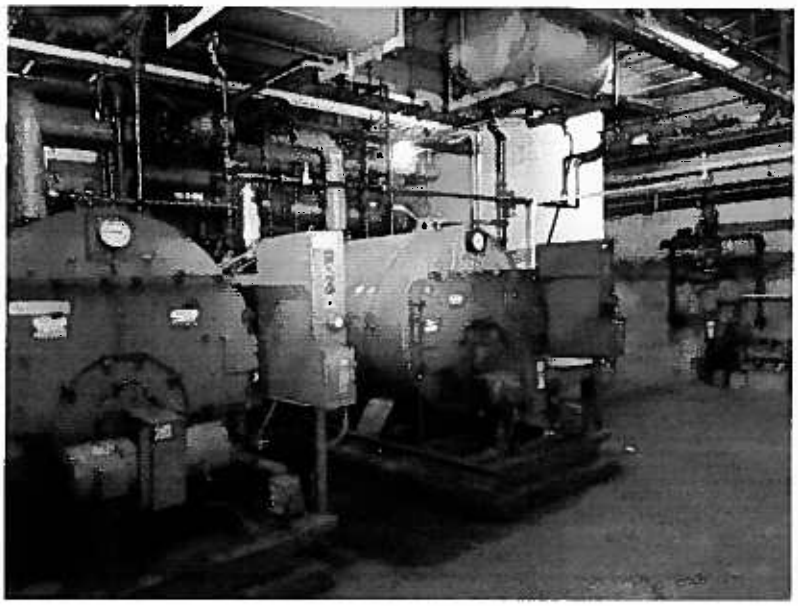
Kitchen

Photographs From Site Reconnaissance
PM Project No. 01-14719-0-0001
Location: 15601 Northline Road, Southgate, Michigan

Photograph 11

Typical former office area

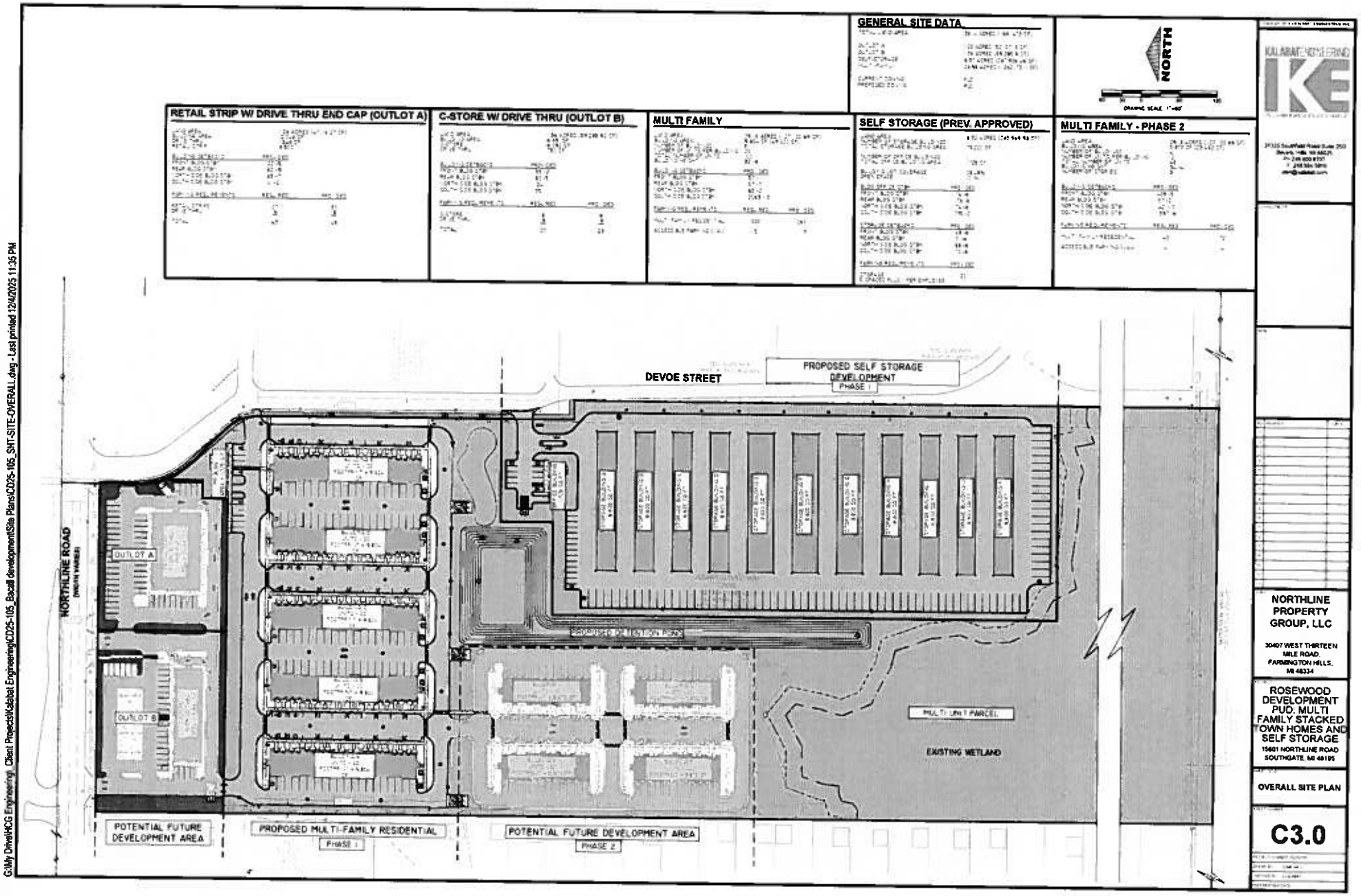
Photograph 12



Boiler room

APPENDIX D

Site Plans and Renderings



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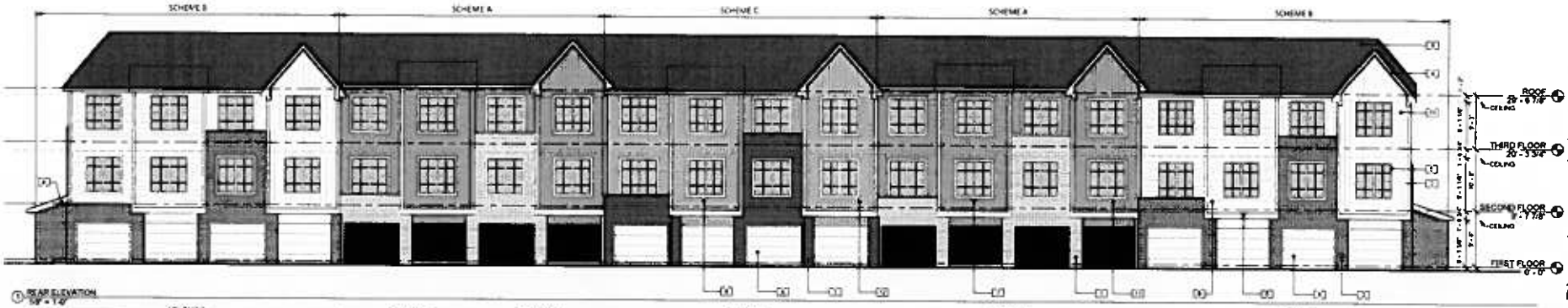
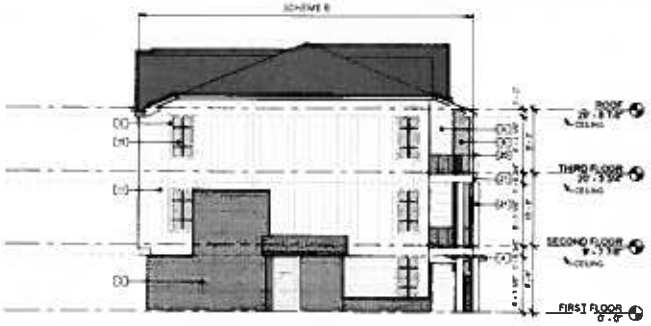
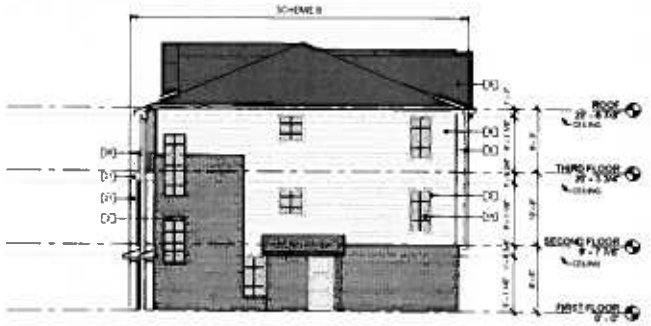


1 REAR ELEVATION
3/8" = 1'-0"

2 FRONT ELEVATION
1/8" = 1'-0"



3 LEFT SIDE ELEVATION
1/8" = 1'-0"



4 RIGHT SIDE ELEVATION
1/8" = 1'-0"

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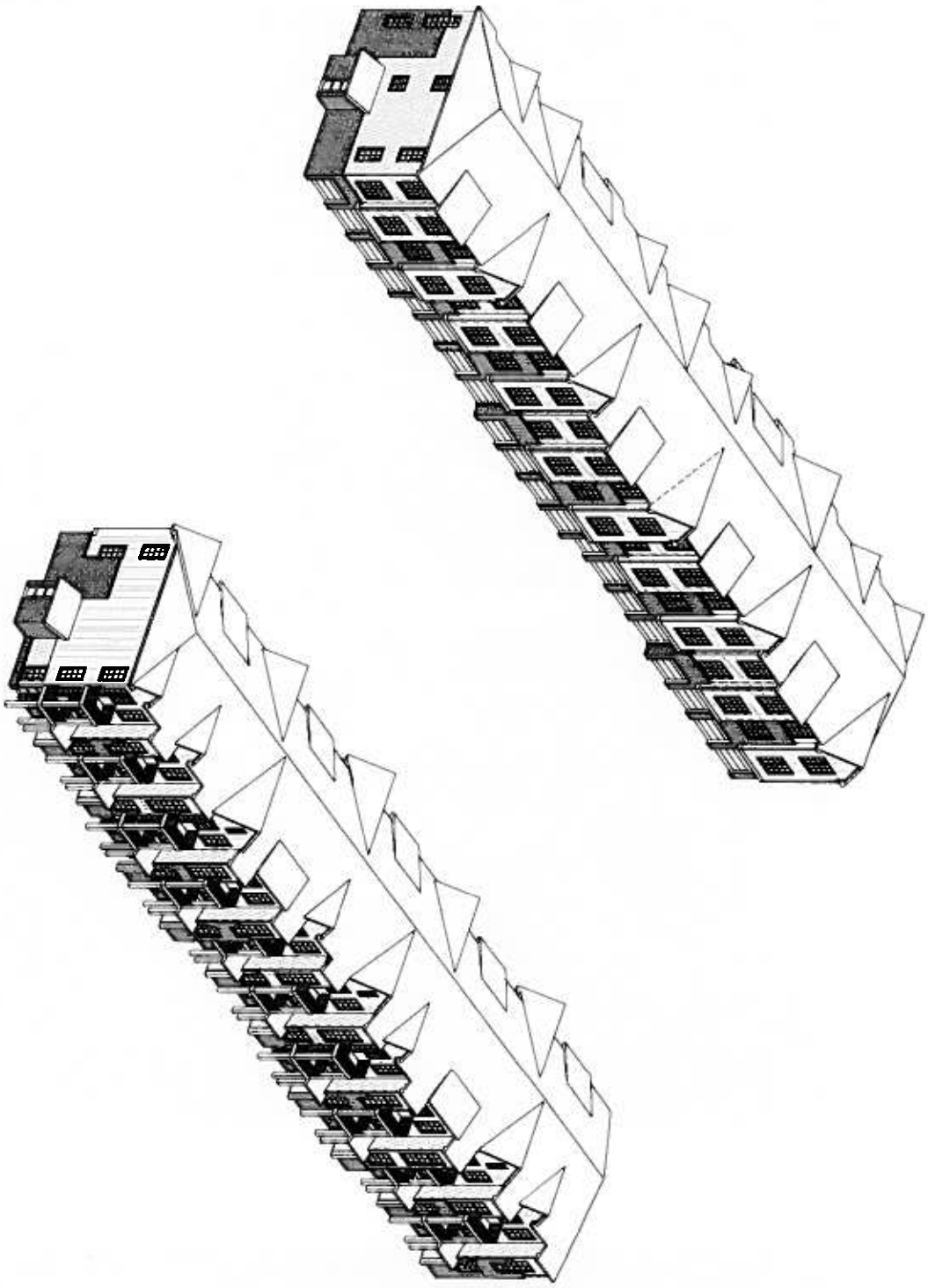
Bloomfield Hills, MI 48302
248-334-5000

EXT ELEVATIONS

BACALL DEVELOPMENT
NORTHLINE APARTMENTS
SOUTHGATE, MI

A6

UNLESS THE SIGNATURE AND SEAL ARE IN BLUE INK.



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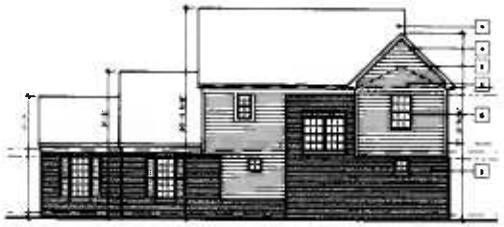
A7

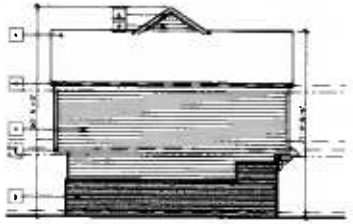
BACALL DEVELOPMENT
NORTHLINE APARTMENTS
SOUTHGATE, MI

RENDERINGS



FRONT (NORTH) ELEVATION

LEFT SIDE (WEST) ELEVATION



RIGHT SIDE (EAST) ELEVATION

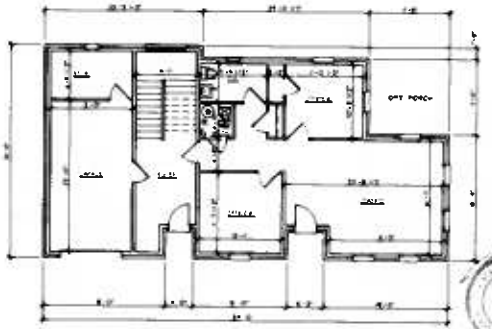
REAR (SOUTH) ELEVATION

FRONT ELEVATION RENDERING - MULTIFAMILY LEASING

EXTERIOR MATERIAL LEGEND (BACALL)		
A		
B		
C		
D		
E		
F		
G		
H		
I		
J		
K		
L		
M		
N		
O		
P		
Q		
R		
S		
T		
U		
V		
W		

BUILDING DATA	
	SQUARE FOOTAGE
LEASING - 1ST FLR	915
APARTMENT	
1ST FLR - FOYER	232
2ND FLR	1115
CONDITIONED AREA TOTAL	1407
1ST FLR - GARAGE + STOR	399

SECOND FLOOR PLAN



FIRST FLOOR PLAN

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Bloomfield Hills, MI 48302
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BACALL
LEASING BUILDING
SOUTHGATE, MICHIGAN

MULTIFAMILY LEASING
PLANS AND ELEVATIONS

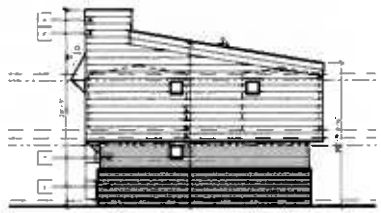
A8

FRONT (NORTH) ELEVATION

LEFT SIDE (WEST) ELEVATION

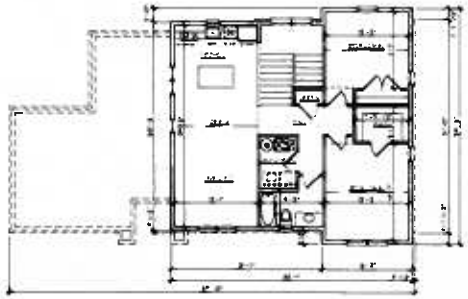
EXTERIOR MATERIAL LEGEND (BACALL)			
KEY MARK	DESCRIPTION	MANUFACTURER	MANUFACTURER'S CATALOG #
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			

BUILDING DATA	
	SQUARE FOOTAGE
LEASING - 1ST FLR	916
APARTMENT	
1ST FLR - FOYER	292
2ND FLR	1115
CONDITIONED AREA TOTAL	1407
1ST FLR - GARAGE & STOR.	799



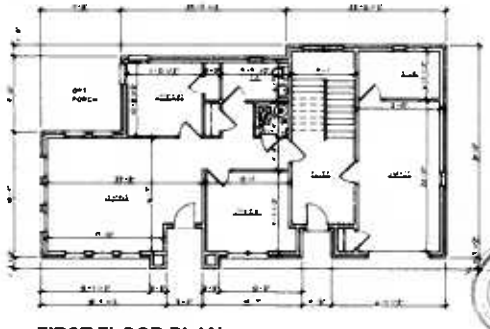
RIGHT SIDE (EAST) ELEVATION

REAR (SOUTH) ELEVATION



SECOND FLOOR PLAN

FRONT ELEVATION RENDERING - SELF-STORAGE LEASING



FIRST FLOOR PLAN

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248-334-5000

LEASING BUILDINGS
PLANS AND ELEVATIONS

BACALL
LEASING BUILDING
SOUTHGATE MICHIGAN

A5

APPENDIX E

Documentation of Eligibility

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

CHRISTOPHER P. ROLLET
Treasurer

City of Southgate

- CITY COUNCIL -

ZOEY KUSPA
Council President
CHRISTIAN GRAZIANI
KAREN E. GEORGE
PHILLIP J. RAUCH
PRISCILLA AYRES-REISS
ED GAWLIK JR.
VICTORIA ARAJ

State Tax Commission
Michigan Department of Treasury
P.O. Box 30471
Lansing, MI 48909

March 13, 2025

Re: Assessor's Statement of Obsolescence

Dear Sir/ Madam:

The subject of this request is a two-story building located at 15601 Northline Road in the city of Southgate, Michigan. The structure, built in 1965, was formerly used as a private high school. It totals over 100,000 square feet in size. The building and land improvements have remained mostly unchanged for over 50 years, and the building has remained unused since 2009, when it was vacated.

The obsolescence is evident in the lack of modern electrical, plumbing, and mechanical systems as well as the poor condition of the walls, floors, and ceilings. The windows and doors are also very old and inefficient by today's standards. It is the opinion of the assessor that this property suffers from over 50% functional obsolescence. If you have any questions or comments, please do not hesitate to contact me at (734) 258-3007.

Sincerely,

Eric Dunlap
City Assessor

TABLE 1

Eligible Activity Cost Schedule

Table 1: Act 381 Eligible Actitivities Cost Estimates

	Work Plan Exempt		
Work Plan Exempt Activities - Assessment	***Subtotal***	***$***	***25,000***
Phase I ESA			$3,000
Pre-Demo Survey			$22,000
	Asbestos		
Lead, Asbestos, and Mold Abatement, Universal Waste	***Subtotal***	***$***	***800,000***
Asbestos Abatement & Oversight			$750,000
Asbestos Oversight			$50,000
	Demolition		
Demolition	***Subtotal***	***$***	***1,385,000***
Building Demolition			$1,000,000
Site Demolition			$385,000
Housing Development Activities	***Housing Development***		
Phase I Residential - 100 Apartments Only	***Subtotal***	***$***	***2,565,000***
Erosion Control			$35,000
Earthwork / Grading			$357,202
Sanitary Sewer			$168,395
Water Main			$255,144
Storm Sewer			$382,716
Paving and Sidewalks			$775,638
Other Site Improvements			$540,905
Temp Facilities			$50,000
Contingency 15%		$	712,500
3.5% Interest		$	**955,678**
Brownfield Plan and Act 381 Work Plan Preparation		$	30,000
Brownfield Plan and Act 381 Work Plan Implementation		$	50,000
Total		$	**6,523,178**

Notes:
Contingency does not include Work Plan Exempt Activities or Brownfield & 381 Work Plan related costs
Basis for Interest includes Housing Development Activities and Demolition

Interest Calculation

1560 Southgate 3/2/2026

EA Amount	EA Amount	Totals
$3,950,000.00	$0.00	$3,950,000.00
100.00%	0.00%	100.00%

Eligible Activity (EA) Amount	$3,950,000.00
Allowed Annual Interest Rate	3.50 %
Capture Period for EA's with Interest (Total # of years)	14
Number of payments per year	1

Allowed Interest	Allowed Interest	Totals
$955,678.24	$0.00	$955,678.24

MSF & EGLE EA's and Interest Totals (A)

EA's and Interest Total	EA's and Interest Total	Totals
$4,905,678.24	$0.00	$4,905,678.24

TIF Summary

Scheduled payment	$ 361,704.38	NOTE: Does not include Brownfield Plan/Work Plan Prep for MSF/EGLE or MSF/EGLE Review Cost
Scheduled number of payments	14	

Actual Allowed Interest (MSF & EGLE or BRA Capped Interest, whichever is less)	$955,678.24

Payment Date	Beginning Balance	Scheduled Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
1/1/2027	3,950,000	125,530	125,530	-	138,250	3,950,000	138,250
1/1/2028	3,950,000	268,351	266,614	128,364	138,250	3,821,636	276,500
1/1/2029	3,821,636	492,379	492,379	358,621	133,757	3,463,014	410,257
1/1/2030	3,463,014	502,984	502,984	381,779	121,206	3,081,235	531,463
1/1/2031	3,081,235	513,802	513,802	405,959	107,843	2,675,276	639,306
1/1/2032	2,675,276	524,837	524,837	431,202	93,635	2,244,074	732,941
1/1/2033	2,244,074	536,092	536,092	457,549	78,543	1,786,525	811,483
1/1/2034	1,786,525	547,572	547,572	485,043	62,528	1,301,482	874,012
1/1/2035	1,301,482	559,282	559,282	513,730	45,552	787,752	919,564
1/1/2036	787,752	571,225	571,225	543,654	27,571	244,098	947,135
1/1/2037	244,098	583,408	583,408	574,865	8,543	-	955,678

TABLE 2

Tax Increment Revenue Capture Estimates

Tax Increment Capture Estimates
148 Units and Storage

Brownfield Plan
Former Aquinas High School Redevelopment
15601 Northline Road Southgate, Wayne County, Michigan
Northline Property Group, LLC

148 & Storage Southgate	Value (TV) Increase Rate:	2.00%	Multiplier	1.020

Brownfield Plan Year		1	2	3	4	5	6	7	8	9	10	11	12
Calendar Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Total Base Value Brownfield	$ 695,900	$ -	$ 695,900	$ 695,900	$ 695,900	$ 695,900	$ 695,900	$ 695,900	$ 695,900	$ 695,900	$ 695,900	$ 695,900	$ 695,900
Post Development Taxable Value		$ -	$ 3,000,000	$ 5,621,472 100 Units & Storage	$ 9,733,501 148 Units & Storage	$ 9,928,171	$ 10,126,735	$ 10,329,270	$ 10,535,855	$ 10,746,572	$ 10,961,504	$ 11,180,734	$ 11,404,348
Total Incremental Difference		$ -	$ 2,304,100	$ 4,925,572	$ 9,037,601	$ 9,232,271	$ 9,430,835	$ 9,633,370	$ 9,839,955	$ 10,050,672	$ 10,265,604	$ 10,484,834	$ 10,708,448

School Capture	Millage Rate												
State Education Tax (SET)	6.0000	$ -	$ 13,825	$ 29,553	$ 54,226	$ 55,394	$ 56,585	$ 57,800	$ 59,040	$ 60,304	$ 61,594	$ 62,909	$ 64,251
School Operating Tax	18.0000	$ -	$ 41,474	$ 88,660	$ 162,677	$ 166,181	$ 169,755	$ 173,401	$ 177,119	$ 180,912	$ 184,781	$ 188,727	$ 192,752
School Brownfield Capturable Total	24.0000	$ -	$ 55,298	$ 118,214	$ 216,902	$ 221,575	$ 226,340	$ 231,201	$ 236,159	$ 241,216	$ 246,374	$ 251,636	$ 257,003
Local Capture													
City Operating	9.9581	$ -	$ 22,944	$ 49,049	$ 89,997	$ 91,936	$ 93,913	$ 95,930	$ 97,987	$ 100,086	$ 102,226	$ 104,409	$ 106,636
Library	0.8800	$ -	$ 2,028	$ 4,335	$ 7,953	$ 8,124	$ 8,299	$ 8,477	$ 8,659	$ 8,845	$ 9,034	$ 9,227	$ 9,423
Wayne County Operating (summer)	5.5913	$ -	$ 12,883	$ 27,540	$ 50,532	$ 51,620	$ 52,731	$ 53,863	$ 55,018	$ 56,196	$ 57,398	$ 58,624	$ 59,874
Wayne County Operation (winter)	0.9829	$ -	$ 2,265	$ 4,841	$ 8,883	$ 9,074	$ 9,270	$ 9,469	$ 9,672	$ 9,879	$ 10,090	$ 10,306	$ 10,525
Wayne County Jails	0.9358	$ -	$ 2,156	$ 4,609	$ 8,457	$ 8,640	$ 8,825	$ 9,015	$ 9,208	$ 9,405	$ 9,607	$ 9,812	$ 10,021
Wayne County Parks	0.2442	$ -	$ 563	$ 1,203	$ 2,207	$ 2,255	$ 2,303	$ 2,352	$ 2,403	$ 2,454	$ 2,507	$ 2,560	$ 2,615
HCMA	0.2070	$ -	$ 477	$ 1,020	$ 1,871	$ 1,911	$ 1,952	$ 1,994	$ 2,037	$ 2,080	$ 2,125	$ 2,170	$ 2,217
RESA Enhancement	1.9876	$ -	$ 4,580	$ 9,790	$ 17,963	$ 18,350	$ 18,745	$ 19,147	$ 19,558	$ 19,977	$ 20,404	$ 20,840	$ 21,284
Wayne County ISD (RESA)	0.0956	$ -	$ 220	$ 471	$ 864	$ 883	$ 902	$ 921	$ 941	$ 961	$ 981	$ 1,002	$ 1,024
Wayne County RESA Special Ed	3.3443	$ -	$ 7,706	$ 16,473	$ 30,224	$ 30,875	$ 31,540	$ 32,217	$ 32,908	$ 33,612	$ 34,331	$ 35,064	$ 35,812
Wayne County Community College	3.22020	$ -	$ 7,420	$ 15,861	$ 29,103	$ 29,730	$ 30,369	$ 31,021	$ 31,687	$ 32,365	$ 33,057	$ 33,763	$ 34,483
Rubbish	2.38960	$ -	$ 5,506	$ 11,770	$ 21,596	$ 22,061	$ 22,536	$ 23,020	$ 23,514	$ 24,017	$ 24,531	$ 25,055	$ 25,589
Streets	1.89930	$ -	$ 4,376	$ 9,355	$ 17,165	$ 17,535	$ 17,912	$ 18,297	$ 18,689	$ 19,089	$ 19,497	$ 19,914	$ 20,339
Act 359	0.05000	$ -	$ 115	$ 246	$ 452	$ 462	$ 472	$ 482	$ 492	$ 503	$ 513	$ 524	$ 535
Parks & Recreation	0.98240	$ -	$ 2,264	$ 4,839	$ 8,879	$ 9,070	$ 9,265	$ 9,464	$ 9,667	$ 9,874	$ 10,085	$ 10,300	$ 10,520
School Sinking Fund	1.88590	$ -	$ 4,345	$ 9,289	$ 17,044	$ 17,411	$ 17,786	$ 18,168	$ 18,557	$ 18,955	$ 19,360	$ 19,773	$ 20,195
Local Brownfield Capturable Total	34.6542	$ -	$ 79,847	$ 170,692	$ 313,191	$ 319,937	$ 326,818	$ 333,837	$ 340,996	$ 348,298	$ 355,746	$ 363,344	$ 371,093
Non-Capturable Millages													
School Debt	5.8500	$ -	$ 13,479	$ 28,815	$ 52,870	$ 54,009	$ 55,170	$ 56,355	$ 57,564	$ 58,796	$ 60,054	$ 61,336	$ 62,644
Wayne County Intl	0.9624	$ -	$ 2,292	$ 4,900	$ 8,992	$ 9,185	$ 9,383	$ 9,584	$ 9,790	$ 9,999	$ 10,213	$ 10,431	$ 10,654
Wayne County Zoo	0.0991	$ -	$ 229	$ 489	$ 897	$ 916	$ 936	$ 956	$ 976	$ 997	$ 1,018	$ 1,040	$ 1,062
Police/Fire	10.3207	$ -	$ 23,935	$ 51,168	$ 93,884	$ 95,907	$ 97,969	$ 100,073	$ 102,219	$ 104,408	$ 106,641	$ 108,919	$ 111,242
Total Non-Capturable Taxes	17.3321	$ -	$ 39,935	$ 85,371	$ 156,642	$ 160,016	$ 163,458	$ 166,968	$ 170,549	$ 174,201	$ 177,927	$ 181,726	$ 185,602
Total	75.9865	$ -	$ 175,080	$ 374,277	$ 686,736	$ 701,528	$ 716,616	$ 732,006	$ 747,704	$ 763,715	$ 780,047	$ 796,706	$ 813,698
State and Local Total Capturable	58.6542	$ -	$ 135,145	$ 288,905	$ 530,093	$ 541,511	$ 553,158	$ 565,038	$ 577,155	$ 589,514	$ 602,121	$ 614,980	$ 628,095

Tax Increment Capture Estimates
148 Units and Storage

148 & Storage Southgate	Value (TV) Increase Rate:	2.00%

Brownfield Plan Year		13	14	15	16	17	18	19	TOTAL
Calendar Year	2025	2038	2039	2040	2041	2042	2043	2044	
Total Base Value Brownfield	$ 695,900	$ 695,900	$ 695,900	$ 695,900	$ 695,900	$ 695,900	$ 695,900	$ 695,900	
Post Development Taxable Value		$ 11,632,435	$ 11,865,084	$ 12,102,386	$ 12,344,433	$ 12,591,322	$ 12,843,148	$ 13,100,011	
Total Incremental Difference		*$ 10,936,535*	*$ 11,169,184*	*$ 11,406,486*	*$ 11,648,533*	*$ 11,895,422*	*$ 12,147,248*	*$ 12,404,111*	
School Capture	**Millage Rate**								
State Education Tax (SET)	6.0000	$ 65,619	$ 67,015	$ 68,439	$ 69,891	$ 71,373	$ 72,883	$ 74,425	$ 1,065,125
School Operating Tax	18.0000	$ 196,858	$ 201,045	$ 205,317	$ 209,674	$ 214,118	$ 218,650	$ 223,274	$ 3,195,374
School Brownfield Capturable Total	24.0000	$ 262,477	$ 268,060	$ 273,756	$ 279,565	$ 285,490	$ 291,534	$ 297,699	$ 4,260,499
Local Capture									
City Operating	9.9581	$ 108,907	$ 111,224	$ 113,587	$ 115,997	$ 118,456	$ 120,964	$ 123,521	$ 1,767,770
Library	0.8800	$ 9,624	$ 9,829	$ 10,038	$ 10,251	$ 10,468	$ 10,690	$ 10,916	$ 156,218
Wayne County Operating (summer)	5.5913	$ 61,149	$ 62,450	$ 63,777	$ 65,130	$ 66,511	$ 67,919	$ 69,355	$ 992,572
Wayne County Operation (winter)	0.9829	$ 10,750	$ 10,978	$ 11,211	$ 11,449	$ 11,692	$ 11,940	$ 12,192	$ 174,485
Wayne County Jails	0.9358	$ 10,234	$ 10,452	$ 10,674	$ 10,901	$ 11,132	$ 11,367	$ 11,608	$ 166,124
Wayne County Parks	0.2442	$ 2,671	$ 2,728	$ 2,785	$ 2,845	$ 2,905	$ 2,966	$ 3,029	$ 43,351
HCMA	0.2070	$ 2,264	$ 2,312	$ 2,361	$ 2,411	$ 2,462	$ 2,514	$ 2,568	$ 36,747
RESA Enhancement	1.9876	$ 21,737	$ 22,200	$ 22,672	$ 23,153	$ 23,643	$ 24,144	$ 24,654	$ 352,840
Wayne County ISD (RESA)	0.0956	$ 1,046	$ 1,068	$ 1,090	$ 1,114	$ 1,137	$ 1,161	$ 1,186	$ 16,971
Wayne County RESA Special Ed	3.3443	$ 36,575	$ 37,353	$ 38,147	$ 38,956	$ 39,782	$ 40,624	$ 41,483	$ 593,683
Wayne County Community College	3.22020	$ 35,218	$ 35,967	$ 36,731	$ 37,511	$ 38,306	$ 39,117	$ 39,944	$ 571,652
Rubbish	2.38960	$ 26,134	$ 26,690	$ 27,257	$ 27,835	$ 28,425	$ 29,027	$ 29,641	$ 424,204
Streets	1.89930	$ 20,772	$ 21,214	$ 21,664	$ 22,124	$ 22,593	$ 23,071	$ 23,559	$ 337,165
Act 359	0.05000	$ 547	$ 558	$ 570	$ 582	$ 595	$ 607	$ 620	$ 8,876
Parks & Recreation	0.98240	$ 10,744	$ 10,973	$ 11,206	$ 11,444	$ 11,686	$ 11,933	$ 12,186	$ 174,396
School Sinking Fund	1.88590	$ 20,625	$ 21,064	$ 21,511	$ 21,968	$ 22,434	$ 22,908	$ 23,393	$ 334,786
Local Brownfield Capturable Total	34.6542	$ 378,997	$ 387,059	$ 395,289	$ 403,671	$ 412,226	$ 420,953	$ 429,855	$ 6,151,841
Non-Capturable Millages									
School Debt	5.8100	$ 63,979	$ 65,340	$ 66,728	$ 68,144	$ 69,588	$ 71,061	$ 72,564	$ 1,038,497
Wayne County DIA	0.9949	$ 10,881	$ 11,112	$ 11,348	$ 11,589	$ 11,835	$ 12,085	$ 12,341	$ 176,615
Wayne County Zoo	0.0963	$ 1,085	$ 1,108	$ 1,132	$ 1,156	$ 1,180	$ 1,205	$ 1,230	$ 17,610
Potter Fire	10.3433	$ 113,611	$ 116,028	$ 118,493	$ 121,007	$ 123,572	$ 126,188	$ 128,856	$ 1,844,121
Total Non-Capturable Taxes	17.3123	$ 189,555	$ 193,588	$ 197,701	$ 201,896	$ 206,175	$ 210,540	$ 214,992	$ 3,076,843
Total	75.9865	$ 831,029	$ 848,707	$ 866,739	$ 885,131	$ 903,891	$ 923,027	$ 942,545	$ 13,489,183
State and Local Total Capturable	58.6542	$ 641,474	$ 655,120	$ 669,038	$ 683,235	$ 697,716	$ 712,487	$ 727,553	$ 10,412,339

TABLE 3

Tax Increment Revenue Reimbursement Estimates

PINCHIN

Tax Increment Reimbursement Estimates
148 Residential Units Self Storage

Developer Maximum Reimbursement	Total Proportionality	School & Local Taxes	Local-Only Taxes	Total
TOTAL	100.00%	$ 6,523,178	$ (0)	$ 6,523,178
State	38.44%	$ 2,507,351	$ -	$ 2,507,351
Local	61.56%	$ 4,015,827	$ (0)	$ 4,015,827
TOTAL	100.00%	$ 6,523,178	$ -	$ 6,523,178
EGLE	0.45%	$ 25,000	$ -	$ 25,000
MSHDA	99.55%	$ 6,498,178	$ -	$ 6,498,178

Years of Developer Reimbursement:	14
Estimated Total Years of Plan:	19

Estimated Capture	
Administrative Fees	$ 185,161
State Revolving Fund	$ 388,276
LBRF	$ 1,975,762
Developer Capture - Interest	$ 6,523,178
Total	$ 9,072,378

Brownfield	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Total State Incremental Revenue	$0	$55,298	$118,214	$216,902	$221,575	$226,340	$231,201	$236,159	$241,216	$246,374	$251,636	$257,003	$262,477	$268,060	$273,756
State Brownfield Revolving Fund (50% of SET)	$0	$6,912	$14,777	$27,113	$27,697	$28,293	$28,900	$29,520	$30,152	$30,797	$31,455	$32,125	$32,810	$33,508	$34,219
State TIR Available for Reimbursement	**$0**	**$48,386**	**$103,437**	**$189,790**	**$193,878**	**$198,048**	**$202,301**	**$206,639**	**$211,064**	**$215,578**	**$220,182**	**$224,877**	**$229,667**	**$234,553**	**$239,536**
Total Local Incremental Revenue	$0	$79,847	$170,692	$313,191	$319,937	$326,818	$333,837	$340,996	$348,298	$355,746	$363,344	$371,093	$378,997	$387,059	$395,283
LBRA Administrative Fee (2% of State and Local Capture)	$0	$2,393	$5,121	$9,396	$9,598	$9,805	$10,015	$10,230	$10,449	$10,672	$10,900	$11,133	$11,370	$11,612	$11,858
Local TIR Available for Reimbursement	**$0**	**$77,144**	**$164,914**	**$302,589**	**$309,107**	**$315,755**	**$322,536**	**$329,453**	**$336,508**	**$343,704**	**$351,044**	**$358,531**	**$366,167**	**$373,957**	**$381,902**
Total State & Local TIR Available	**$0**	**$125,530**	**$268,351**	**$492,379**	**$502,984**	**$513,802**	**$524,837**	**$536,092**	**$547,572**	**$559,282**	**$571,225**	**$583,408**	**$595,835**	**$608,510**	**$621,438**
DEVELOPER	**Beginning Balance**														
DEVELOPER Reimbursement Balance	***$5,547,500***	***$5,547,500***	***$5,441,970***	***$5,179,619***	***$4,691,241***	***$4,178,256***	***$3,664,454***	***$3,139,617***	***$2,603,525***	***$2,055,954***	***$1,496,672***	***$925,447***	***$342,089***	***$0***	***$0***	***$0***
Unreimbursed Interest Balance	***$955,678***	***$955,678***	***$955,678***	***$955,678***	***$955,678***	***$955,678***	***$955,678***	***$955,678***	***$955,678***	***$955,678***	***$955,678***	***$955,678***	***$955,678***	***$701,882***	***$93,372***	***$0***
MSHDA Non-Environmental Costs	$5,542,500															
State Tax Reimbursement		$0	$48,169	$102,973	$188,937	$193,007	$197,158	$201,392	$205,711	$210,116	$214,610	$219,193	$223,868	$105,253	$0	$0
Local Tax Reimbursement		$0	$76,797	$164,173	$301,230	$307,719	$314,337	$321,088	$327,973	$334,997	$342,161	$349,468	$356,921	$235,250	$0	$0
Developer Reimbursement Balance		$5,542,500	$5,417,534	$5,150,388	$4,660,220	$4,159,495	$3,647,999	$3,125,519	$2,591,835	$2,046,722	$1,489,952	$921,291	$340,503	$0	$0	$0
Interest Reimbursement*	**$955,678**															
State Tax Reimbursement		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$123,940	$234,553	$28,862
Local Tax Reimbursement		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$129,857	$373,957	$64,510
Interest Reimbursement Balance		$955,678	$955,678	$955,678	$955,678	$955,678	$955,678	$955,678	$955,678	$955,678	$955,678	$955,678	$955,678	$701,882	$93,372	$0
Total MSHDA Reimbursement Balance		**$6,498,178**	**$6,373,212**	**$6,106,066**	**$5,615,899**	**$5,115,173**	**$4,603,678**	**$4,081,197**	**$3,547,513**	**$3,002,400**	**$2,445,630**	**$1,876,969**	**$1,296,181**	**$701,882**	**$93,372**	**$0**
Interest Accumulation			$138,250	$138,250	$133,757	$121,206	$107,843	$93,635	$78,543	$62,528	$45,552	$27,571	$8,543			
MSHDA Non-Environmental Costs	**$6,498,178**															
State Tax Reimbursement		$0	$48,169	$102,973	$188,937	$193,007	$197,158	$201,392	$205,711	$210,116	$214,610	$219,193	$223,868	$229,192	$234,553	$28,862
Local Tax Reimbursement		$0	$76,797	$164,173	$301,230	$307,719	$314,337	$321,088	$327,973	$334,997	$342,161	$349,468	$356,921	$365,106	$373,957	$64,510
Developer Reimbursement Balance		**$6,498,178**	**$6,373,212**	**$6,106,066**	**$5,615,899**	**$5,115,173**	**$4,603,678**	**$4,081,197**	**$3,547,513**	**$3,002,400**	**$2,445,630**	**$1,876,969**	**$1,296,181**	**$701,882**	**$93,372**	**$0**
EGLE Environmental Costs	**$25,000**															
State Tax Reimbursement		$0	$217	$464	$852	$871	$889	$908	$928	$948	$968	$989	$1,010	$475	$0	$0
Local Tax Reimbursement		$0	$346	$741	$1,359	$1,388	$1,418	$1,448	$1,479	$1,511	$1,543	$1,576	$1,610	$1,061	$0	$0
Developer Reimbursement Balance		**$25,000**	**$24,434**	**$23,231**	**$21,020**	**$18,762**	**$16,455**	**$14,098**	**$11,691**	**$9,232**	**$6,721**	**$4,154**	**$1,536**	**$0**	**$0**	**$0**
Total Annual Developer Reimbursement		**$0**	**$125,530**	**$268,351**	**$492,379**	**$502,984**	**$513,802**	**$524,837**	**$536,092**	**$547,572**	**$559,282**	**$571,225**	**$583,408**	**$595,835**	**$608,510**	**$621,438**
LOCAL BROWNFIELD REVOLVING FUND																
LBRF Deposits		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$342,392
State Tax Capture		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$25,000
Local Tax Capture		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$317,392
Total LBRF Capture																

	Brownfield	16	17	18	19	
		2041	2042	2043	2044	TOTAL
Total State Incremental Revenue		$0	$0	$0	$0	$3,106,211
State Brownfield Revolving Fund (50% of SET)		$0	$0	$0	$0	$388,276
State TIR Available for Reimbursement		**$0**	**$0**	**$0**	**$0**	**$2,669,549**
Total Local Incremental Revenue		$403,671	$412,226	$420,953	$429,855	$6,151,841
BRA Administrative Fee (2% of State and Local Capture)		$8,073	$8,245	$8,419	$8,597	$185,161
Local TIR Available for Reimbursement		**$395,597**	**$403,982**	**$412,534**	**$421,257**	**$5,966,680**
Total State & Local TIR Available		**$395,597**	**$403,982**	**$412,534**	**$421,257**	**$ 8,684,614**
DEVELOPER	**Beginning Balance**					
DEVELOPER Reimbursement Balance	***$5,542,500***	***$0***	***$0***	***$0***	***$0***	
Unreimbursed Interest Balance	***$955,678***	***$0***	***$0***	***$0***	***$0***	
MSHDA Non-Environmental Costs	$5,542,500					
State Tax Reimbursement		$0	$0	$0	$0	$2,110,387
Local Tax Reimbursement		$0	$0	$0	$0	$3,432,113
Developer Reimbursement Balance		$0	$0	$0	$0	
Interest Reimbursement*	$955,678					
State Tax Reimbursement		$0	$0	$0	$0	$387,355
Local Tax Reimbursement		$0	$0	$0	$0	$568,323
Interest Reimbursement Balance		$0	$0	$0	$0	
Total MSHDA Reimbursement Balance		**$0**	**$0**	**$0**	**$0**	
Interest Accumulation						
MSHDA Non-Environmental Costs	$6,498,178					
State Tax Reimbursement		$0	$0	$0	$0	$2,497,742
Local Tax Reimbursement		$0	$0	$0	$0	$4,000,436
Developer Reimbursement Balance		**$0**	**$0**	**$0**	**$0**	
EGLE Environmental Costs	$25,000					
State Tax Reimbursement		$0	$0	$0	$0	$9,519
Local Tax Reimbursement		$0	$0	$0	$0	$15,481
Developer Reimbursement Balance		**$0**	**$0**	**$0**	**$0**	
Total Annual Developer Reimbursement		**$0**	**$0**	**$0**	**$0**	**$8,525,178**
LOCAL BROWNFIELD REVOLVING FUND						
LBRF Deposits		$395,597	$403,982	$412,534	$421,257	$1,975,762
State Tax Capture		$0	$0	$0	$0	$25,000
Local Tax Capture		$395,597	$403,982	$412,534	$421,257	$1,950,762
Total LBRF Capture						

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

CHRISTOPHER P. ROLLET
Treasurer

- CITY COUNCIL -

ZOEY KUSPA
Council President
CHRISTIAN GRAZIANI
KAREN E. GEORGE
PRISCILLA AYRES-REISS
PHILLIP J. RAUCH
ADRIENE PRICE
ED GAWLIK JR.

City of Southgate

Memorandum

To: Honorable City Council Members

From: Dan Marsh, City Administrator

Date: June 24, 2026

Re: Amendment No. 5 to the GLWA Water Service Contract

Pursuant to the Water Service Contract with the Great Lakes Water Authority (GLWA), the City recently participated in the contractual reopener process, which occurs every four years. After reviewing historic water usage data with GLWA and the City Engineers, the Administration recommends the attached Amendment No. 5, which will reduce the City's Max Day values from 4.6MGD to 4.42 MGD, and the City Peak Hour Demand from 6.23 MGD to 6.13 MGD.

If you have any questions please contact me.

Proposed Motion: *to approve the proposed Amendment No. 5 to Water Service Contract Between Great Lakes Water Authority and City of Southgate and authorize the Mayor and City Clerk to sign on behalf of the City.*

Hennessey Engineers, Inc

Dan Marsh,

City Administrator

City of Southgate

14100 Dix- Toledo Rd

Southgate, MI, 48195

RE. Purposed Water Contract Revisions

Per our discussion concerning the proposed water contract, Max Day and Peak Hour changes for the water contract beginning in 2027, it is our recommendation to accept the changes outlined below.

Current Max Day	Purposed Max Day	Current Peak Hr	Purposed Peak HR
4.60 MGD	4.42 MGD	6.23 MGD	6.13 MGD

Annual Volume

117,200 MCF

Accepting the recommended changes will result in a cost saving and still leave a buffer for Growth.

Sincerely,

Steven Svireff

AMENDMENT NO. 5 TO WATER SERVICE CONTRACT
BETWEEN
GREAT LAKES WATER AUTHORITY
AND
CITY OF SOUTHGATE

This Amendment No. 5 ("Amendment") is made between the Great Lakes Water Authority, a municipal authority and public body corporate ("GLWA"), and the City of Southgate, a municipal corporation ("Member Partner"). GLWA and Member Partner are collectively referred to as the "Parties".

RECITALS

A. GLWA leases, operates, and maintains the public water supply system owned by the City of Detroit ("System"); and

B. On March 17, 2009, the Parties entered a Water Service Contract ("Contract") reflecting the terms and conditions governing the delivery and purchase of potable water, as subsequently amended and assigned; and

C. The Contract provides for periodic reopening on a four-year schedule, of which the Parties wish to avail themselves; and

D. Article 15 of the Contract permits the Parties to amend the Contract by mutual agreement; and

E. In consideration of the mutual undertakings of the Parties and for the benefit of the public, it is the mutual desire of the Parties to enter this Amendment to amend the Contract as set forth in detail in the following sections.

ACCORDINGLY, THE PARTIES AGREE AS FOLLOWS:

1. Exhibit A of the Contract is amended by deleting in its entirety the existing Exhibit A and substituting the attached Exhibit A in its place.

2. Exhibit B of the Contract is amended by deleting in its entirety the existing Exhibit B and substituting the attached Exhibit B in its place.

3. Except for the provisions of the Contract specifically contained in this Amendment, all other terms, conditions, and covenants contained in the Contract shall remain in full force and effect and as set forth in the Contract.

4. This Amendment to the Contract shall be effective and binding upon the Parties when it is signed and acknowledged by the duly authorized representatives of both Parties and is approved by Member Partner's governing body and the GLWA Board of Directors.

(*Signatures appear on next page*)

Accordingly, GLWA and Member Partner, by and through their duly authorized officers and representatives, have executed this Amendment.

City of Southgate:

By: _____
Joseph G. Kuspa
Mayor

By: _____
Janice M. Ferencz
City Clerk

APPROVED BY
SOUTHGATE CITY COUNCIL ON: _____
Date

Great Lakes Water Authority:

By: _____
Suzanne R. Coffey, P.E.
Chief Executive Officer

Dated: _____

APPROVED BY
GLWA BOARD OF DIRECTORS ON: _____
Date

APPROVED AS TO FORM BY
GLWA GENERAL COUNSEL ON: _____
Signature/Date

EXHIBIT A

Customer's Water Distribution Points

This Exhibit contains the following information:

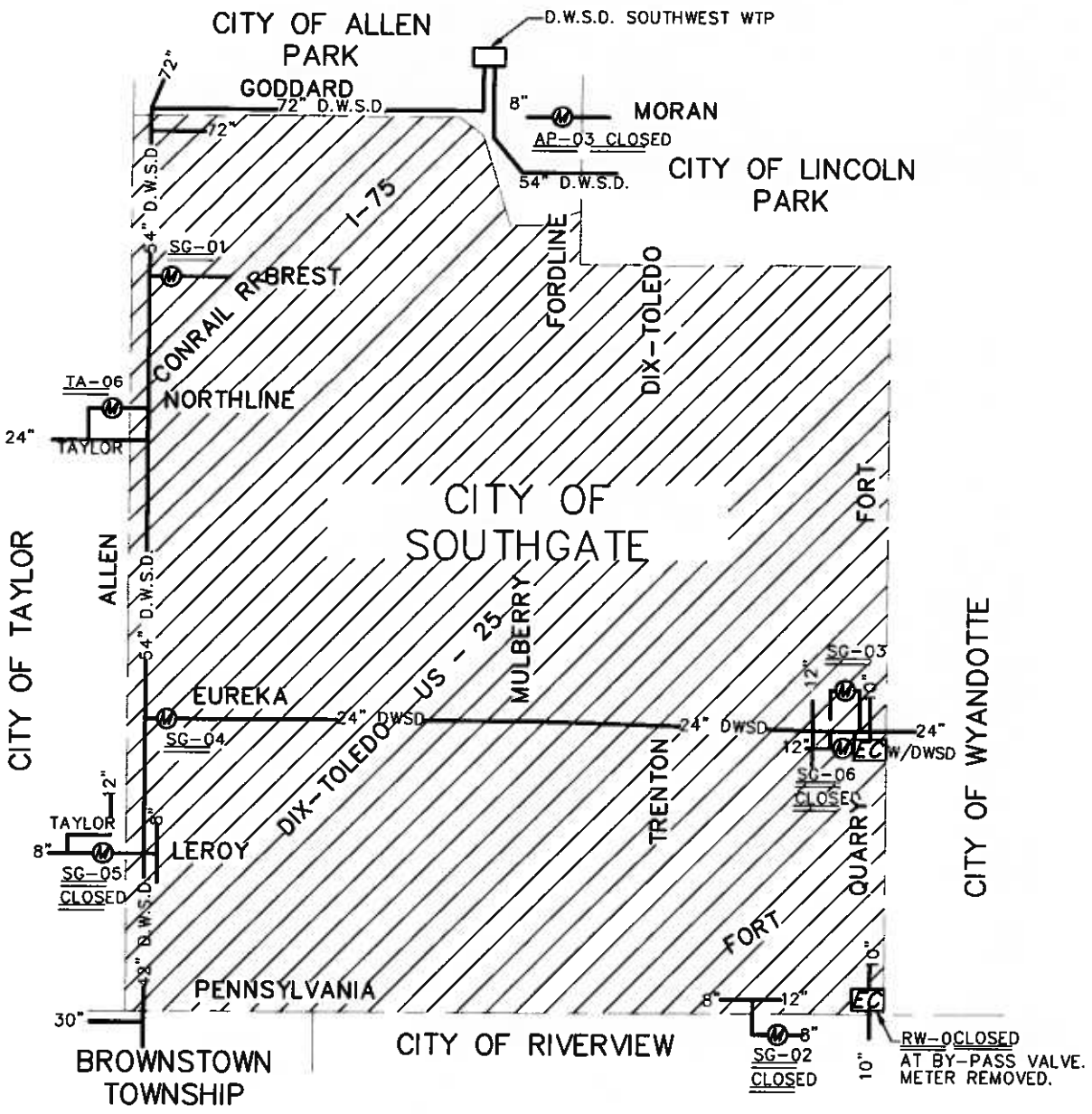
1. The corporate limits of Customer;

2. The agreed upon water Service Area of Customer which (a) may or may not be entirely within the corporate limits of Customer and (b) which may or may not include the entire area within the Customer's corporate limits;

3. The specific location of the Water Distribution Points, including any Board approved emergency connections;

4. The designation of appurtenances to be maintained by Customer and those to be maintained by the Board; and

5. A list of any closed meter locations.



LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
M	DWSD METER PIT		CITY LINE
	SERVICE AREA		CITY OR TWP LINE
EC	EMERGENCY CONNECTION	M	COMM METER PIT

N

G.A. KENDRA	AUG. 29, 1969	EXHIBIT A	SERVICE AREA LOCATION MAP CITY OF SOUTHGATE
T.B.N.	MAY 1985		

EXHIBIT A

City of Southgate Emergency Connections:

Connection to Riverview
The 10" bypass line of the former RW-02 deduct meter pit at the intersection of Quarry Road and Pennsylvania

Connection to Detroit Water and Sewerage Department
12" TS&V at the intersection of Eureka and Fort Street east the former meter pit SG-06 and connecting the 24" DWSD main to a 12" SG water main.

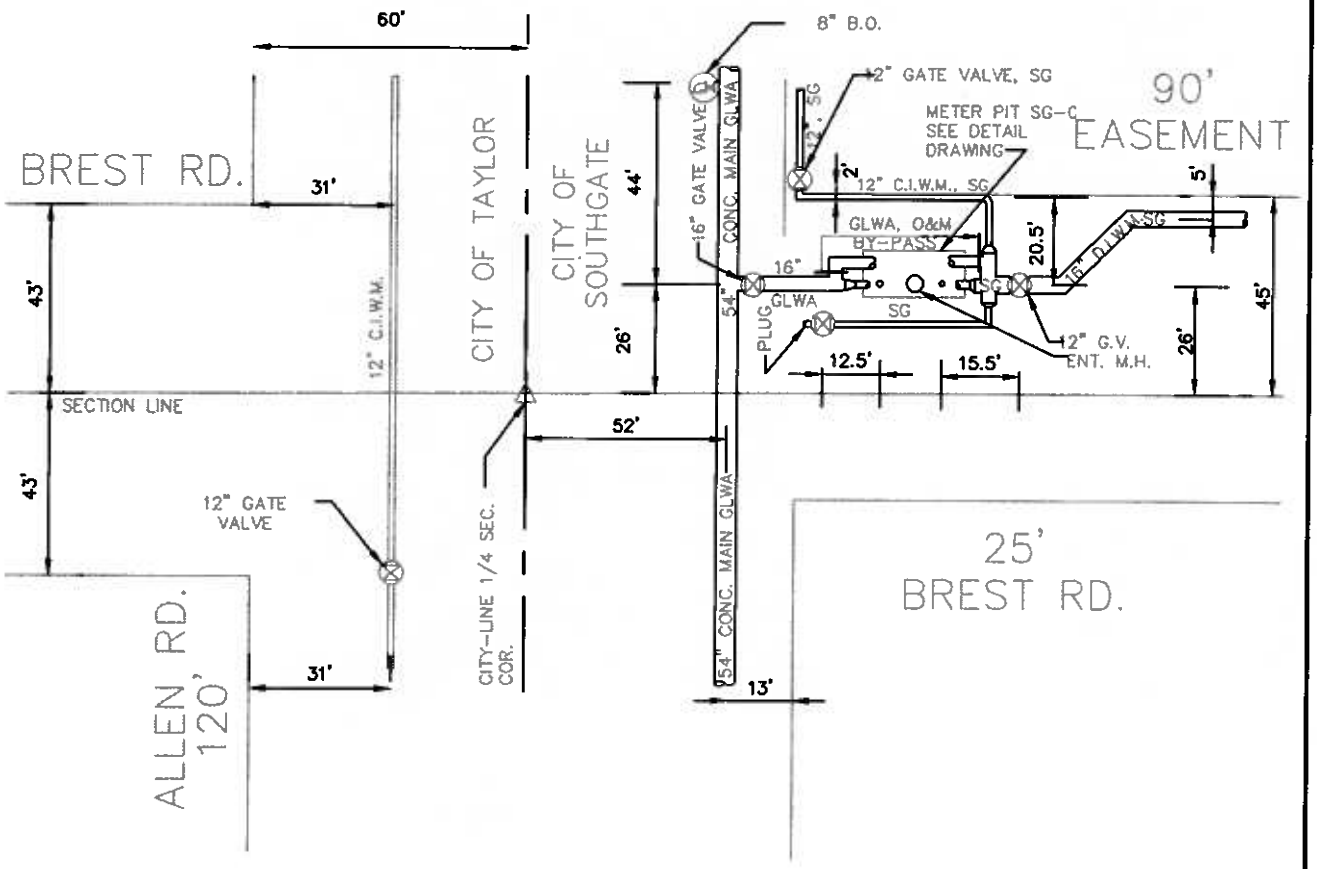
City of Southgate Water Customers Outside Municipal Limits:

None.

City of Southgate Master Meters Not In Service:

SG-02
SG-05
SG-06
SG-07

EXHIBIT–A SG–01
BREST AND ALLEN RD.
CITY OF SOUTHGATE



SG–CITY OF SOUTHGATE
OWNERSHIP & MAINTENANCE

GLWA – GREAT LAKES WATER AUTHORITY
OPERATION AND MAINTENANCE
(CITY OF DETROIT OWNERSHIP)

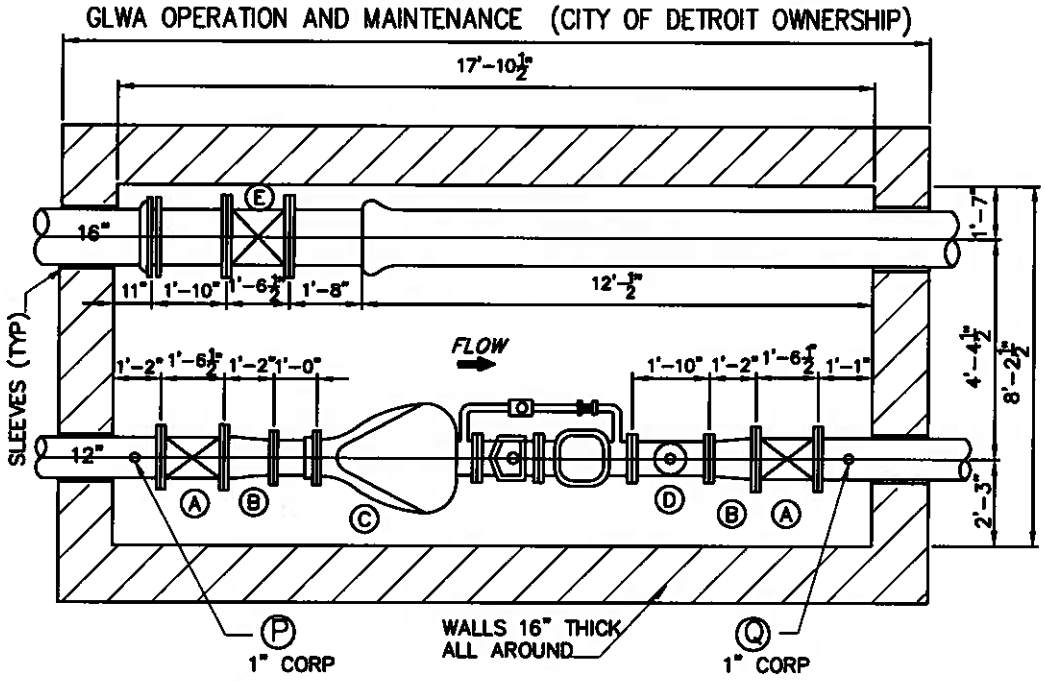
SITE PLAN
NOT TO SCALE

N

LOCATIONS SUBJECT TO
VERIFICATION IN THE FIELD.

SG
01

EXHIBIT–A SG–01
ALLEN RD. AND BREST
CITY OF SOUTHGATE



METER PIT DETAIL
NOT TO SCALE

CITY OF SOUTHGATE O&M

LEGEND			
TAG	QTY	DESCRIPTION	SIZE
A	2	GATE VALVE	12"
B	2	REDUCERS	12"x10"
C	1	SENSUS TURBO METER	10"x2"
D	1	TEST TEE	12"x3"
E	1	GATE VALVE	16"

TYPICAL PRESSURE LOSS THRU METER	
METER TYPE	P.S.I. LOSS
VENTURI	1 – 2
MAG	0
TURBINE	4 – 6

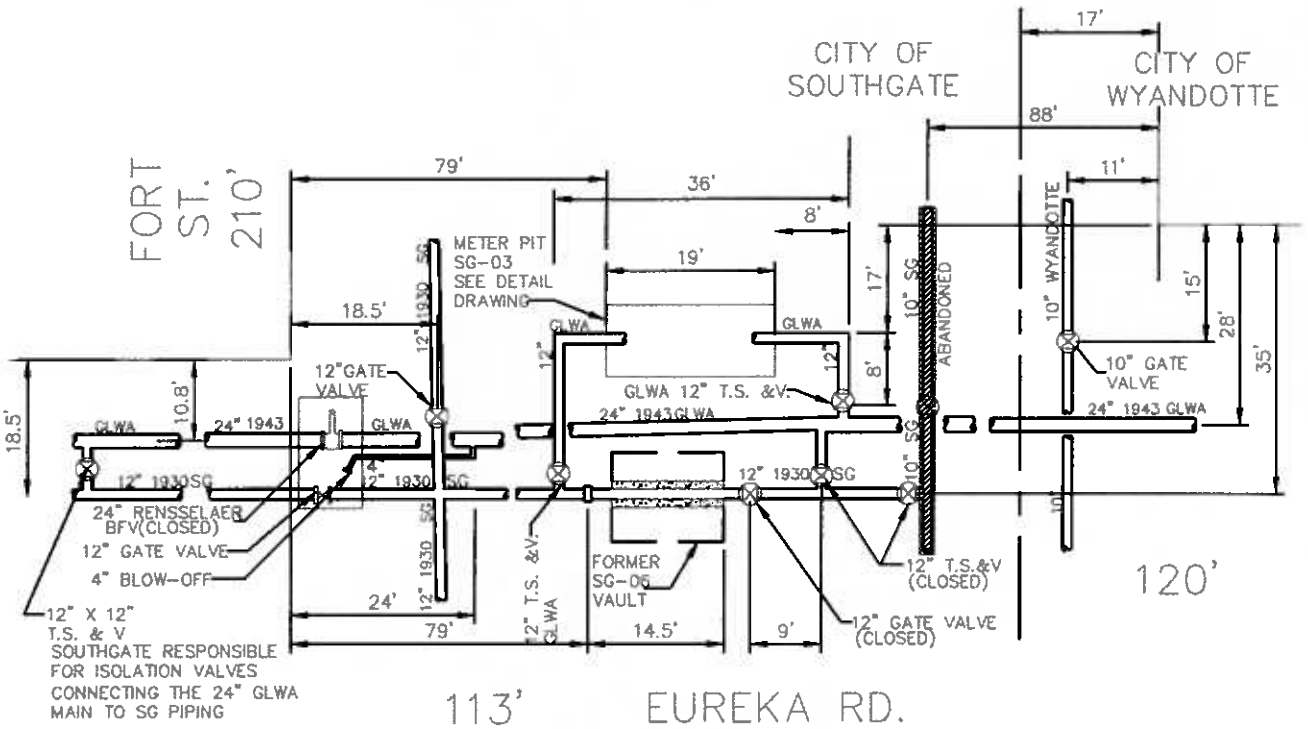
Ⓟ UPSTREAM PRESSURE TRANSMITTER, G.L.W.A. OPERATION & MAINTENANCE (CITY OF DETROIT OWNERSHIP)

Ⓠ DOWNSTREAM PRESSURE TRANSMITTER, G.L.W.A. OPERATION & MAINTENANCE (CITY OF DETROIT OWNERSHIP)

ADDRESS 11891 ALLEN ROAD
FEED TO CITY OF SOUTHGATE
FEED FROM G.L.W.A. TRANS. MAIN
TYPE OF METER SENSUS TURBO
SIZE OF METER 10" X 2"
METER NUMBER 10")1565967 & 2")1565812
DATE METER SET 7/31/1999
METER PIT CONST & SIZE 18'–0" X 8'–10" BRICK
GATE BOOK No C–1519
REMARKS NONE

SG 01

EXHIBIT–A SG–03
FORT AND EUREKA
CITY OF SOUTHGATE



SITE PLAN
NOT TO SCALE

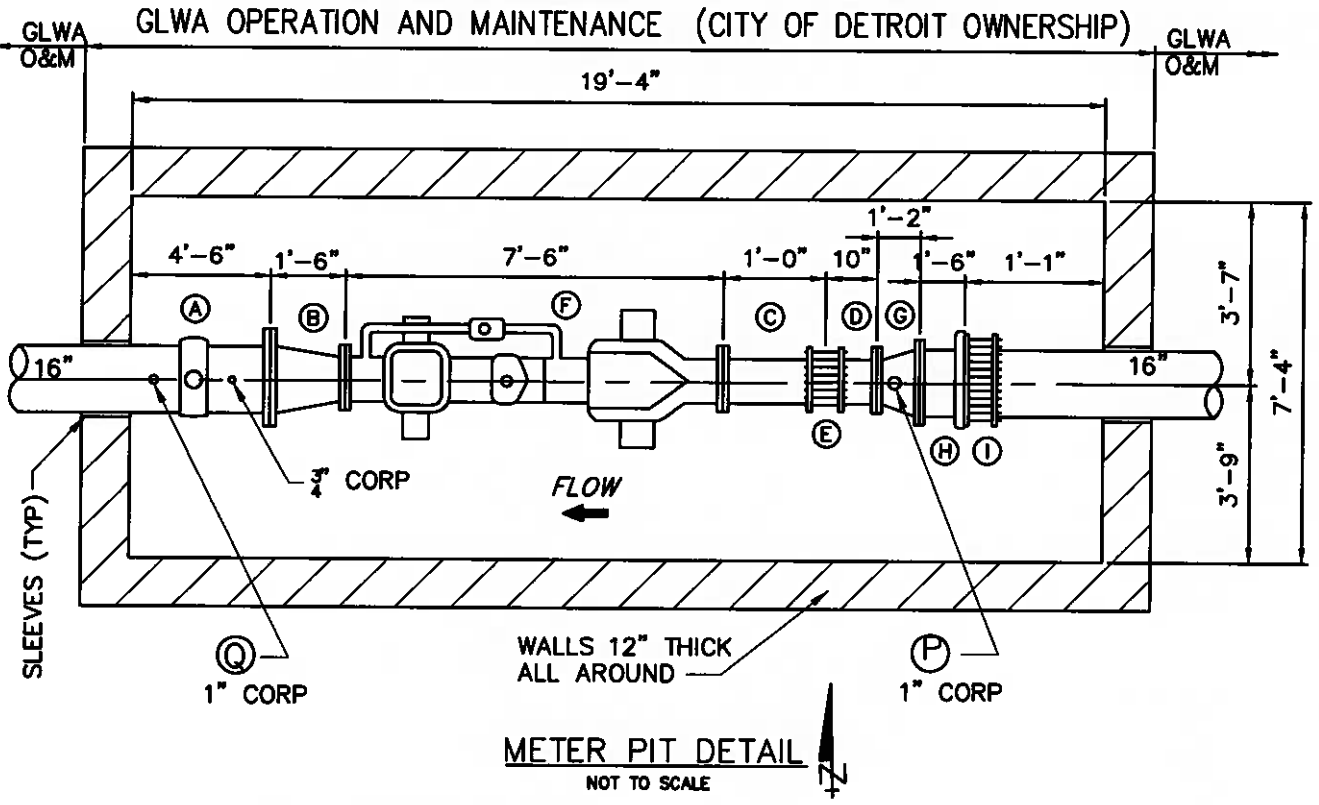
SG–CITY OF SOUTHGATE
OWNERSHIP & MAINTENANCE

GLWA – GREAT LAKES WATER AUTHORITY
OPERATION AND MAINTENANCE
(CITY OF DETROIT OWNERSHIP)

LOCATIONS SUBJECT TO VERIFICATION IN THE FIELD.

SG 03

EXHIBIT–A SG–03
FORT AND EUREKA
CITY OF SOUTHGATE



METER PIT DETAIL
NOT TO SCALE

LEGEND			
TAG	QTY	DESCRIPTION	SIZE
A	1	TEST TEE	16"
B	1	F–F DUCTILE IRON CONCENTRIC REDUCER	16"x10"
C	1	F–PE DUCTILE IRON SPOOL PIECE	10"x24"
D	1	F–PE DUCTILE IRON SPOOL PIECE	9.5"
E	1	DRESSER STYLE 38 COUPLING	10"
F	1	SENSUS FIRELINE METER W/ 2" BYPASS	10"
G	1	F–F DUCTILE IRON CONCENTRIC REDUCER	16"x10"
H	1	LJ–PE DUCTILE IRON CONCENTRIC REDUCER	16"x10"
I	1	FLANGE–DRESSER ADAPTER	8"

TYPICAL PRESSURE LOSS THRU METER	
METER TYPE	P.S.I. LOSS
VENTURI	1 – 2
MAG	0
TURBINE	4 – 6

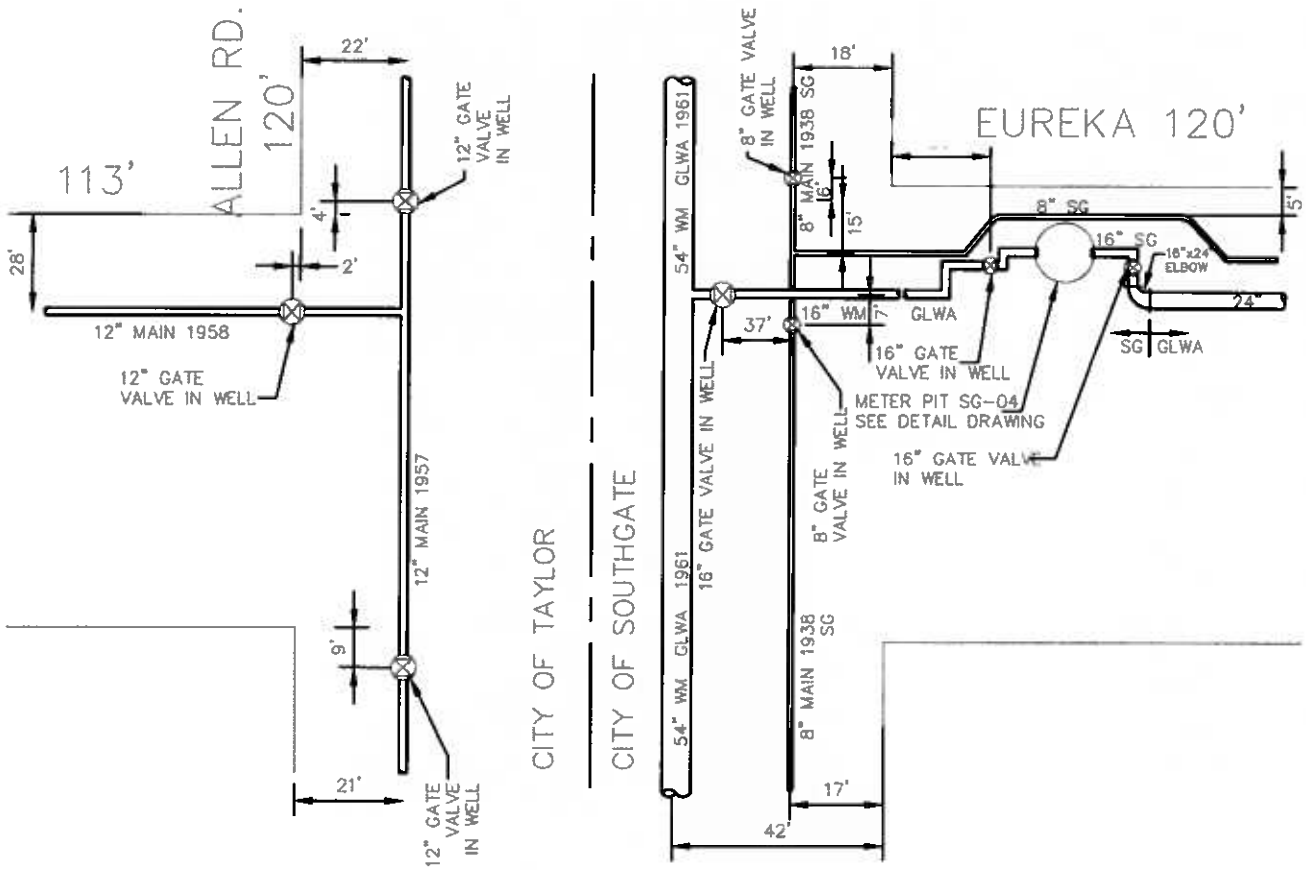
Ⓟ–UPSTREAM PRESSURE TRANSMITTER, G.L.W.A. OPERATION & MAINTENANCE (CITY OF DETROIT OWNERSHIP)

Ⓠ–DOWNSTREAM PRESSURE TRANSMITTER, G.L.W.A. OPERATION & MAINTENANCE (CITY OF DETROIT OWNERSHIP)

ADDRESS 14880 FORT
FEED TO CITY OF SOUTHGATE
FEED FROM G.L.W.A. ELECTRIC AVE. PUMPING STATION
TYPE OF METER SENSUS TURBO
SIZE OF METER 10" X 2"
METER NUMBER 10")1452592 & 2")1447892
DATE METER SET 1/10/1996
METER PIT CONST & SIZE 19'–4" X 7'–4" BRICK
SECTION MAP No 14–A
GATE BOOK No C–16130
REMARKS NONE

SG 03

EXHIBIT–A SG–04
EUREKA AND ALLEN RD.
CITY OF SOUTHGATE



SITE PLAN
NOT TO SCALE

SG–CITY OF SOUTHGATE
OWNERSHIP & MAINTENANCE

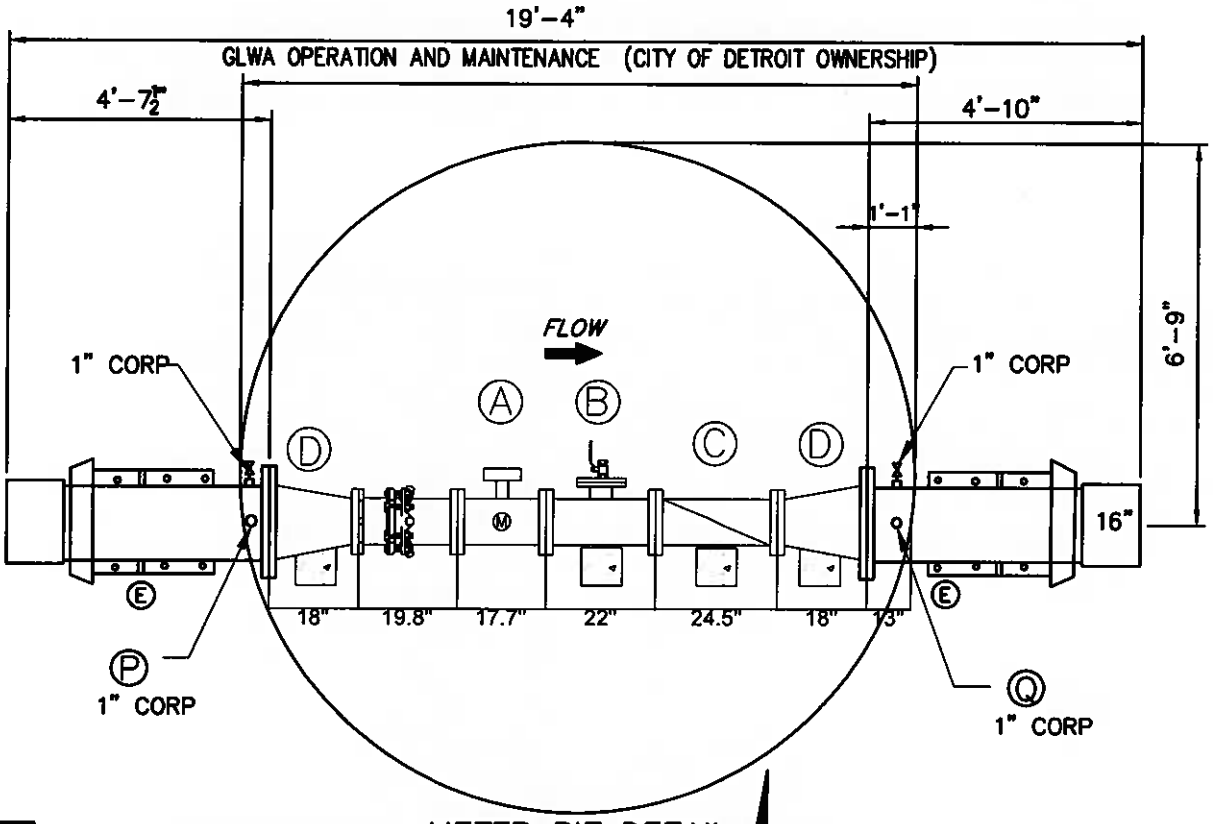
GLWA – GREAT LAKES WATER AUTHORITY
OPERATION AND MAINTENANCE
(CITY OF DETROIT OWNERSHIP)

LOCATIONS SUBJECT TO VERIFICATION IN THE FIELD.

* WATER FLOWS FROM SG–04 THRU 24" GLWA MAIN TO CROSS CONNECTION AT REECK & EUREKA AND HUMPHREY & EUREKA. SG RESPONSIBLE FROM CROSS CONNECTION ONWARD.

SG 04

EXHIBIT–A SG–04
EUREKA AND ALLEN RD.
CITY OF SOUTHGATE



CITY OF SOUTHGATE O&M

METER PIT DETAIL
NOT TO SCALE

LEGEND			
TAG	QTY	DESCRIPTION	SIZE
A	1	MAG METER	6"
B	2	TEST TEE	6"x6"
C1	1	CHECK VALVE	6"
D	2	REDUCERS	16"x6'
E	1	ANCHOR PLATE RESTRAINT EARS	

TYPICAL PRESSURE LOSS THRU METER	
METER TYPE	P.S.I. LOSS
VENTURI	1 – 2
MAG	0
TURBINE	4 – 6

Ⓟ–UPSTREAM PRESSURE TRANSMITTER, G.L.W.A. OPERATION & MAINTENANCE (CITY OF DETROIT OWNERSHIP)

Ⓠ–DOWNSTREAM PRESSURE TRANSMITTER, G.L.W.A. OPERATION & MAINTENANCE (CITY OF DETROIT OWNERSHIP)

ADDRESS 19380 EUREKA
FEED TO CITY OF SOUTHGATE
FEED FROM G.L.W.A. TRANS. MAIN
TYPE OF METER SIEMENS MAG5100W
SIZE OF METER 6"
METER NUMBER PBD–L9064512
DATE METER SET 6/23/22
METER PIT CONST & SIZE 12'–0" DIAMETER STEEL VAULT
SECTION MAP No 10–A
GATE BOOK No W–1768
REMARKS

SG 04

EXHIBIT B

Projected Annual Volume and Minimum Annual Volume (Table 1)
Pressure Range and Maximum Flow Rate (Table 2)
Flow Split Assumptions (Table 3)
Addresses for Notice (Table 4)

Table 1 and Table 2 set forth the agreed upon Projected Annual Volumes, Minimum Annual Volumes, Pressure Ranges and Maximum Flow Rates for the term of this Contract provided that figures in bold type face are immediately enforceable pursuant to the terms of Section 5.07 and italicized figures are contained for planning purposes only but will become effective absent the negotiated replacements anticipated in Section 5.07.

The approximate rate of flow by individual meter set forth in Table 3 is the assumption upon which the Pressure Range commitments established in Table 2 have been devised. Should Customer deviate from these assumptions at any meter(s), the Board may be unable to meet the stated Pressure Range commitments in this Contract or in the contract of another customer of the Board and Section 5.08 of this Contract may be invoked.

EXHIBIT B

Table 1
Projected Annual Volume and Minimum Annual Volume

Fiscal Year Ending June 30	Projected Annual Volume (Mcf)	Minimum Annual Volume (Mcf)
2009	**155,000**	**77,500**
2010	**155,000**	**77,500**
2011	**140,000**	**70,000**
2012	**140,000**	**70,000**
2013	**140,000**	**70,000**
2014	**140,000**	**70,000**
2015	**126,000**	**63,000**
2016	**126,000**	**63,000**
2017	**125,000**	**62,500**
2018	**125,000**	**62,500**
2019	**124,000**	**62,000**
2020	**124,000**	**62,000**
2021	**124,000**	**62,000**
2022	**124,000**	**62,000**
2023	**124,000**	**62,000**
2024	**117,000**	**58,500**
2025	**117,000**	**58,500**
2026	**117,000**	**58,500**
2027	**117,000**	**58,500**
2028	**117,000**	**58,500**
2029	**117,000**	**58,500**
2030	**117,000**	**58,500**
2031	**117,000**	**58,500**
2032	*117,000*	*58,500*
2033	*117,000*	*58,500*
2034	*117,000*	*58,500*
2035	*117,000*	*58,500*
2036	*117,000*	*58,500*
2037	*117,000*	*58,500*
2038	*117,000*	*58,500*
2039	*117,000*	*58,500*

EXHIBIT B

Table 2
Pressure Range and Maximum Flow Rate

Calendar Year (Reopener Schedule in bold type)	Pressure Range (psi) Meter SG-01		Pressure Range (psi) Meter SG-03		Pressure Range (psi) Meter SG-04		Maximum Flow Rate (mgd)	
	Min	Max	Min	Max	Min	Max	Max Day	Peak Hour
2009	**52**	**77**	**57**	**79**	**54**	**76**	**7.14**	**11.02**
2010	**52**	**77**	**57**	**79**	**54**	**76**	**7.14**	**11.02**
2011	**52**	**77**	**57**	**79**	**54**	**76**	**6.10**	**8.10**
2012	**52**	**77**	**57**	**79**	**54**	**76**	**6.10**	**8.10**
2013	**52**	**77**	**57**	**79**	**54**	**76**	**6.10**	**8.10**
2014	**52**	**77**	**57**	**79**	**54**	**76**	**5.20**	**7.40**
2015	**52**	**77**	**57**	**79**	**54**	**76**	**5.20**	**7.40**
2016	**52**	**77**	**57**	**79**	**54**	**76**	**5.20**	**7.40**
2017	**52**	**77**	**57**	**79**	**54**	**76**	**5.20**	**7.40**
2018	**52**	**77**	**57**	**79**	**54**	**76**	**5.20**	**7.40**
2019	**52**	**77**	**57**	**79**	**54**	**76**	**5.00**	**7.00**
2020	**52**	**77**	**57**	**79**	**54**	**76**	**5.00**	**7.00**
2021	**52**	**77**	**57**	**79**	**54**	**76**	**5.00**	**7.00**
2022	**52**	**77**	**57**	**79**	**54**	**76**	**5.00**	**7.00**
2023	**52**	**77**	**57**	**79**	**54**	**76**	**4.60**	**6.23**
2024	**52**	**77**	**57**	**79**	**54**	**76**	**4.60**	**6.23**
2025	**52**	**77**	**57**	**79**	**54**	**76**	**4.60**	**6.23**
2026	**52**	**77**	**57**	**79**	**54**	**76**	**4.60**	**6.23**
2027	**52**	**77**	**57**	**79**	**54**	**76**	**4.42**	**6.13**
2028	**52**	**77**	**57**	**79**	**54**	**76**	**4.42**	**6.13**
2029	**52**	**77**	**57**	**79**	**54**	**76**	**4.42**	**6.13**
2030	**52**	**77**	**57**	**79**	**54**	**76**	**4.42**	**6.13**
2031	*52*	*77*	*57*	*79*	*54*	*76*	*4.42*	*6.13*
2032	*52*	*77*	*57*	*79*	*54*	*76*	*4.42*	*6.13*
2033	*52*	*77*	*57*	*79*	*54*	*76*	*4.42*	*6.13*
2034	*52*	*77*	*57*	*79*	*54*	*76*	*4.42*	*6.13*
2035	*52*	*77*	*57*	*79*	*54*	*76*	*4.42*	*6.13*
2036	*52*	*77*	*57*	*79*	*54*	*76*	*4.42*	*6.13*
2037	*52*	*77*	*57*	*79*	*54*	*76*	*4.42*	*6.13*
2038	*52*	*77*	*57*	*79*	*54*	*76*	*4.42*	*6.13*

EXHIBIT B

Table 3
Flow Split Assumptions

Meter	Assumed Flow Split (2027-2030)
SG-01	20 – 30 %
SG-03	0 – 5 %
SG-04	65 – 75 %

Table 4
Addresses for Notice

If to the Board:	**If to Customer:**
General Counsel Great Lakes Water Authority 735 Randolph, Suite 1901 Detroit, Michigan 48226	City Clerk City of Southgate 14400 Dix-Toledo Highway Southgate, Michigan 48195 Cc: City Administrator

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

CHRISTOPHER P. ROLLET
Treasurer

City of Southgate

- CITY COUNCIL -

ZOEY KUSPA
Council President
CHRISTIAN GRAZIANI
KAREN E. GEORGE
PRISCILLA AYRES-REISS
PHILLIP J. RAUCH
ADRIENE PRICE
ED GAWLIK JR.

June 25, 2026

To the Honorable
City Council
Southgate, Michigan 48195

Re: Recommendation for Additional Concrete Work at the Southgate Tower Park Project (Waiver of Bid)

Ladies and Gentlemen:

I have reviewed the above and concur with the recommendations of the City Engineer and the Finance Director to waive the city bid process and approve the proposal from G.V. Cement (Brownstown MI) for additional concrete work at the Southgate Tower Park project in the amount of $72,388.00. GV Cement is the City's awarded contractor for the Water Fund and Street Fund Repair Program and for the Road Reconstruction Program.

Funds are available from the Wayne County ARPA Grant dedicated to this project.

Sincerely,

Joseph G. Kuspa
Mayor

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

CHRISTOPHER P. ROLLET
Treasurer

City of Southgate

- CITY COUNCIL -

ZOEY KUSPA
Council President
CHRISTIAN GRAZIANI
KAREN E. GEORGE
PRISCILLA AYRES-REISS
PHILLIP J. RAUCH
ADRIENE PRICE
ED GAWLIK JR.

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Douglas Drysdale, Assistant City Administrator / Finance Director DWD

DATE: June 11, 2026

RE: Recommendation for Additional Concrete Work at the Southgate Tower Park Project **(Waiver of Bid)**

I have reviewed the above with the City Engineer and concur with his recommendation to waive the city bid process and approve the proposal from G.V. Cement (Brownstown MI) for additional concrete work at the Southgate Tower Park project in the amount of $72,388.00. GV Cement is currently under contract with the City for the 2026 Water Fund & Street Fund Repair Program and the 2026 Road Reconstruction Program

Funding for this project will come from the Wayne County ARPA grant.

Proposed Motion
Waive the city bid process and approve the proposal from G.V. Cement for additional concrete work at the Southgate Tower Park project in the amount of $72,388.00, utilizing Wayne County ARPA grant funding.

HENNESSEY
ENGINEERS, INC

June 11, 2026

Mr. Doug Drysdale, Assistant City Administrator / Finance Director
City of Southgate
14400 Dix-Toledo Highway
Southgate, Michigan 48195

Re: Southgate Tower Park
Waiver of Bid for GV Cement Contracting Company
City of Southgate
Hennessey Project No. 11096.C

Dear Mr. Drysdale:

Enclosed is a copy of the proposal our office received as requested from GV Cement Contracting Company regarding additional concrete flatwork for Southgate Tower Park.

The scope of concrete flatwork at the tennis/pickleball courts is as follows:

1. 141 linear feet of an 18-inch concrete curb & gutter section with an aggregate base adjacent to the parking lot and new tennis courts
2. 1130 square feet of a 6-foot-wide and 10-foot-wide 4-inch-thick concrete sidewalk with an aggregate base parallel to the concrete curb & gutter section, and to connect the courts to the park pathway and parking lot

The scope of concrete flatwork at the Bank Tower Plaza is as follows:

1. 926 square feet of 4-inch-thick concrete walkway with an aggregate base connecting the plaza to the park pathway

The scope of concrete flatwork at the Park Pavilion is as follows:

1. 3,282 square feet of 4-inch-thick concrete pavilion floor and walkway with an aggregate base, 90 cubic yards of Class 2 fill material and 22 cubic yards of an aggregate drainage area

GV Cement Contracting Company is currently under contract with the City for the 2026 Water Fund & Street Fund Pavement Repair Program and the 2026 Road Reconstruction Program. GV Cement has always performed well for the City of Southgate, and I have no reason not to recommend them for this concrete flatwork at Southgate Tower Park.

HENNESSEY
ENGINEERS, INC

Therefore, I recommend that City Council grant the waiver of bid for the additional concrete work at the Southgate Tower Park to GV Cement Contracting Company of Brownstown, Michigan at a total cost of **$72,388.00.**

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

Very Truly Yours,

HENNESSEY ENGINEERS, INC

John M. Miller
Project / Construction Manager

Enclosure

cc: Dan Marsh, City Administrator, City of Southgate
Phil Ferro, Director of Public Services, City of Southgate
Lori Kennedy, HR/Accounting Group, Hennessey Engineers, Inc.
John J. Hennessey, P.E., Vice-President, Hennessey Engineers, Inc.
Vince Vitale, President, GV Cement Contracting Company

File B.3

GV CEMENT CONTRACTING
20000 Dix-Toledo Hwy.
Brownstown, MI 48183
Phone:734-479-2180

PROPOSAL

Date	Estimate #
6/11/2026	26-125

Name / Address
City of Southgate 14400 Dix Southgate MI 48195

Location	Terms	Project
Southgate	30 days following our invoice	Southgate Tower Park

Qty	Type	Description	Rate	Total
		Flatwork at the Tennis/Pickleball Court		
141	l.f.	~~Remove~~ Concrete, Place 6" 21AA Aggregate Base and Place 18" Curb & Gutter	55.00	7,755.00
1,130	s.f.	~~Remove~~ Concrete, Place 4" 21AA Aggregate Base with 4" Concrete	11.50	12,995.00
		Flatwork at the Bank Tower Plaza		
926	s.f.	~~Remove~~ Concrete, Place 4" 21AA Aggregate Base and 4" Concrete Walkway	11.50	10,649.00
		Flatwork at the Park Pavilion		
3,282	s.f.	4" Concrete Pavilion Floor and Walkway with 4" 21AA Aggregate Base	11.50	37,743.00
90	c.y.	Class 2 fill material	28.00	2,520.00
22	c.y.	Aggregate drainage area	33.00	726.00

This proposal is satisfactory and hereby accepted. Work is authorized to be performed as specified.

Signature _____

Total $72,388.00

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

CHRISTOPHER P. ROLLET
Treasurer

City of Southgate

- CITY COUNCIL -

ZOEY KUSPA
Council President
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KAREN E. GEORGE
PRISCILLA AYRES-REISS
PHILLIP J. RAUCH
ADRIENE PRICE
ED GAWLIK JR.

June 25, 2026

To the Honorable
City Council
Southgate, Michigan 48195

Re: Recommendation to Approve Contract Extension for 2027 Lead Water Service Line Replacement Program (Waiver of Bid)

Ladies and Gentlemen:

I have reviewed the above and concur with the recommendations of the City Engineer and the Finance Director to waive the city bid process and approve a contract extension with RVP Construction, Inc. (South Rockwood MI) for the 2027 Lead Water Service Replacement Program agreement. RVP Construction originally won the competitive bid process in 2023 for the FY2024 and received contract extensions for the FY2025 and FY2026 programs. This extension represents a 3% rate increase from last year's extension.

Funds are available in the FY2026/27 Water/Sewer Fun budget.

Sincerely,

Joseph G. Kuspa
Mayor

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

CHRISTOPHER P. ROLLET
Treasurer

City of Southgate

- CITY COUNCIL -

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Council President
CHRISTIAN GRAZIANI
KAREN E. GEORGE
PRISCILLA AYRES-REISS
PHILLIP J. RAUCH
ADRIENE PRICE
ED GAWLIK JR.

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Douglas Drysdale, Assistant City Administrator / Finance Director DWD

DATE: June 25, 2026

RE: Recommendation to Approve Contract Extension for 2027 Lead Water Service Line Replacement Program **(WAIVER OF BID)**

I have reviewed the above with the City Engineer and concur with his recommendation to waive the city bid process and approve a contract extension with RVP Construction, Inc. (South Rockwood MI) for the 2027 Lead Water Service Replacement Program agreement (fiscal year 2026/27).

The original agreement with RVP Construction was approved by city council at their July 5, 2023 meeting through a competitive bid process, and extended in 2023 (no rate increase), 2024 (no rate increase) and 2025 (4% rate increase). This extension includes a 3% rate increase from last year's extension.

Adequate funds are available in the FY 2026/27 Water/Sewer Fund proposed budget.

Proposed Motion
Waive the city bid process and approve extension for the 2027 Lead Water Service Replacement Program (fiscal year 2026/27) with RVP Construction, Inc. at the proposed 3% rate increase to the contract extension approved by City Council on May 1, 2025.

HENNESSEY
ENGINEERS, INC

June 24, 2026

Mr. Dan Marsh, City Administrator
City of Southgate
14400 Dix-Toledo Highway
Southgate, Michigan 48195

Re: Fiscal Year 2027 Lead Water Service Replacement Program
Waiver of Bid
(Request for Contract Extension to RVP Construction, Inc.)
City of Southgate
Hennessey Project No. 13139.27

Dear Mr. Marsh:

Enclosed is a copy of a letter our office received from RVP Construction, Inc. (RVP) regarding an extension of their current 2026 contract for the Fiscal Year (FY) 2027 Lead Water Service Replacement Program. RVP is requesting an increase of three (3) per cent in their 2026-unit prices to help cover the cost increases in brass, copper and fuel.

RVP was awarded the 2023 Lead Water Service Replacement Program and was also awarded a contract extension for 2024 and FY 2025 holding their 2023-unit prices. RVP was approved last year for a four (4) per cent increase over their 2023-unit prices for the FY 2026 Lead Water Service Replacement Program. RVP has performed very well for the City including aiding the water department with numerous water main break repairs over the last couple of years. I have no reason not to recommend them for this contract extension and work. The bid received by RVP in 2023 was very reasonable and I would expect to see higher bid prices if this project were to be formally bid out for the upcoming 2027 Fiscal Year. I have enclosed RVP's 2026-unit prices for your review and their unit prices with the three (3) per cent increase.

The Director of Public Services, the Water System Supervisor and I concur, and therefore, I recommend that City Council grant a Waiver of Bid (extension) for the FY 2027 Lead Water Service Replacement Program, to RVP Construction, Inc. The amount of work to be performed for the FY 2027 program will be determined from the approved budget. If the City Council grants the extension, an appropriate change order will be prepared after completion of the work.

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

HENNESSEY
ENGINEERS, INC

Very Truly Yours,

HENNESSEY ENGINEERS, INC

John M. Miller
Project / Construction Manager

Enclosure

cc: Honorable Mayor Joseph Kuspa, City of Southgate
Honorable City Council Members, City of Southgate
Doug Drysdale, Assistant City Administrator / Finance Director, City of Southgate
Phil Ferro, Department of Public Services Director, City of Southgate
Rich Greenhill, Water System Supervisor, City of Southgate
Michael Orlando, Project Engineer, Hennessey Engineers, Inc.
John J. Hennessey, P.E., Vice-President, Hennessey Engineers, Inc.
Robert Hoppes, President, RVP Construction, Inc.
Jim Wilson, RVP Construction, Inc.

File B.3

John Miller
Construction Manager - Detroit / Southgate

Hennessy Engineers
13500 Reeck Rd
Southgate, MI. 48207

2026 Lead Water Replacement Program

John,

RVP Construction, Inc would like to Thank the City of Southgate and Hennessey Engineering for the opportunity to work in Southgate during the 2025 Construction season on your lead water replacement program

RVP would like to extend the contract for the 2026 season, " Lead line replacements ". Unfortunately we would need to raise our current pricing up 3 % this season. Our industry has seen increases in brass & copper material and recently fuel costs. If pricing comes down our pricing would adjust accordingly

Thanks again for the opportunity, if you have any questions, feel free to contact us.

Robert Hoppes - President
RVP Construction, Inc.
PO Box 143
S. Rockwood, MI. 48179
734 - 915 - 0664

CITY OF SOUTHGATE - Lead Water Service Replacement Program

RVP Construction, Inc.

P.O. Box 143

South Rockwood, MI 48179

2023 Program					
Line Number	Description	2023 Amount	Unit	Unit Price in Figures	Line Total
1	Remove & Replace Lead Water Service, Long Service	8	EACH	$9,550.00	$76,400.00
2	Remove & Replace Lead Water Service, Short Service	9	EACH	$8,600.00	$77,400.00
3	Remove & Replace 4" Concrete Sidewalk	1,104	SFT	$9.32	$10,289.28
4	Remove & Replace 6" Concrete Sidewalk	131	SFT	$10.00	$1,310.00
5	Remove & Replace 6" Concrete Driveway Approach	44	SFT	$70.00	$3,080.00
6	Restoration	388	SYD	$12.00	$4,656.00
7	Traffic Maintenance & Control	1	LSUM	$1,500.00	$1,500.00
8	Construction Observation	$488.00	DAYS	8	$3,904.00
					$178,539.28

2024 Program			
2024 Amount	Unit	Unit Price in Figures	Line Total
8	EACH	$9,550.00	$76,400.00
8	EACH	$8,600.00	$68,800.00
1,194	SFT	$9.32	$11,128.08
53	SFT	$10.00	$530.00
11	SFT	$70.00	$770.00
424	SYD	$12.00	$5,088.00
1	LSUM	$1,500.00	$1,500.00
			$164,216.08

2025 Program			
2025 Amount	Unit	Unit Price in Figures	Line Total
10	EACH	$9,550.00	$95,500.00
14	EACH	$8,600.00	$120,400.00
1,136	SFT	$9.32	$10,587.52
0	SFT	$10.00	$0.00
0	SFT	$70.00	$0.00
339	SYD	$12.00	$4,068.00
1	LSUM	$1,500.00	$1,500.00
			$232,055.52

2026 Program					
Line Number	Description	2026 Amount	Unit	Unit Price in Figures	Line Total
1	Remove & Replace Lead Water Service, Long Service	17	EACH	$9,932.00	$168,844.00
2	Remove & Replace Lead Water Service, Short Service	14	EACH	$8,944.00	$125,216.00
3	Remove & Replace 4" Concrete Sidewalk	1,296	SFT	$9.69	$12,558.24
4	Remove & Replace 6" Concrete Sidewalk	0	SFT	$10.40	$0.00
5	Remove & Replace 6" Concrete Driveway Approach	39	SFT	$72.80	$2,839.20
6	Restoration	379	SYD	$12.48	$4,729.92
7	Traffic Maintenance & Control	1	LSUM	$1,560.00	$1,560.00
					$315,747.36

2027 Program			
2027 Amount	Unit	Unit Price in Figures	Line Total
4	EACH	$10,229.96	$40,919.84
16	EACH	$9,212.32	$147,397.12
1,300	SFT	$9.98	$12,974.00
100	SFT	$10.71	$1,071.00
50	SFT	$74.98	$3,749.00
50	SYD	$12.85	$642.50
1	LSUM	$1,606.80	$1,606.80
		3% increase over 2026 unit prices	
			$208,360.26

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

CHRISTOPHER P. ROLLET
Treasurer

City of Southgate

- CITY COUNCIL -

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PRISCILLA AYRES-REISS
PHILLIP J. RAUCH
ADRIENE PRICE
ED GAWLIK JR.

June 25, 2026

To the Honorable
City Council
Southgate, Michigan 48195

Re: Recommendation to Approve Fire Hose Testing (Waiver of Bid)
Ladies and Gentlemen:

I have reviewed the above and concur with the recommendations of the Fire Chief and the Finance Director to waive the city bid process and approve a contract with FireCatt Precision Service Testing (Troy MI) for the annual testing of the fire hose inventory at a not-to-exceed amount of $5000.

Funds are available in the Fire Department budget in the General Fund

Sincerely,

Joseph G. Kuspa
Mayor

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

CHRISTOPHER P. ROLLET
Treasurer

City of Southgate

- CITY COUNCIL -

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PHILLIP J. RAUCH
ADRIENE PRICE
ED GAWLIK JR.

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Douglas Drysdale, Assistant City Administrator / Finance Director DWD

DATE: June 25, 2026

RE: Recommendation for Approval of Fire Hose Testing **(Waiver of Bid)**

I have reviewed the above with the Fire Chief and concur with his recommendation to waive the bid process and approve a contract with FireCatt Precision Service Testing (Troy MI) for the annual testing of the fire hose inventory at a not-to-exceed amount of $5,000.00.

Funds are available in the Fire Dept budget in the General Fund.

Proposed Motion
Waive the city bid process and approve the contract with FireCatt Precision Service Testing for fire hose testing in an amount not-to-exceed $5,000.00.

Southgate Fire Department

14730 Reaume Parkway
Southgate, Michigan 48195
(734) 258-3080 / FAX (734) 246-1352
Justin Graves, Fire Chief
(734) 258-3070
jgraves@southgatemi.gov

To: Honorable Mayor Kuspa

From: Fire Chief Justin Graves

Re: Request for Waiver of bid

Date: 6/23/2026

Dear Mayor,

I am writing to formally request a bid waiver to contract FireCatt for the annual testing of our department's fire hose inventory.

FireCatt is a highly specialized vendor with extensive experience in NFPA-compliant fire hose testing. Their services are essential to ensuring our equipment remains safe, functional, and compliant with required standards. Due to the specialized nature of this work, there are very few qualified providers. FireCatt satisfactorily completed our annual fire hose testing last year and demonstrated the expertise and reliability necessary to perform these services.

We are requesting approval to waive the competitive bidding process and move forward with contracting FireCatt for this service. The total cost of the project will not exceed $5,000. Sufficient funds are available within the Fire Department's budget, and this expense will be covered under the 2026–2027 fiscal year budget.

Thank you for your consideration of this request.

Sincerely,

Justin Graves
Fire Chief

FIRECATT
PRECISION SERVICE TESTING
www.firecatt.com

3250 West Big Beaver Ste., 544 Troy, MI 48084 248-643-7200 Fax 248-643-4540

Service Test Agreement

Fire Department:	P.O. Number:	Annual Testing for Years:
Southgate Fire Department 14730 Reaume Parkway Southgate, MI 48195		2026, 2027, 2028
Fire Department Contact: Fire Chief Justin Graves	**Mobile/Emergency Contact Phone:** (734) 258-3070	**Email:** jgraves@southgatemi.gov

Test Season Requested: (circle)	Jan.-Mar.	April - June	July – Sept.	Oct. – Dec.

Estimated Hose Footage:	FireCatt Option:	Price Per Foot:	Total Cost:
11,500'	Option 1 All FireCatt Labor	$0 44 Year 1 $0 46 Year 2 $0 46 Year 3	$5,060.00 $5,290.00 $5,290.00
Estimated Ground Ladder Footage:			
N/A	Ladders tested simultaneously with hose	$2.95	N/A
Grand Total		Year 1 Year 2 Year 3	$5,060 00 $5,290 00 $5,290 00

Terms: Due upon receipt, in the event payment is not made within 45 days, a service charge of 1% per month for all outstanding balances will be due FireCatt. 3-year pricing is guaranteed as long as it remains below 5% per year for the duration of this agreement. Pricing is based on Fire Departments estimate of footage, invoicing is based on actual feet tested. Hose report is documented on a departmental basis. Documentation on a per apparatus or station basis must be pre-arranged and subject to additional cost. Any specific city, county, state licenses, insurance riders/addendums, or other requirements that add cost to doing business with your municipality/institution could result in chargebacks, service fees, or a higher price charged for services rendered.

Minimum Charge- Fire Departments with under 5,200' of hose to test will be subject to a minimum charge of $2,357.00.

Fire Hose Testing Service Includes:

- Service pressure test per NFPA 1930 (Formally NFPA 1962) Standard latest edition, patented technology designed for safety, accuracy, and speed
- Identification number assigned to each length of hose using a FireCatt bar code label on each coupling and redundant marking on the hose jacket at each end
- Inspect-outer jacket, inner liner, coupling, and threads
- Inspect gaskets, replace as required
- Lubricate all couplings using fire hose manufacturer approved 100% silicone lubricant
- Lubricate all apparatus connection points using marine grade "Never Seize"

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

CHRISTOPHER P. ROLLET
Treasurer

- CITY COUNCIL -

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Council President
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ED GAWLIK JR.

City of Southgate

Memorandum

To: Honorable City Council Members

From: Dan Marsh, City Administrator

Date: June 25, 2026

Re: Request for Public Hearing Required Prior to CDBG-DR Grant Close-Out

---

As part of the close-out process for the Community Development Block Grant–Disaster Recovery (CDBG-DR) awarded through the Michigan Economic Development Corporation (MEDC), the City is required to hold a performance hearing. The hearing must occur after construction is complete but before the grant is officially closed out. During the hearing, citizens will have an opportunity to provide comments on the City's performance and the completed project.

The CDBG-DR grant funded 100% of the cost to line approximately 7,000 linear feet of sanitary sewer serving the Old Homestead neighborhood. The project was substantially completed earlier this year, and the contractor is currently addressing final punch-list items.

The Administration recommends a public hearing be scheduled during the July 15, 2026 Regularly Scheduled Council Meeting.

Please contact me with any questions.

Proposed Motion: *To establish a public hearing during the regularly scheduled Council Meeting on July 15, 2026 at 7:00pm at City Hall in the Council Chambers for the purpose of affording citizens an opportunity to submit comments and receive a final report on the completion of the Southgate Sewer Lining Project CDBG Grant.*

CITY OF SOUTHGATE
NOTICE OF CLOSEOUT PUBLIC HEARING
FOR MICHIGAN COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
FUNDING FOR THE SOUTHGATE SEWER LINING PROJECT

The City of Southgate will conduct a closeout public hearing on July 15, 2026 at 7:00 pm at City Hall in the Council Chambers for the purpose of affording citizens an opportunity to submit comments and receive a final report on the completion of the Southgate Sewer Lining Project CDBG grant.

The CDBG grant provided funding to assist in cured-in-place pipe lining. Cured-in-place sewer lining is a trenchless technology that forms a new pipelining into an existing one. The new lining provides a strong durable material that fixes structural damage and leaking joints. The newly lined pipe not only seals the pipe from incoming groundwater, but also creates a smoother surface allowing for greater flow capacity. Higher flow capacity and sealed sewer pipes significantly reduces the surcharge flooding backups into surrounding buildings. The project lined 7,250 linear feet of sanitary sewer lines in the neighborhood east of Fort Street and west of Howard, and North of Mercier, and South of Backus. The CDBG project benefitted at least 51% low to moderate income persons; no persons were displaced as a result of the project.

Interested parties are invited to comment on the project in person at the public hearing or in writing through Thursday, July 9, 2026 and addressed to City Administrator, at 14400 Dix-Toledo Rd, Southgate MI 48195 or via email at dmarsh@southgatemi.gov

Citizen views and comments on the CDBG project are welcome.

City of Southgate
Dan Marsh, City Administrator
734-258-3021

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

CHRISTOPHER P. ROLLET
Treasurer

City of Southgate

- CITY COUNCIL -

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PHILLIP J. RAUCH
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June 26, 2026

To the Honorable
City Council
Southgate, Michigan 48195

Re: Recommendation to Commission Public Artwork – Eagle 250

As our nation approaches the celebration of its 250th Anniversary I am pleased to recommend the commissioning of a public art piece to commemorate this historic milestone.

The proposed artwork will feature a majestic American bald eagle with an approximately 7-foot wingspan, mounted atop an 8-10 foot obelisk style stone pedestal. The artwork would be placed in between the Southgate Municipal Building and the Veterans Memorial Library, ensuring it becomes a centerpiece of the community and a place of reflection and celebration.

I am recommending the art be commissioned to local artist and Southgate resident, Robert LeFief of RL Artistry LLC. Mr. Lefief has an impressive portfolio including large scale public works such as a 7-foot globe showcased at ArtPrize in Grand Rapids, and a towering 22 foot T-Rex sculpture.

Funds for the propose artwork will come from a combination of private donations, the Southgate DDA, and Southgate Veterans Memorial Library.

Your favorable consideration of this matter is requested.

Sincerely,

Joseph G. Kuspa
Mayor

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

CHRISTOPHER P. ROLLET
Treasurer

City of Southgate

- CITY COUNCIL -

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ADRIENE PRICE
ED GAWLIK JR.

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Douglas Drysdale, Assistant City Administrator / Finance Director DWD

DATE: June 26, 2026

RE: Recommendation for Approval of Proposal for City Art Project **(WAIVER OF BID)**

I have reviewed the above with the City Administrator and concur with his recommendation to waive the city bid process and approve the proposal from RL Artistry (Southgate MI) to commission a sculpture in the amount of $36,978.62.

Funds for this project will come from a combination of private donations and contributions from the Downtown Development Authority and the Southgate Veterans Memorial Library funds.

Proposed Motion

Waive the city bid process and approve the proposal from RL Artistry for the commission of a sculpture in the amount of $36,978.62.

RL Artistry
Metal Artwork & Fabrication

+1(989)977-0304
rob@rlartistry.com
www.rlartistry.com
www.facebook.com/rlartistry

Quotation

Prepared For:
City of Southgate

1 May 2026

To whom it may concern,
Thank you for your interest in commissioning a sculpture through RL Artistry. Please find the proposed sculpture specifications and cost breakdown below.

Specifications:
- Material: 304 Stainless Steel, Copper
- Material Finish: Brushed; Polished
- Additional Coatings: Clear SDF Powder Coating
- Size: 7'4" (W) x 3'5"(H)

Delivery Date: 6/21/2027

Costs*:

Material Costs:	$3728.62
Labor / Shop Costs:	$32,500.00
Coating / Finish:	$750.00
Total:	**$36,978,62**

Terms and Conditions

*Pricing valid for 60 days. Does not include stonework pedestal shown in renderings.

Thank you for your Interest!

RL Artistry
Metal Artwork & Fabrication

+1(989)977-0304
rob@rlartistry.com
www.rlartistry.com
www.facebook.com/rlartistry

Quotation

Prepared For:
City of Southgate

1 May 2026

To whom it may concern,
Thank you for your interest in commissioning a sculpture through RL Artistry. Please find the proposed sculpture specifications and cost breakdown below.

Specifications:

- Material: 304 Stainless Steel, Copper
- Material Finish: Brushed; Polished
- Additional Coatings: Clear SDF Powder Coating
- Size: 7'4" (W) x 3'5"(H)

Delivery Date: 6/21/2027

Costs*:

Material Costs:	$3728.62
Labor / Shop Costs:	$32,500.00
Coating / Finish:	$750.00
Total:	**$36,978.62**

Terms and Conditions

*Pricing valid for 60 days. Does not include stonework pedestal shown in renderings.

Thank you for your Interest!

RL Artistry
Metal Artwork & Fabrication

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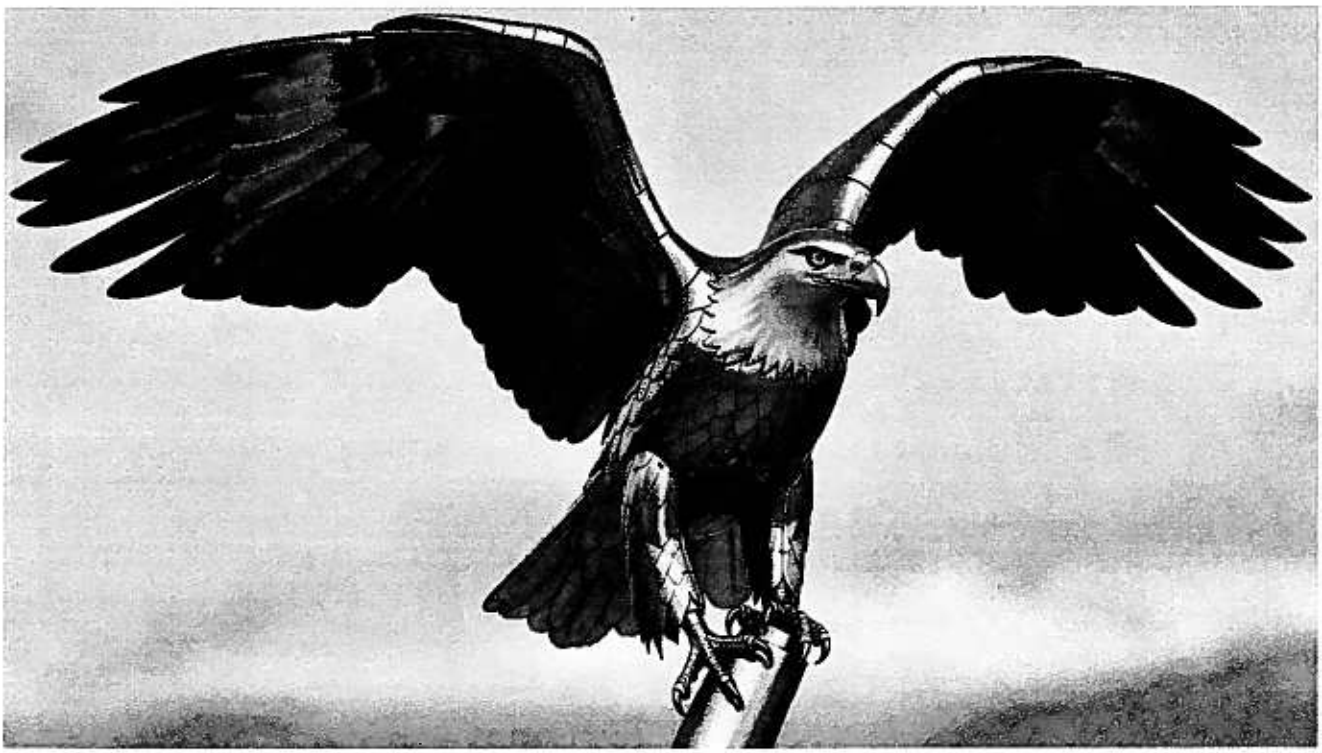
www.facebook.com/rlartistry



All renderings property of RL Artistry LLC

Thank you for your Interest!

RL Artistry
Metal Artwork & Fabrication

+1(989)977-0304
rob@rlartistry.com
www.rlartistry.com
www.facebook.com/rlartistry

All renderings property of RL Artistry LLC

Thank you for your Interest!

RL Artistry
Metal Artwork & Fabrication

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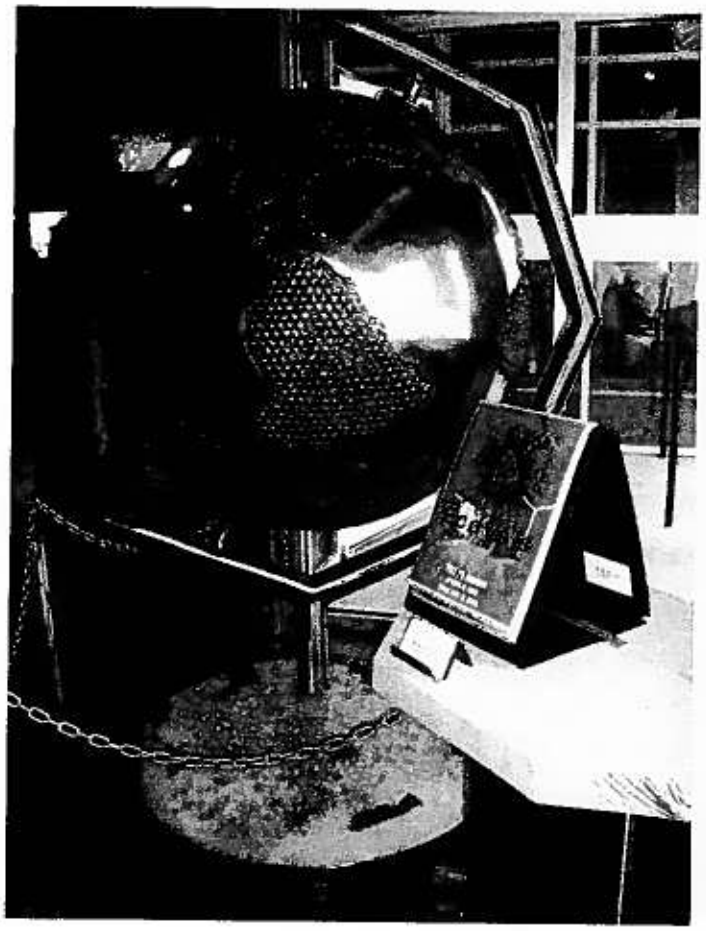
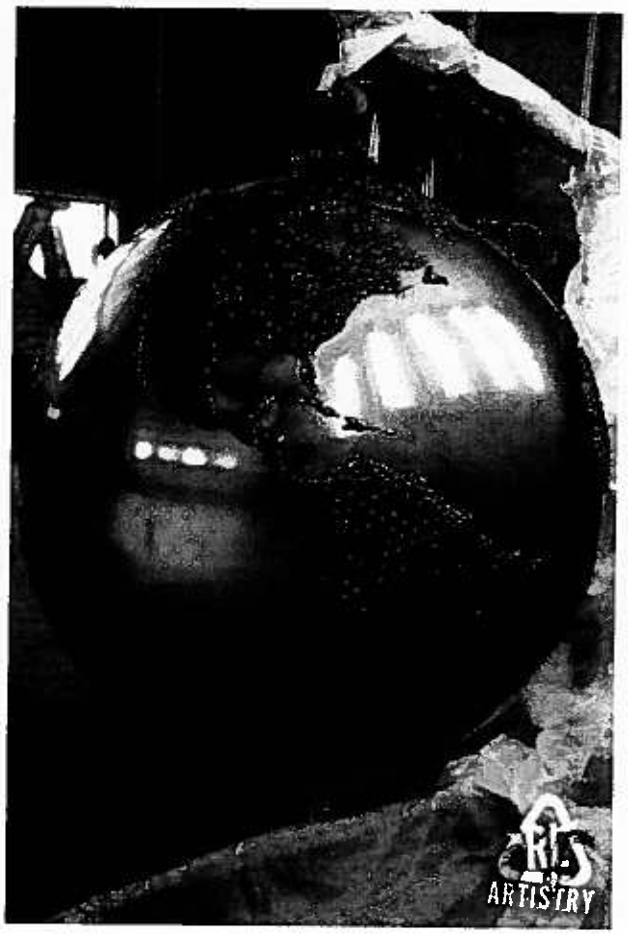
www.rlartistry.com
www.facebook.com/rlartistry

Previous Works





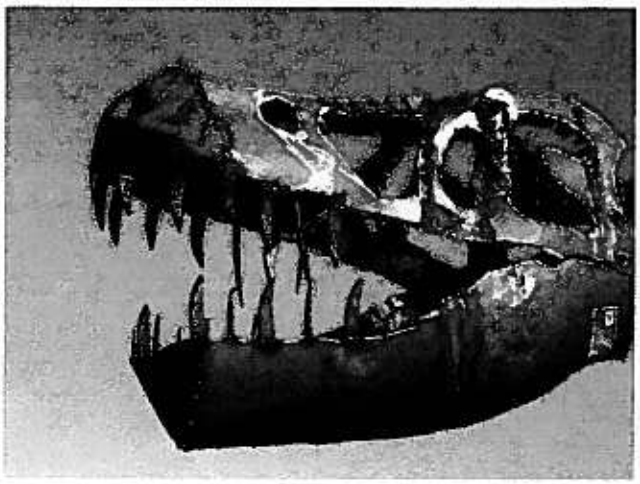
Ecdysis - 7' Globe, 100% Recycled Metal

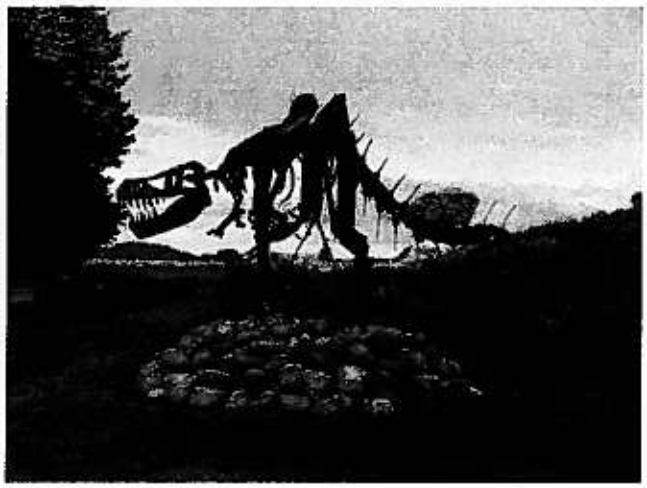
Thank you for your Interest!

RL Artistry
Metal Artwork & Fabrication

+1(989)977-0304
rob@rlartistry.com
www.rlartistry.com
www.facebook.com/rlartistry

Previous Works





Scappy - 22' T-Rex Sculpture, 100% Recycled Metal

Thank you for your interest!

MICHIGAN LIBRARY ASSOCIATION
PO Box 27337, Lansing, MI 48909 • (517) 394-2774 • www.milibraries.org

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Erin Schmandt
Caro Area District Library

Vanessa Verdun-Morris
Madison Heights Public Library

Executive Director
Dillon Geshel

June 23, 2026

Dear Southgate City Council Members:

This month, the Michigan Library Association (MLA) learned that the City of Southgate canceled a Pride event at the community's local public library. While MLA is grateful for the outside funding partner that stepped in to ensure the event can continue as planned, we are writing to express our disappointment and concern with the City's initial decision.

A Detroit Free Press article dated June 10, 2026, quotes City Administrator Dan Marsh as saying, "The City's position is that public funds should not be used to sponsor social or political advocacy activities..." and that the City follows "a consistent and viewpoint-neutral approach to the use of public resources." However, viewpoint neutrality is not the same as excluding topics that some people may find controversial. In fact, long established applicable court precedent in schools and public libraries holds that restricting access to content someone finds objectionable or controversial can violate the First Amendment rights of other library users.

Library events that celebrate a protected class of people are not inherently partisan. Public libraries across the state routinely provide programming that supports veterans, celebrates religious traditions, and provides education on aging, mental health, cultural histories and more. Canceling the Southgate library's Pride event because the topic is considered political by some risks applying a different standard to one group over others. By singling out LGBTQ focused programming for exclusion, the City risks engaging in viewpoint discrimination. Likewise, the decision raises concerns under Michigan's Elliott-Larsen Civil Rights Act, which prohibits discrimination based on sexual orientation and gender identity in places of public accommodation, like public libraries.

Public libraries serve their communities best when programming decisions are guided by professional expertise, library policies and the needs of the communities they serve, rather than concerns about the controversy a particular topic may generate. MLA urges the City of Southgate to respect the professional judgment of its library staff and to ensure that all residents have equal opportunity and see themselves represented in the programs and services offered by the library.

Sincerely,

Dillon Geshel
Executive Director
dgeshel@milibraries.org
Michigan Library Association

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

CHRISTOPHER P. ROLLET
Treasurer

City of Southgate

- CITY COUNCIL -

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Council President
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PRISCILLA AYRES-REISS
PHILLIP J. RAUCH
ADRIENE PRICE
ED GAWLIK JR.

Dear Dillon Geshel,

The City has received your correspondence dated June 23, 2026 regarding the Pride event that occurred on Saturday June 13, 2026. Your letter, along with this response, will be provided to Council at the July 1, 2026 Council Meeting.

The City writes to correct and clarify several points that are inaccurate.

The City does not restrict access to library content or materials. The Southgate Public Library maintains a broad and diverse collection representing a wide range of viewpoints, perspectives, histories, and experiences. Residents remain free to access these materials without restriction.

The City's decision on funding was not directed at any community. The City applies a consistent, viewpoint-neutral policy regarding the use of public funds and City sponsorship of events involving social or political advocacy. This policy is applied uniformly, regardless of the viewpoint or organization involved. The City's position is based on the nature of the event being sponsored with public resources, not on the identity of the individuals or groups associated with it.

The event was not canceled. No community was singled out or subjected to a different standard. The City's policy is applied consistently across all viewpoints and causes.

The City continues to advance the important role public libraries play in serving their communities. The City also has a responsibility to establish policies governing the use of municipal resources. Our objective is to ensure those resources are administered in a manner that is fair, consistent, and viewpoint neutral.

We appreciate your interest in this matter, and the opportunities to clarify the mis-characterization of the City's actions as expressed in your letter.

Sincerely,

Dan Marsh, City Administrator