

Southgate City Council Agenda

Council Chambers

14400 Dix-Toledo Rd., Southgate, Michigan 48195

Wednesday October 15, 2025

6:30pm Work Study Session

1. Officials Reports
2. Discussion of Agenda Items

7:00 pm Regular Meeting

Pledge of Allegiance

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

Minutes:

1. Work Study Meeting Minutes dated October 1, 2025
2. Regular City Council Meeting Minutes dated October 1, 2025
3. Public Hearing Meeting Minutes Flanders Demo dated October 1, 2025
4. Public Hearing Meeting Minutes TIFA Doc. 10 date October 1, 2025

*Motion to move into Closed Session – TPOAM Court Employees –
- Pending Litigation Southgate Public Schools vs City of Southgate -*

Scheduled Persons in the Audience:

Consideration of Bids:

Scheduled Hearings:

Communications "A"

- | | |
|--|---------|
| 1. Memo from Administrator; Re: Contract Extension with Union – TPOAM Court Employees | Page 8 |
| 2. Memo from Administrator; Re: Approval of TIFA Document #10 | Page 9 |
| 3. Letter from Mayor; Re: Ice Arena Locker Room Heater Replacement (Waiver of Bid) | Page 11 |
| 4. Memo from Administrator; Vacation of Road and Alleys of Fort Pennsylvania Subdivision No. 1 | Page 15 |

Communications "B" – (Receive and File):

Ordinances:

Old Business:

New Business:

Unscheduled Persons in the Audience:

Claims & Accounts: Warrant #1531 \$1,940,214.22

Adjournment:



Janice M. Ferencz, City Clerk

City Council

Work Study Session

October 1, 2025

An Informal Meeting of the Council of the City of Southgate was held on October 1, 2025 at 6:30 P.M. and called to order by Council President Zoey Kuspa.

Present: Victoria Araj, Priscilla Ayres-Reiss, Edward Gawlik, Jr., Karen George, Christian Graziani, Zoey Kuspa, 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 Hennessey, Public Safety Director Joseph Marsh, Police Chief Mark Myd'arz, Fire Chief Justin Graves, Recreation Director Julie Goddard, Building Director Tim Leach

Discussed the following agenda items:

- Closed Session to Discuss Contract Extension with Southgate Command Officers Association
- Scheduled Hearing for Demolition of Property at 15361 Flanders
- Scheduled Hearing for Tax Increment Finance Authority Document #10
- Authorize the Contract Extension with Southgate Command Officers Association
- Authorize the Demolition of Property at 15361 Flanders
- Approve Appointment to Board of Zoning Appeals
- Authorize Payment for Police Academy Tuition
- Approve Municipal Complex Electrical Hub Upgrades-Waiver of Bid
- Approve Purchase of Grappler Police Bumper Kits-Waiver of Bid
- Amend Agenda to Rescind Resolution 97-25 Street Improvement Millage Renewal

This meeting ended at 6:40 p.m.

City of Southgate

Regular City Council Meeting

October 1, 2025

A Regular Meeting of the Council of the City of Southgate was held on Wednesday, October 1, 2025 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: Victoria Araj, Priscilla Ayres-Reiss, Edward Gawlik, Jr., Karen George, Christian Graziani, Zoey Kuspa, 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 Hennessey, Public Safety Director Joseph Marsh, Police Chief Mark Mydlarz, Fire Chief Justin Graves, Recreation Director Julie Goddard, Building Director Tim Leach

Moved by George, Supported by Rauch, RESOLVED, to amend the agenda to add under Communications "A": Rescind Resolution 97-25 Street Improvement Millage Renewal. Motion carried unanimously.

Minutes:

Moved by George, supported Ayres-Reiss, RESOLVED, that the minutes of the City Council Work Study Session dated September 17, 2025 be approved as presented. Motion carried unanimously.

Moved by Rauch, supported by George, RESOLVED, that the minutes of the Regular City Council Meeting dated September 17, 2025 be approved as presented. Motion carried unanimously.

Moved by Ayres-Reiss, supported by Gawlik, RESOLVED, that the minutes of the Public Hearing Meeting dated September 17, 2025 be approved as presented. Motion carried unanimously.

Closed Session:

Closed Session re: Contract Extension with Southgate Command Officers Association.

Moved by Rauch, supported by George, RESOLVED that the Southgate City Council hereby enters into a closed session at 7:01 p.m.

ROLL CALL	
Araj	Yes
Ayres-Reiss	Yes
Gawlik	Yes
George	Yes
Graziani	Yes
Kuspa	Yes
Rauch	Yes
Motion Passes	7-0

Moved by Rauch, supported by George, RESOLVED that the Southgate City Council hereby closes the closed session at 7:10 p.m.

ROLL CALL	
Araj	Yes

Regular City Council Meeting October 1, 2025

Ayres-Reiss	Yes
Gawlik	Yes
George	Yes
Graziani	Yes
Kuspa	Yes
Rauch	Yes
Motion Passes	7-0

Scheduled Hearings:

1. Public Hearing – Demolition of 15361 Flanders moved by Rauch, supported by George, RESOLVED that the Southgate City Council hereby enters into a public hearing at 7:11 p.m. in order to entertain views and comments from interested individuals regarding the Dangerous Buildings Board's Recommendation to Demolish the Property located at 15361 Flanders. Motion carried unanimously.

City Administrator Marsh stated that the property was recently sold and the new homeowner will have the same 90 days from the ruling deadline.

No further questions or comments from Council or audience.

Moved by Rauch, supported by Gawlik, RESOLVED that the Southgate City Council adjourn the public hearing at 7:15 p.m.

Motion carried unanimously.

2. Public Hearing – Tax Increment Finance Authority Document #10 moved by Ayres-Reiss, supported by Rauch, RESOLVED that the Southgate City Council hereby enters into a public hearing at 7:16 p.m. in order to consider revisions to the Tax Increment Finance Authority Development Plan in accordance with Public Act 57 of 2018, as amended and to hear comments from citizens, taxpayers and property owners, and officials from any affected taxing jurisdiction. Motion carried unanimously.

David Scurto, from Carlisle Wortman & Associates, summarized the details of the TIFA Document #10.

No further questions or comments from Council or audience.

Moved by Ayres-Reiss, supported by George, RESOLVED that the Southgate City Council adjourn the public hearing at 7:21 p.m.

Motion carried unanimously.

Communications "A":

1. Memo from Administrator; Re: Contract Extension with Southgate Command Officers Association moved by Araj, supported by George, RESOLVED THAT the Southgate City Council approve the proposed two-year Collective Bargaining Agreement with the Southgate Command Officers Association and to authorize the Mayor, City Clerk and City Administrator to sign on behalf of the City. Motion carried unanimously.
2. Memo from Administrator; Re: Demolition of 15361 Flanders moved by Araj, supported by Rauch, RESOLVED THAT the Southgate City Council to affirm the recommendation of the Dangerous Buildings

Regular City Council Meeting October 1, 2025

Board and to authorize the Administration to demolish the house located at 15361 Flanders, at the owner's expense, if it is not demolished within 90 days from August 6, 2025. Motion carried unanimously.

3. Letter from Mayor; Re: Appointment to BZA moved by George, supported by Ayres-Reiss, RESOLVED THAT the Southgate City Council appoint Alan Victory to the Board of Zoning Appeals for a term expiring December 2027. Motion carried unanimously.
4. Letter from Mayor; Re: Authorize payment for Police Academy Tuition moved by Gawlik, supported by Rauch, RESOLVED THAT the Southgate City Council authorize payment to Schoolcraft College for police academy tuition, for police applicants Austin Mexico and Jacob Chapman, in the total amount of \$13,776.93, in accordance with the 2022 Michigan Public Safety Academy Assistance Grant Program. Motion carried unanimously.
5. Memo from Administrator; Re: Municipal Complex Electrical Hub Upgrades-Waiver of Bid moved by Araj, supported by Ayres-Reiss, RESOLVED THAT the Southgate City Council waive the city bid process and approve the proposal from Riney Electric (Wyandotte, MI) for the electrical hub upgrades at the municipal complex in the amount of \$276,000.00, plus a 15% contingency in the amount of \$41,400.00, for a total of \$317,400.00 utilizing General Fund fund balance reserves. Motion carried unanimously.
6. Letter from Mayor; Re: Approve purchase of Grappler Police Bumper Kits-Waiver of Bid moved by George, supported by Rauch, RESOLVED THAT the Southgate City Council waive the city bid process and approve the purchase of two (2) Grappler Police Bumper Kits from Stock Enterprises LLC in the amount of \$16,673.05 utilizing federal forfeiture funds. Motion carried unanimously.
7. Agenda Amendment; Re: Rescind Resolution 97-25 Street Improvement Millage Renewal moved by Ayres-Reiss, supported by Gawlik, RESOLVED THAT the Southgate City Council rescind resolution 97-25 Street Improvement Millage Renewal. Motion carried unanimously.

Unscheduled Persons In Audience

1. Adriene Price, City Council Candidate, introduced himself to the residents and city council.

Claims and Accounts:

Moved by Rauch, supported by George, RESOLVED, that Claims and Accounts be paid as outlined on Warrant #1530 for \$17,483,263.91. Motion carried unanimously.

Adjournment:

Moved by George, supported by Ayres-Reiss, RESOLVED THAT this Regular Meeting of the Southgate City Council be adjourned at 7:30 P.M. Carried unanimously.

Zoey Kuspa
Council President

Janice M. Ferencz
City Clerk

City of Southgate
PUBLIC HEARING
October 1, 2025

REGARDING: Demolition of Property located at 15361 Flanders

A Public Hearing of the Council of the City of Southgate was held on Wednesday, October 1, 2025 and was called to order at 7:11 P.M. by Council President Zoey Kuspa.

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

Absent:

Also Present: Mayor Joseph G. Kuspa, City Attorney Ed Zelenak, City Administrator Dan Marsh, Assistant City Administrator/Finance Director Doug Drysdale, City Clerk Janice Ferencz, City Treasurer Chris Rollet, City Engineer John Hennessey, Public Safety Director Joseph Marsh, Police Chief Mark Mydlarz, Fire Chief Justin Graves, Recreation Director Julie Goddard, Building Director Tim Leach

The purpose of this public hearing, duly advertised, is to entertain views and comments from interested individuals regarding the Dangerous Buildings Board's Recommendation to Demolish the Property located at 15361 Flanders.

Moved by Rauch, supported by George, RESOLVED, that Council open the public hearing.

City Administrator Marsh stated that the property was recently sold and the new homeowner will have the same 90 days from the ruling deadline.

No further questions or comments from Council or audience.

Moved by Rauch, supported by Gawlik, RESOLVED that the Southgate City Council adjourn the public hearing at 7:16 p.m.

Motion carried unanimously.

Zoey Kuspa
Council President

Janice M. Ferencz
City Clerk

City of Southgate

PUBLIC HEARING

October 1, 2025

REGARDING: Tax Increment Finance Authority Document #10

A Public Hearing of the Council of the City of Southgate was held on Wednesday, October 1, 2025 and was called to order at 7:16 P.M. by Council President Zoey Kuspa.

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

Absent:

Also Present: Mayor Joseph G. Kuspa, City Attorney Ed Zelenak, City Administrator Dan Marsh, Assistant City Administrator/Finance Director Doug Drysdale, City Clerk Janice Ferencz, City Treasurer Chris Rollet, City Engineer John Hennessey, Public Safety Director Joseph Marsh, Police Chief Mark Mydlarz, Fire Chief Justin Graves, Recreation Director Julie Goddard, Building Director Tim Leach

The purpose of this public hearing, duly advertised, is to consider revisions to the Tax Increment Finance Authority Development Plan in accordance with Public Act 57 of 2018, as amended and to hear comments from citizens, taxpayers and property owners, and officials from any affected taxing jurisdiction.

Moved by Ayres-Reiss, supported by Rauch, RESOLVED, that Council open the public hearing.

David Scurto, from Carlisle Wortman & Associates, summarized the details of the TIFA Document #10.

No further questions or comments from Council or audience.

Moved by Ayres-Reiss, supported by George, RESOLVED that the Southgate City Council adjourn the public hearing at 7:21 p.m.

Motion carried unanimously.

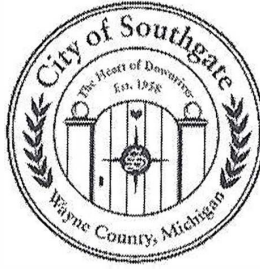
Zoey Kuspa
Council President

Janice M. Ferencz
City Clerk

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

CHRISTOPHER P. ROLLET
Treasurer



City of Southgate

- CITY COUNCIL -

ZOEY KUSPA
Council President

CHRISTIAN GRAZIANI

KAREN E. GEORGE

PHILLIP J. RAUCH

PRISCILLA AYRES-REISS

ED GAWLIK JR.

VICTORIA ARAJ

Memorandum

To: Honorable City Council Members

From: Dan Marsh, City Administrator

Date: October 10, 2025

Re: Contract Extension with Union: TPOAM Court Employees

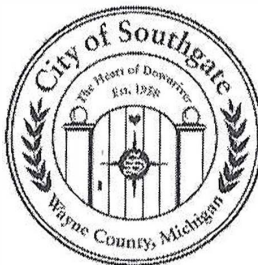
As previously discussed at this evening's Executive Session, the Administration has presented the City Council with a two year extension to the Collective Bargaining Agreement with the Technical Professional and Office Workers Association of Michigan (TPOAM) Court Employees. The Administration believes that the adoption of this agreement is in the best interest of the City and we respectfully request authorization for the Mayor, City Clerk, and City Administrator to sign on behalf of the City.

Proposed Motion: *To approve the proposed two-year Collective Bargaining Agreement with the Technical Professional and Office Workers Association of Michigan (TPOAM) Court Employees and to authorize the Mayor, City Clerk, and City Administrator to sign on behalf of the City.*

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

Memorandum

To: Honorable City Council Members

From: Dan Marsh, City Administrator

Date: October 10, 2025

Re: Approval of Document #10 of the Tax Increment Finance Authority Development Plan

On October 1, 2025 City Council held a public hearing regarding the Tax Increment Finance Authority Document #10 of the Development Plan. Document #10 extends the plan by a twenty year period and expands the number of project priorities. A final draft of the plan has been included in your packet. The Administration recommends approval, as it is in the best interest of the City

Proposed Motion: *To approve the attached resolution regarding the approval of Document #10 of the Tax Increment Finance Authority Development Plan*

RESOLUTION

At a regular meeting of the Southgate City Council called to order by _____ on _____ at _____ the following was offered:

Moved by _____ Supported by _____

Resolved, that Council concurs that a public hearing was conducted on October 1, 2025 following public notification in accordance with Public Act 57 of 2018, and with the recommendations of the Tax Increment Finance Authority and of the Administration and hereby approves the Tax Increment Finance Authority Document No. 10 as presented to include Reconstruction of Centre Drive; Reconstruction of Walnut Road with Sidewalks; Northline Road Signage Improvements; Northline Road Median Maintenance; Prechter Boulevard Median Maintenance; District Road Sectioning Repairs; Property Acquisition and Development; Business Improvement Grants; Administration and Consultant Costs; and extension of the TIFA plan for twenty (20) years.

Yeas:

Absent: 0

Nays: 0
CITY CLERK

Motion: _____

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

October 9, 2025

To the Honorable
City Council
Southgate, Michigan 48195

Re: Approve Quote for Replacement of Ice Arena Locker Room Heater (**Waiver of Bid**)

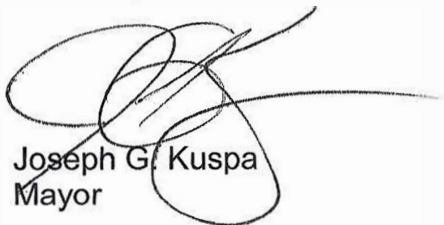
Ladies and Gentlemen:

I have reviewed the above and concur with the Finance Director's recommendation to waive the bid procedure and approve Quote #2594 from Flo-Aire Heating & Cooling, Southgate, Michigan, in the amount of \$4,975.00 for the replacement of the ice arena locker room heater.

Flo Aire is the City's approved contractor for heating & cooling services. Funds are available in the Parks & Recreation Millage fund for this project.

Your favorable consideration of this matter is appreciated.

Sincerely,

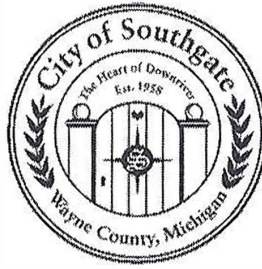


Joseph G. Kuspa
Mayor

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

PHILLIP J. RAUCH

PRISCILLA AYRES-REISS

ED GAWLIK JR.

VICTORIA ARAJ

MEMORANDUM

TO: Honorable Mayor and City Council

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

DATE: October 9, 2025

RE: Recommendation to Approve Quote for Replacement of Ice Arena Locker Room Heater **(WAIVER OF BID)**

I have reviewed the above with the Parks & Recreation Direction, and concur with her recommendation to waive the bidding process and approve Quote #2594 from Flo-Aire Heating & Cooling (Southgate MI) for the replacement of the ice arena locker room heater in the amount of \$4,975.00. Flo-Aire is the city's approved contractor for heating & cooling services.

Funds are available in the Parks & Recreation Millage Fund for these items.

Proposed Motion

Waive the bidding process and approve Quote #2594 in the amount of \$4,975.00 from Flo-Aire Heating & Cooling, for the replacement of the ice arena locker room heater.

Southgate Michigan

PARKS & REC

14700 Reaume Parkway—Southgate, MI 48195 (734)258-3035

To: Dan Marsh, City Administrator
From: Julie Goddard, Parks & Recreation Director
Date: October 10th, 2025
Re: Locker Room Heater

The locker room located in the corner of Arena A is in need of a new heater. Flo-Aire has inspected it a few times over the past year and recommends that we install a new unit.

The current unit is original to the building and parts to repair are obsolete.

Flo-Aire will remove and dispose of existing electric wall heater and install one Sterling 75,000 BTU low profile gas heater with a tie into the current gas line and vent unit on the outside wall of building with a new thermostat. All labor and materials to complete this job as stated above for a total of \$4,975.00

It is my recommendation to the Administration and Council that we waive the bid and have our current contractor, Flo-Aire Heating and Cooling install a new heater for \$4,975.00

There are sufficient funds available in the Parks & Recreation Millage Fund.

Respectfully Submitted,



Julie Goddard
Parks & Recreation Director
City of Southgate



Flo-Aire Heating & Cooling

15761 Eureka Road | Southgate, Michigan 48195
734-285-1809 | accounting@flo-aire.com |
<https://floaireheatingcooling.com/>

RECIPIENT:**City of Southgate D.P.S.**

14719 Schafer Ct.
Southgate, MI 48195

Phone: 734-341-9477

SERVICE ADDRESS:

Ice Rink
14700 Reaume Parkway, Civic Cir.
Southgate, MI 48195

Quote #2594

Sent on

Oct 07, 2025

Total

\$0.00

Product/Service	Description	Qty.	Unit Price	Total
				Not Included
Sterling gas heater	We will remove and dispose of existing electric wall heater We will install 1 Sterling 75,000 Btu low profile gas heater tie into gas line vent unit out side wall of building with new stat	1	\$4,975.00	\$4,975.00
	warranty 10 years on heat exchanger by Mfg. 1 year on parts by Mfg. 1 year on Labor by Flo-aire			
	warranty 10 years on heat exchanger by Mfg. 1 year on Parts by Mfg. 1 year on Labor by Flo-aire			
Total				\$0.00

This quote is valid for the next 15 days, after which values may be subject to change.

Payment due in full upon completion.

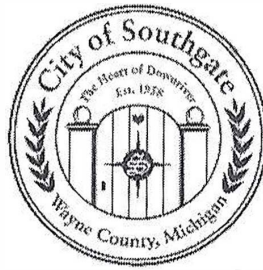
***Flo-Aire is not liable for theft or damage after equipment is set in place.

Signature: _____ Date: _____

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

Memorandum

To: Honorable City Council Members

From: Dan Marsh, City Administrator

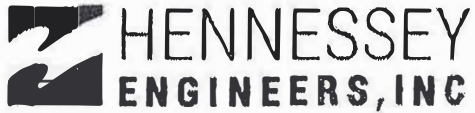
Date: October 10, 2025 

Re: Outright Vacation of Road and Alleys of Fort Pennsylvania Subdivision No. 1

The Administration concurs with the recommendation of the City Engineers to approve an outright vacation of the road and alleys located on the development occurring at 16100 Fort Street. The road and alleys were vacated in 1972 but the utility easements remained. In order for the development to proceed, an outright vacation, which includes the vacation of all utility easements, needs to be approved by City Council. The City Engineers have completed the process of contacting other utility companies, and did not receive an objection.

If you have any questions please contact me.

Proposed Motion: *To approve the outright vacation of the road and alleys in the portion of Fort Pennsylvania Subdivision No 1 located at 16100 Fort Street and further described in the attached Warranty Deed.*



October 10, 2025

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

Re: Outright Vacation of Road and Alleys of Fort Pennsylvania Subdivision No. 1

Dear Mr. Marsh:

The City of Southgate has received the attached request to outright vacate the road and alleys for 16100 Fort Street. The road and alleys were previously vacated in May of 1972, with utility easements retained. The applicant is now requesting an outright vacation without utility easements being retained. Our office has forwarded the request to following utilities to see if there was an objection to the outright vacation:

- Comcast
- AT&T
- DTE Gas
- DTE Electric
- ITC

We did not receive any objections to the outright vacation. Specifically, the outright vacation is for all roadways and alleys as described in the attached warranty deed. Our office is recommending approval of the outright vacation.

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

Very Truly Yours,

HENNESSEY ENGINEERS, INC

A handwritten signature in black ink, appearing to read 'John J. Hennessey', is written over a rectangular stamp area.

John J. Hennessey, P.E.
Vice President

File B.3



**COMMERCIAL
DEVELOPMENT**

PHONE (513) 417-2919

ADDRESS 3805 Edwards Rd. Suite 390
Cincinnati, OH 45209

EMAIL mwilhoite@cacommercialdevelopment.com

August 21, 2025

City of Southgate Deputy City Assessor

14400 Dix-Toledo Road

Southgate, MI 48195

Subject: Request for Outright Vacation of Roads and Alleys

Dear Ms. Graves, MAAO, PPE,

As an authorized representative of the entities DCJ Southgate I, LLC, and DCJ Southgate II, LLC, who are fee simple owners of Parcel ID 53020010307306 in the City of Southgate, MI, we are writing to formally request the outright vacation of certain public roads and alleys located within our parcel and as highlighted on the attached exhibit.

These roads, alleys and any associated utility easements are no longer necessary for public use and have not been maintained or utilized for vehicular traffic for an extended period. Their continued designation as public right-of-way presents limitations to the development and overall use of our property.

Please advise on the next steps, including any forms, fees, or procedural requirements we must fulfill to move this request forward. I appreciate your time and consideration and look forward to working with the City to completely vacate the roads, alleys and associated utility easements on our parcel.

Sincerely,

Mark Wilhoite, VP of Development

CC: Dan Marsh, City of Southgate Administrator

Tim Leach, City of Southgate Building Inspections Director

John Hennessey, Hennessey Engineering

2025167571 L: 59546 P: 429 WD POP-952
05/13/2025 12:41:41 PM Total Pages: 5 100 Fort Street
Bernard J. Youngblood, Register of Deeds - Wayne County, MI
ELECTRONICALLY RECORDED Southgate, MI

Prepared By:
Cindy K. Krauss, Attorney
C.K. Krauss, PA
P.O. Box 674
Sorrento, FL 32776

MICHIGAN REAL ESTATE TRANSFER TAX
Wayne County County Tax Stamp #727366
05/13/2025
Receipt# 25-169123 L: 59546 P: 429
State Tax: \$9,750.00 County Tax: \$1,430.00



When Recorded Return To:
Barrett P. Tullis, Esq.
Keating Muething & Klekamp PLL
One E. Fourth Street, Suite 1400
Cincinnati, Ohio 45202

WARRANTY DEED
(Wayne County)

Effective Date: May 5, 2025

Grantor: Zubha Realty LP, a Delaware limited partnership

Grantor's Mailing Address: 4415 Highway 6, Sugar Land, Texas 77478

Grantee: DCJ Southgate I, LLC, an Ohio limited liability company and DCJ Southgate II, LLC, an Ohio limited liability company, as tenants in common

Grantee's Mailing Address: 3805 Edwards Road, Suite 390, Cincinnati, Ohio 45209

Consideration: ONE MILLION THREE HUNDRED THOUSAND AND NO/100 DOLLARS (\$1,300,000.00) and other good and valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged.

Property (including any improvements): That certain tract of land located in Wayne County, Michigan, and more particularly described in Exhibit A which is attached hereto and is made a part hereof by reference for all purposes.

Exceptions to Conveyance and Warranty: subject, however, to those exceptions to title (but only to the extent that same remain in full force and effect and pertaining to such property) described on Exhibit B attached hereto and made a part hereof for all purposes (the "Permitted Exceptions").

Grantor, for the Consideration and subject to the Permitted Exceptions, grants, sells, and conveys to Grantee, as his sole and separate property, the Property, together with all strips and gores, if any, between the Property and abutting properties and land lying in or under any public thoroughfare, opened or proposed, abutting or adjacent to the Property, together with, all and singular, all improvements thereon and all rights and appurtenances pertaining thereto, including, but not limited to, any right, title and interest of Seller in and to adjacent roads, alleys, rights-of-way, drainage facilities, easements, utility facilities, water rights and all permits, authorities, licenses, consents, and bonds, if any, pertaining thereto, to have and to hold it to

Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, legal representatives, successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's legal representatives, successors, and assigns forever against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Permitted Exceptions.

[Signature page follows]

POP-952
16100 Fort Street
Southgate, MI

GRANTOR:

ZUBHA REALTY LP,
a Delaware limited partnership

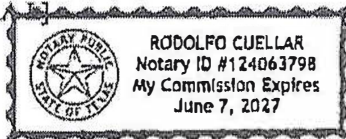
By: Zubha Realty GP Inc.,
a Delaware corporation,
its general partner

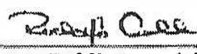
By: 
Amin Dhanani, President

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on April 28, 2025 by Amin Dhanani, President of Zubha Realty GP Inc., a Delaware corporation, as general partner of Zubha Realty LP, a Delaware limited partnership, for and on behalf of said limited partnership, and for the purpose and consideration therein stated.

[S E A L]




Notary Public in and for the State of Texas

[Signature Page to General Warranty Deed]

POP-952
16100 Fort Street
Southgate, MI

EXHIBIT A
THE PROPERTY
(16100 Fort Street, Southgate, Michigan 48195)

APN/Parcel ID: 53-020-01-0307-306

Land situated in the City of Southgate, County of Wayne, State of Michigan, described as follows:

Lands in the Southwest 1/4 of Section 31, Town 3 South, Range 11 East, City of Southgate, Wayne County, Michigan, described as all of Lots 320 through 337, inclusive, and Lots 353 and 354, and part of Lots 319, 336, 352 and 355, and that part of vacated Turner Avenue (60 foot wide) adjacent to Lot 337 and part of Lot 338, also that part of a vacated 20 foot wide East-West alley adjacent to part of Lot 319 and Lots 320 through 323, inclusive, and that part of a vacated 20 foot wide North-South alley adjacent to Lots 324 through 337, inclusive, and Lots 353 through 355, inclusive, Fort Pennsylvania Subdivision No. 1, according to the recorded plat thereof, as recorded in Liber 63 of Plats, Page 19, Wayne County Records, more particularly described as:

Commencing at the center of said Section 31; thence along the East-West 1/4 line of said Section 31, North 89 degrees 05 minutes 16 seconds West, 667.70 feet to the Northwest corner of said Fort Pennsylvania Subdivision No. 1; thence along the West line of said Fort Pennsylvania Subdivision No. 1, South 00 degrees 23 minutes 49 seconds East, 43.00 feet; thence along the South line of Leroy Avenue (86 foot wide), South 89 degrees 06 minutes 00 seconds East, 283.00 feet to the Point of Beginning; thence continuing along said South line, South 89 degrees 08 minutes 00 seconds East, 228.06 feet to the Northerly line of Fort Street (204 foot wide); thence along said Northerly line, 389.18 feet along the arc of a non-tangent curve to the right, having a radius of 940.00 feet, a central angle of 23 degrees 43 minutes 19 seconds, and a chord bearing South 17 degrees 37 minutes 53 seconds West, 326.43 feet; thence non-tangent to said curve, North 60 degrees 30 minutes 27 seconds West, 69.26 feet; thence North 89 degrees 39 minutes 10 seconds West, 46.36 feet; thence North 00 degrees 23 minutes 49 seconds West, 337.44 feet to the aforementioned South line of Leroy Avenue and the Point of Beginning.

Together with non-exclusive easements as created, limited and defined in Easements and Use Restrictions Agreement recorded in Liber 55996, Page 244, Wayne County Records.

This is to certify that there are no delinquent property taxes owed to our office on this property for five years prior to the date of this instrument. No representation is made as to the status of any tax liens or titles owed to any other entities.

Receipt: 254996311 Date: 6/13/2025 By: MLW (1)
Eric R. Sabree, Wayne County Treasurer, Detroit, Michigan

Exhibit A

EXHIBIT B
PERMITTED EXCEPTIONS

1. Taxes and assessments not due and payable at the date hereof.
2. Terms, Conditions and Provisions of Declaration of Restricted Uses as referenced in Liber 57845, Page 1190, Wayne County Records.
3. Terms, Conditions and Provisions of an Easements and Use Restrictions Agreement as referenced in Liber 55996, Page 244, Wayne County, Records.
4. Joint Pole Line Permit in favor of The Detroit Edison Company and Michigan Bell Telephone Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 15013, page 451.
5. Any rights, title, interest or claim thereof to that portion of the land taken, used or granted for adjacent streets, roads or highways, specifically including Fort Street.
6. Interest of others in oil, gas and mineral rights, if any, whether or not recorded in the Public Records.
7. Interest, if any, of the United States, State of Michigan, or other political subdivision thereof in oil, gas and minerals in and under and that may be produced from the captioned land.
8. Any rights, easements, interests or claims which may exist by reason of or reflected by the following facts shown on the survey dated 11/11/24 by KEM TEC as Job #24-02251.

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Exhibit B