

**BRIDGEWATER TOWNSHIP BOARD OF TRUSTEES MEETING**  
**THURSDAY, AUGUST 6, 2020, 7:00 P.M.**  
**BRIDGEWATER TOWNSHIP HALL**  
**10990 CLINTON RD, MANCHESTER, MI 48158**

**AGENDA**

- I. CALL TO ORDER / ESTABLISH QUORUM / PLEDGE ALLEGIANCE
- II. CITIZEN PARTICIPATION
- III. APPROVAL OF BOARD MEETING MINUTES – JUNE 4, 2020
- IV. REVIEW AND APPROVE AGENDA
- V. UNFINISHED BUSINESS
  - A. Gerken Materials 2019 Annual Report & Inspection – Mining Review
- VI. NEW BUSINESS
  - A. Approval of Claims Listing for June 1, 2020 through July 31, 2020
  - B. Robinson's Zoning Ordinance Enforcement Dispute – Traci Robinson
  - C. Hansen Farm Land Trust Property Tax Appeal Settlement Request – Aaron Enzer
  - D. RD Kleinschmidt Sewer Barn Roof and Insulation Proposals
  - E. Cellular Hotspot for Township Hall
- VII. REPORTS & CORRESPONDANCE
  - A. Public Safety Report – Written report from Sheriff's Department
  - B. Supervisor's Report
  - C. Assessor's Report
  - D. Clerk's Report
  - E. Treasurer's Report
  - F. Trustees' Report
  - G. Zoning Administrator's Report – Written report from Rodney Nanney.
  - H. Broadband Task Force Report – Minutes included in Board packet.
  - I. Planning Commission Report – June and July meetings cancelled.
  - J. Farmland Preservation Board Report – July meeting cancelled.
- VIII. CITIZEN PARTICIPATION
- IX. ADJOURNMENT

## Bridgewater Township Board of Trustees Minutes

### I. CALL TO ORDER

4-Jun-20 meeting called to order by Supervisor Fromhart at 7:02 p.m. followed by the Pledge of Allegiance at Bridgewater Township Hall, 10990 Clinton Road, Manchester, MI.

Present: Trustee Faust; Trustee Fromhart; Trustee McQueer; Trustee Oliver; Trustee Wharam

Absent: N/A

Citizen attendance: 0

### II. CITIZEN PARTICIPATION

- None

### III. APPROVAL OF MINUTES

- Motion to approve the previous meeting minutes as amended – Mr. Oliver; support – Mr. Faust; vote – unanimous

### IV. REVIEW AND APPROVE AGENDA

- Motion to approve the agenda as amended – Ms. McQueer; support – Mr. Oliver; vote – unanimous

### V. UNFINISHED BUSINESS

#### A. Resolution to Adopt Millage Ballot Language

- Motion to approve Resolution 2020-10 for Millage Ballot Language – Ms. Fromhart; support – Mr. Wharam

- Roll call vote:

Trustee Faust – yes

Trustee Fromhart – yes

Trustee McQueer – no

Trustee Oliver – yes

Trustee Wharam – yes

### VI. NEW BUSINESS

#### A. Michigan Municipal League Worker's Compensation Renewal

- Motion to approve Michigan Municipal League Worker's Compensation Renewal for \$166.00 – Ms. McQueer; support – Mr. Oliver; vote – unanimous

#### B. MTA 2020-2021 Annual Membership Dues

- Motion to approve 2020-2021 Annual MTA Membership Dues, including legal defense fund of \$1781.29 – Ms. Fromhart; support – Mr. Oliver; vote – unanimous

#### C. Approval of Claims Listing

- Motion to approve disbursements of \$15,462.61 for general operations and \$19,620.63 for sewer operations; total expenditure of \$35,083.14 for the month of May – Ms. Fromhart; support – Ms. McQueer; vote – unanimous

#### D. Gerken Materials 2019 Annual Report & Inspection – Mining Review

- Kris Enlow gave a short review of the deficits

#### E. Residential Accessory Structures in Front Yard Discussion

- Board consensus is that this issue does not need to be revisited

## **Bridgewater Township Board of Trustees Minutes**

### **F. Washtenaw Urban County Cooperative Agreement Extension**

- Motion to continue membership in Washtenaw Urban County Cooperative Agreement Extension at no cost – Mr. Faust; support – Mr. Oliver; vote – unanimous

### **G. Approval of engagement letter with auditor for FY 2019-2020**

- Motion to approve engagement letter with PSLZ for FY 2019-2020– Mr. Wharam; support – Ms. McQueer; vote – unanimous

## **VII. REPORTS AND CORRESPONDENCE**

### **A. Public Safety Report**

- A written report from the sheriff is included in the board packet

### **B. Supervisor's Report**

- See board packet

### **C. Assessor's Report**

- A written report from Ms. Rider is included in the board packet

### **D. Clerk's Report**

- Would like to preapprove July bills, Iron Free, etc.
- Would like money to spend on elections safety items

### **E. Treasurer's Report**

- Setting up clean-up day for Saturday 12-Sep-20

### **F. Trustees' Report**

- Trustee Faust
  - Nothing
- Trustee Oliver
  - Nothing

### **G. Zoning Administrator's Report**

- A written report from Mr. Nanney is included in the board packet

### **H. Broadband Task Force Report**

- There was no report from the Broadband Task Force

### **I. Planning Commission**

- There was no Planning Commission meeting in May due to COVID-19

### **J. Farmland Preservation Board Report**

- There was no meeting in May

## **VIII. CITIZEN PARTICIPATION**

- None

## Bridgewater Township Board of Trustees Minutes

### IX. ADJOURNMENT

- Ms. Fromhart adjourned the meeting at 8:37 p.m.

DRAFT

## Bridgewater Township Board of Trustees Minutes

### I. CALL TO ORDER

7-May-20 meeting called to order by Supervisor Fromhart at 7:04 p.m. followed by the Pledge of Allegiance at Bridgewater Township Hall, 10990 Clinton Road, Manchester, MI.

Present: Trustee Faust; Trustee Fromhart; Trustee McQueer; Trustee Oliver; Trustee Wharam

Absent: N/A

Citizen attendance: 0

### II. CITIZEN PARTICIPATION

- None

### III. APPROVAL OF MINUTES

- Motion to approve the 2-Apr-20 meeting minutes as amended – Ms. Fromhart; support – Mr. Faust; vote – unanimous

### IV. REVIEW AND APPROVE AGENDA

- Motion to approve the agenda as presented – Ms. Fromhart; support – Ms. McQueer; vote – unanimous

### V. NEW BUSINESS

#### A. Approval of Claims Listing

- Motion to approve disbursements of \$18,447.47 for general operations and \$4,903.13 for sewer operations; total expenditure of \$23,348.60 for the month of April – Mr. Faust; support – Mr. Oliver; vote – unanimous

#### B. Reduction in Revenue Sharing Discussion

- Per Ms. McQueer, revenue sharing will be down approximately 50 – 60%
- March revenue (last fiscal year) sharing will be down about \$14,192
- Could lose about \$14,704 for this fiscal year

#### C. Proposed Ballot Language for Millage Proposal

- There was discussion about advantages and disadvantages of the different wording
- Motion to approve proposed ballot language as fire services at 0.5 mil (third option in board packet) – Ms. Fromhart; support – Mr. Wharam

#### Roll call vote:

Trustee Faust – yes

Trustee Fromhart – yes

Trustee McQueer – no

Trustee Oliver – yes

Trustee Wharam – yes

#### D. 2020 Local Road Projects

- Motion to approve only two solid applications of brine for dust control for 2020 for \$14,976.93 – Ms. McQueer; support – Mr. Wharam; vote – unanimous

#### E. Request for Approval to Host RTM Run Manchester 5K/10K

- Motion for hosting of RTM Run Manchester 5K/10K contingent upon notification of the date of the event and proof of insurance with the township as additional insured – Ms. Fromhart; support – Mr. Wharam; vote – unanimous

#### F. Request for Deferral of Payment of Sewer Connection Fees for Bridgewater Commons

## Bridgewater Township Board of Trustees Minutes

- Motion to deny request for deferral of payment of sewer connection fees – Ms. Fromhart; support – Mr. Oliver; vote - unanimous

### VI. REPORTS AND CORRESPONDENCE

#### A. Public Safety Report

- A written report from the sheriff is included in the board packet

#### B. Supervisor's Report

- See board packet plus
  - Comments on village tile
  - Fence complaints between neighbors
  - Bartlett road meeting postponed
  - Newsletter with articles from assessor; broadband commission; planning commission; clerk; treasurer; farmland preservation
  - Complaint from Mr. Robinson, wants to withdrawing SLU and zoning change; has not informed clerk

#### C. Assessor's Report

- No report was received from the assessor

#### D. Clerk's Report

- MTA is offering free training
- Planning on high absentee voting count for August and November elections

#### E. Treasurer's Report

- A written report from Ms. McQueer was submitted and is on record

#### F. Trustees' Report

- Trustee Faust
  - Nothing
- Trustee Oliver
  - Nothing

#### G. Zoning Administrator's Report

- A written report from Mr. Nanney is included in the board packet

#### H. Broadband Task Force Report

- There was no ~~Planning Commission~~ meeting in April due to COVID-19

#### I. Planning Commission

- There was no ~~Planning Commission~~ meeting in April due to COVID-19

#### J. Farmland Preservation Board Report

- There was no ~~Planning Commission~~ meeting in April due to COVID-19

## Bridgewater Township Board of Trustees Minutes

### VII. CITIZEN PARTICIPATION

- None

### VIII. ADJOURNMENT

- Ms. Fromhart adjourned the meeting at 8:37 p.m.

APPROVED

## Gerkin Annual Report

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From: Kristofer Enlow (kenlow@bria2.com)

To: bridgewaterwpsupervisor@yahoo.com

Date: Monday, August 3, 2020, 03:09 PM EDT

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As of June 29, 2020, the last two items that were outstanding as part of the Annual Review were:

- Updated Surety Bond for \$178,000
- Updated Insurance Certification with a liability insurance policy of \$5,000,000

The Certificate of Insurance was attached. An invoice for the Surety Bond was submitted (attached); I have not seen the actual Bond, but that should have been submitted to the Township, as the invoice indicates that Gerkin paid for the Bond.

At this point, it appears that they have fulfilled the requirements of the Annual Review.

Kristofer Enlow, PE

Principal

**Beckett&Raeder, Inc.**

*Making Great Places for over 50 Years*

535 West William St Suite 101  
Ann Arbor, MI 48103

Office: 734.663.2622

Direct Line: 734.239.6610

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Traverse City, MI 231.933.8400  
Toledo, OH 419.242.3428

Please visit us at [www.bria2.com](http://www.bria2.com)



Cert of Liability Insurance.pdf  
93.6kB



Surety Bond Invoice.pdf  
163.3kB





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/13/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> First Insurance Group 5520 Monroe St Sylvania OH 43560	<b>CONTACT NAME:</b> Molly Hale <b>PHONE (A/C. No. Ext):</b> 4197947815 <b>E-MAIL ADDRESS:</b> mhale@firstinsurancegrp.com	<b>FAX (A/C. No.):</b> 419-782-7940	
	<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
<b>INSURED</b> Gerken Materials, Inc 9072 County Road 424 Napoleon, OH 43545	<b>INSURER A :</b> The Charter Oak Fire Insurance Company		25615
	<b>INSURER B :</b> Phoenix Insurance Company		
	<b>INSURER C :</b> Travelers Property Casualty Insurance Company of A		25674
	<b>INSURER D :</b> Travelers Commercial Casualty Company		40282
	<b>INSURER E :</b> <b>INSURER F :</b>		

**COVERAGES**

CERTIFICATE NUMBER: 1889042444

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:			DT-CO-7045P417	3/15/2020	3/15/2021	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 500,000
							MED EXP (Any one person)	\$ 10,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
B	<input checked="" type="checkbox"/> <b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			DT-810-7045P417	3/15/2020	3/15/2021	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
C	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			DTSM-CUP-7P262160	3/15/2020	3/15/2021	EACH OCCURRENCE	\$ 10,000,000
							AGGREGATE	\$ 10,000,000
								\$
D	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	UB-8L429497-19	3/15/2020	3/15/2021	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER	
							E.L. EACH ACCIDENT	\$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: Clinton, MI location

**CERTIFICATE HOLDER****CANCELLATION**

NATURAL RESOURCES MANAGEMENT  
 7901 SYLVANIA AVE.  
 SYLVANIA OH 43560

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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MB

# Surety Bonds, Inc.

7540 Sawmill Pkwy., Suite D  
Powell, Ohio 43065

## Bond Premium Invoice

<b>BILL TO:</b>
Gerken Materials, Inc. 9072 County Road 424 Napoleon, OH 43545

<b>DATE</b>	<b>INVOICE #</b>
3/5/2020	21821

COMPANY	BOND NUMBER	EFFECTIVE DATE	EXPIRATION DATE
Ohio Farmers	6092422	12/19/2019	12/19/2020
DESCRIPTION		AMOUNT OF BOND	
Reclamation Bond - IM-473 Township of Bridgewater, Washtenaw County, MI  Company <u>GMI</u> SL <u>4060</u> Equip.# _____ Taxable T E Approval <u>IB</u>		\$178,800.00	
Thank you		<b>Premium</b>  \$1,788.00	

**Bridgewater Township General Fund**  
**Monthly Expenses**  
June 2020

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Split</u>	<u>Amount</u>	
Jun 20						
Bill	06/27/2020	EFT	Cardmember Service	2050 · Comerica - Clerk/Treasurer	\$ 101.45	Clerk: _____
Bill	06/27/2020	9831	Clayton and Mary Rider Assessing Service	-SPLIT-	\$1,825.00	
Bill	06/18/2020	EFT	Consumers Energy	5265728 · Maintenance & Utilities	\$ 26.22	Treasurer: _____
Bill	06/23/2020	9832	Detroit Edison Company - Street Lights	5440852 · Street lighting	\$ 333.84	
Bill	06/25/2020	9833	Donald N. Pennington	5410727 · Zoning ad.wage & expense	\$ 620.00	
Bill	06/15/2020	EFT	Frontier	5265728 · Maintenance & Utilities	\$ 105.08	
Bill	06/02/2020	9834	Iron Free & SoftWater Systems	5265728 · Maintenance & Utilities	\$ 300.00	
Bill	06/14/2020	9835	Jon Way	-SPLIT-	\$ 530.00	
Bill	06/17/2020	9836	Michelle McQueer	5253701 · Tax Collection Expense	\$ 49.23	
Bill	06/30/2020	EFT	Paychex - fees	5215727 · Clerk supplies & expense	\$ 125.71	
Bill	06/30/2020	EFT	Paychex - payroll	-SPLIT-	\$5,070.50	
Bill	06/23/2020	EFT	Staples	-SPLIT-	\$ 85.98	
Jun 20					<u>\$9,173.01</u>	

Jun 27, 2020  
Accrual Basis

## Bridgewater Township Profit & Loss Budget vs. Actual April 2020 through March 2021

	Apr '20 - Mar 21	Budget	\$ Over Budget
<b>Income</b>			
Clean-up Day Grant	0	3,000	-3,000
Clean Up Donation	0	100	-100
4402 · Property tax - operation	6,252	81,070	-74,818
4447 · Tax administration fee	850	32,900	-32,050
4448 · Tax collection fees	50	3,000	-2,950
4460 · Township permits	50	300	-250
4465 · Land division fees	125	500	-375
4574 · Revenue sharing	24,171	147,042	-122,871
4600 · Collection Fee-Sewer Fund	0	1,000	-1,000
4665 · Interest Income	4	3,000	-2,996
4672 · Other Income	0	500	-500
4675 · Metro Auth.-restricted to roads	0	3,400	-3,400
<b>Total Income</b>	<b>31,502</b>	<b>275,812</b>	<b>-244,310</b>
<b>Gross Profit</b>	<b>31,502</b>	<b>275,812</b>	<b>-244,310</b>
<b>Expense</b>			
<b>5101000 · Township Board</b>			
5101703 · Trustee salary	1,224	4,800	-3,576
5101727 · Township supplies & expenses	0	800	-800
5101770 · Conferences & Training	0	600	-600
5101000 · Township Board - Other	0	4,800	-4,800
<b>Total 5101000 · Township Board</b>	<b>1,224</b>	<b>11,000</b>	<b>-9,776</b>
<b>5171000 · Supervisor</b>			
5171703 · Supervisor Salary	3,980	15,920	-11,940
5171727 · Supervisor Expense	86	1,000	-914
<b>5209000 · Assessor</b>			
5209705 · Board of Review expenses	0	1,600	-1,600
5209805 · Assessor Wages	5,175	20,800	-15,625
5209810 · Assessor Expense	15	2,800	-2,785
<b>Total 5209000 · Assessor</b>	<b>5,190</b>	<b>25,200</b>	<b>-20,010</b>
<b>Total 5171000 · Supervisor</b>	<b>9,256</b>	<b>42,120</b>	<b>-32,864</b>
<b>5173000 · Other General Government</b>			
5173715 · Social Security	1,122	5,000	-3,878
5173801 · Attorney & Consulting Expenses	38	4,500	-4,463
5173802 · Audit fees	0	5,000	-5,000
5173811 · Membership fees & dues	1,781	2,000	-219
5173895 · Website Administrator	500	500	0
5173912 · Insurance & Bonds	-321	6,000	-6,321
<b>Total 5173000 · Other General Government</b>	<b>3,120</b>	<b>23,000</b>	<b>-19,880</b>
<b>5215700 · Clerk</b>			
5173900 · Printing & publishing	265	800	-535
5174810 · Deputy Clerk	0	1,600	-1,600
5191727 · Election expense	1,786	6,500	-4,714
5215703 · Clerk salary	4,135	16,539	-12,404
5215727 · Clerk supplies & expense	501	3,200	-2,699
<b>Total 5215700 · Clerk</b>	<b>6,687</b>	<b>28,639</b>	<b>-21,952</b>
<b>5253700 · Treasurer</b>			
5253701 · Tax Collection Expense	49	2,500	-2,451
5253703 · Treasurer salary	4,492	17,967	-13,475
5253704 · Deputy Treasurer Wages	0	1,600	-1,600
5253727 · Treasurer supplies & expenses	529	2,000	-1,471
<b>Total 5253700 · Treasurer</b>	<b>5,070</b>	<b>24,067</b>	<b>-18,997</b>

Jun 27, 2020  
 Accrual Basis

## Bridgewater Township Profit & Loss Budget vs. Actual April 2020 through March 2021

	Apr '20 - Mar 21	Budget	\$ Over Budget
<b>5265000 · Building &amp; Grounds</b>			
5265728 · Maintenance & Utilities	1,209	7,000	-5,792
5265925 · Cemetery care	785	2,500	-1,715
5265980 · Building improvement & equipmen	23	500	-477
<b>Total 5265000 · Building &amp; Grounds</b>	<b>2,017</b>	<b>10,000</b>	<b>-7,983</b>
<b>5301800 · Public Safety</b>			
5339727 · Fire protection billing expense	6,825	65,000	-58,175
<b>Total 5301800 · Public Safety</b>	<b>6,825</b>	<b>65,000</b>	<b>-58,175</b>
<b>5400700 · Planning &amp; zoning</b>			
<b>5400701 · Planning</b>			
5400727 · Planning comm. wage & expense	0	5,700	-5,700
5400801 · PC Attorney Fees	0	500	-500
5400803 · Planning consultant - on-going	0	7,000	-7,000
5400806 · Farmland PB Consultant	0	1,000	-1,000
5411810 · Conferences & Training	0	500	-500
<b>Total 5400701 · Planning</b>	<b>0</b>	<b>14,700</b>	<b>-14,700</b>
<b>5410726 · Zoning</b>			
5410704 · Land Division Processing Fees	300	1,700	-1,400
5410727 · Zoning ad.wage & expense	1,860	7,500	-5,640
5411727 · Zon Bd of Appeals Expense	0	400	-400
<b>Total 5410726 · Zoning</b>	<b>2,160</b>	<b>9,600</b>	<b>-7,440</b>
<b>Total 5400700 · Planning &amp; zoning</b>	<b>2,160</b>	<b>24,300</b>	<b>-22,140</b>
<b>5440000 · Public works</b>			
5440846 · Road Improvements	0	35,000	-35,000
5440847 · Drains at large	0	10,000	-10,000
5440849 · Clean-up Day	0	2,986	-2,986
5440852 · Street lighting	1,015	4,000	-2,985
<b>Total 5440000 · Public works</b>	<b>1,015</b>	<b>51,986</b>	<b>-50,971</b>
5500000 · Contingencies	0	500	-500
66900 · Reconciliation Discrepancies	-7	0	-7
<b>Total Expense</b>	<b>37,367</b>	<b>280,612</b>	<b>-243,245</b>
<b>Net Income</b>	<b>-5,865</b>	<b>-4,800</b>	<b>-1,065</b>

# Bridgewater Township General Fund

## Balance Sheet

As of June 30, 2020

Jun 27, 2020  
Accrual Basis

	Jun 30, 20
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1002 · General Checking-Key Bank	51,346.25
1010 · General Savings-Key Bank	94,293.64
1016 · Bank of Ann Arbor 5yr	103,665.96
1017 · Old National 5 yr	113,811.78
<b>Total Checking/Savings</b>	363,117.63
<b>Accounts Receivable</b>	
1200 · Accounts Receivable	762.00
<b>Total Accounts Receivable</b>	762.00
<b>Other Current Assets</b>	
Prepaid Insurance	5,588.00
1081 · Due from Sewer Operations	300.00
1087 · Due from Dr. Samuels	-100.67
1201 · Accounts Receivable 2	1,590.00
<b>Total Other Current Assets</b>	7,377.33
<b>Total Current Assets</b>	371,256.96
<b>Fixed Assets</b>	
1600 · Buildings	98,329.35
1610 · Equipment	28,244.21
1620 · Land	70,863.09
1630 · Siding & Windows	17,049.00
1640 · Township Hall Improvements	54,079.30
1650 · Accumulated Depreciation	-95,648.85
<b>Total Fixed Assets</b>	172,916.10
<b>TOTAL ASSETS</b>	<b>544,173.06</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Credit Cards</b>	
2050 · Comerica - Clerk/Treasurer	969.70
<b>Total Credit Cards</b>	969.70
<b>Other Current Liabilities</b>	
2217 · Escrow Deposits Payable	
2220 · Due to SMR-Elliott parcel	2,500.00
2233 · Due to SMR-Crego/Peltcs	29.16
2252 · Due Metro General Contractors	1,000.00
2253-01 · Due to Bridgewater Commons	485.00
2253-02 · Bridgewater Commons - Landscapi	5,000.00
2255 · Barbu Escrow	398.98
<b>Total 2217 · Escrow Deposits Payable</b>	9,413.14
<b>Total Other Current Liabilities</b>	9,413.14
<b>Total Current Liabilities</b>	10,382.84
<b>Total Liabilities</b>	10,382.84
<b>Equity</b>	
3900 · Fund Balance	366,738.44
3940 · Invested in Capital Assets, Net	172,916.84
Net Income	-5,865.06
<b>Total Equity</b>	533,790.22
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>544,173.06</b>

## Bridgewater Township Sewer Operation Monthly Expenses June 2020

Type	Date	Num	Name	Split	Amount	
<b>Jun 20</b>						
Bill	06/29/2020	EFT	DTE Energy	Electricity	\$1,566.27	Clerk: _____
Bill	06/01/2020		Faust Sand & Gravel, Inc.	-SPLIT-	\$ 770.00	
Bill	06/09/2020	EFT	Frontier	Phone Service	\$ 66.38	Treasurer: _____
Bill	06/24/2020		Haviland	Chemicals	\$ 841.50	
Bill	06/14/2020		Jon Way	Building & Grounds Maintenance	\$ 240.00	
Bill	06/30/2020		Village of Manchester	Plant Operator	\$2,857.00	
<b>Jun 20</b>					<b><u>\$6,341.15</u></b>	

**Bridgewater Township Sewer Operation  
Profit & Loss Budget vs. Actual  
April 1 through June 27, 2020**

	<u>Apr 1 - Jun 27, 20</u>	<u>Budget</u>
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
<b>Connection Fees</b>		
Easement Fee	125.00	0.00
Grinder Pump Reimb + 10%	8,189.20	0.00
Inspection Fee	150.00	0.00
Tap Fee	44,029.90	0.00
<b>Total Connection Fees</b>	52,494.10	0.00
<b>Interest Income Master Account</b>		
Interest Income Checking	2.07	0.00
Interest Income Master Account - Other	0.00	150.00
<b>Total Interest Income Master Account</b>	2.07	150.00
<b>Operation Maintenance Income</b>	26,200.00	101,500.00
<b>Total Income</b>	78,696.17	101,650.00
<b>Gross Profit</b>	78,696.17	101,650.00
<b>Expense</b>		
<b>Collection System</b>		
<b>Billing</b>		
Billing Clerk	100.00	1,200.00
Office Supplies	0.00	200.00
<b>Total Billing</b>	100.00	1,400.00
Collection System Equip Repairs	0.00	3,000.00
Forcemains -Flushing & Disposal	0.00	1,000.00
Grinder Pump repairs	770.00	10,000.00
Miss Dig Locator Service	0.00	4,500.00
<b>Total Collection System</b>	870.00	19,900.00
<b>Insurance</b>	0.00	1,500.00
<b>Legal &amp; Professional</b>		
Audit	0.00	1,500.00
Engineer	0.00	1,000.00
Legal Fees	0.00	500.00
<b>Total Legal &amp; Professional</b>	0.00	3,000.00



Jun 27, 20  
Accrual Basis

**Bridgewater Township Sewer Operation**  
**Profit & Loss Budget vs. Actual**  
April 1 through June 27, 2020

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	<u>Apr 1 - Jun 27, 20</u>	<u>Budget</u>
<b>Treatment Plant</b>		
Building & Grounds Maintenance	420.00	2,500.00
Chemicals	1,823.25	4,500.00
Diesel Fuel/Propane	0.00	800.00
Electricity	3,410.17	20,000.00
Equipment Repairs	14,062.75	4,000.00
Generator Maintenance Contract	0.00	1,000.00
NPDES Permit	0.00	2,000.00
Phone Service	199.45	600.00
Plant Operator	2,857.00	33,600.00
Sludge Handling & Disposal	0.00	4,500.00
Supplies	0.00	500.00
<b>Total Treatment Plant</b>	<u>22,772.62</u>	<u>74,000.00</u>
<b>Total Expense</b>	<u>23,642.62</u>	<u>98,400.00</u>
<b>Net Ordinary Income</b>	<u>55,053.55</u>	<u>3,250.00</u>
<b>Net Income</b>	<u><u>55,053.55</u></u>	<u><u>3,250.00</u></u>

# Bridgewater Township Sewer Operation

## Balance Sheet

As of June 30, 2020

Jun 27, 2020  
Accrual Basis

	Jun 30, 20
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
Key-Sewer O/M	
Capital Improvements Reserve	24,000.00
Key-Sewer O/M - Other	22,226.21
<b>Total Key-Sewer O/M</b>	<b>46,226.21</b>
Key Sewer O/M Saving	131,470.71
Key Sewer Retirement Checking	34,696.75
<b>Total Checking/Savings</b>	<b>212,393.67</b>
Accounts Receivable	
Accounts receivable	26,116.67
<b>Total Accounts Receivable</b>	<b>26,116.67</b>
<b>Other Current Assets</b>	
Due From Tax	11,986.30
Prepaid Insurance	1,379.00
Taxes Receivable Special Asst	6,164.90
<b>Total Other Current Assets</b>	<b>19,530.20</b>
<b>Total Current Assets</b>	<b>258,040.54</b>
<b>Fixed Assets</b>	
Accessory Building	53,320.02
Accumulated Depr - Access Bldg	-9,360.65
Equipment	95,107.77
Accumulated Depr - Equipment	-42,173.44
Sewer System Plant	1,966,444.05
Accumulated Depr - Sewer System	-680,061.78
Land	55,355.06
<b>Total Fixed Assets</b>	<b>1,438,631.03</b>
<b>Other Assets</b>	
Special Assessment Receivable	30,190.34
<b>Total Other Assets</b>	<b>30,190.34</b>
<b>TOTAL ASSETS</b>	<b>1,726,861.91</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
*Accounts Payable	-643.73
<b>Total Accounts Payable</b>	<b>-643.73</b>
<b>Other Current Liabilities</b>	
2004 Bond Pmt Due in One Yr	-37,012.00
Due to General Fund	100.00
<b>Total Other Current Liabilities</b>	<b>-36,912.00</b>
<b>Total Current Liabilities</b>	<b>-37,555.73</b>
<b>Total Liabilities</b>	<b>-37,555.73</b>

**Bridgewater Township Sewer Operation**

**Balance Sheet**

As of June 30, 2020

Jun 27, 2020  
Accrual Basis

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	<u>Jun 30, 20</u>
<b>Equity</b>	
Invested in capital assets, net	1,317,951.48
Restricted for Debt Service	240,753.85
Unrestricted Funds (QB RE acct)	154,957.03
Net Income	50,755.28
	<hr/>
<b>Total Equity</b>	1,764,417.64
	<hr/>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>1,726,861.91</b>
	<hr/> <hr/>

**Bridgewater Township General Fund  
 Monthly Expenses  
 July 2020**

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Split</u>	<u>Amount</u>
Jul 20					
Bill	07/15/2020	9837	Beckett & Raeder	-SPLIT-	\$906.25
Bill	07/01/2020	EFT	Cardmember Service	2050 · Comerica - Clerk/Treasurer	\$195.08
Bill	07/28/2020	9838	Clayton and Mary Rider Assessing Service	-SPLIT-	\$1,825.00
Bill	07/20/2020	EFT	Consumers Energy	5265728 · Maintenance & Utilities	\$14.00
Bill	07/31/2020	EFT	Detroit Edison Company - Hall	5265728 · Maintenance & Utilities	\$97.80
Bill	07/22/2020	EFT	Detroit Edison Company - Street Lights	5440852 · Street lighting	\$334.95
Bill	07/24/2020	9839	Donald N. Pennington	-SPLIT-	\$1,576.25
Bill	07/14/2020	EFT	Frontier	5265728 · Maintenance & Utilities	\$105.08
Bill	07/16/2020	9340	Jon Way	-SPLIT-	\$405.00
Bill	07/31/2020	EFT	Paychex - payroll	-SPLIT-	\$6,497.94
Bill	07/29/2020	9841	Tom Wharam	5215727 · Clerk supplies & expense	\$29.33
Bill	07/01/2020	9842	Village of Clinton	5339727 · Fire protection billing expense	\$6,825.00
Jul 20					<b><u>\$18,811.68</u></b>

Clerk: \_\_\_\_\_

Treasurer: \_\_\_\_\_

Aug 1, 2020  
Accrual Basis

## Bridgewater Township Profit & Loss Budget vs. Actual April 2020 through March 2021

	Apr '20 - Mar 21	Budget	\$ Over Budget
<b>Income</b>			
Clean-up Day Grant	1,527	3,000	-1,473
Clean Up Donation	0	100	-100
4402 · Property tax - operation	6,252	81,070	-74,818
4447 · Tax administration fee	850	32,900	-32,050
4448 · Tax collection fees	50	3,000	-2,950
4460 · Township permits	50	300	-250
4465 · Land division fees	125	500	-375
4574 · Revenue sharing	45,194	147,042	-101,848
4600 · Collection Fee-Sewer Fund	0	1,000	-1,000
4665 · Interest Income	12	3,000	-2,988
4672 · Other Income	0	500	-500
4675 · Metro Auth.-restricted to roads	3,739	3,400	339
<b>Total Income</b>	<b>57,798</b>	<b>275,812</b>	<b>-218,014</b>
<b>Gross Profit</b>	<b>57,798</b>	<b>275,812</b>	<b>-218,014</b>
<b>Expense</b>			
<b>5101000 · Township Board</b>			
5101703 · Trustee salary	1,632	4,800	-3,168
5101727 · Township supplies & expenses	0	800	-800
5101770 · Conferences & Training	0	600	-600
5101000 · Township Board - Other	0	4,800	-4,800
<b>Total 5101000 · Township Board</b>	<b>1,632</b>	<b>11,000</b>	<b>-9,368</b>
<b>5171000 · Supervisor</b>			
5171703 · Supervisor Salary	5,307	15,920	-10,613
5171727 · Supervisor Expense	86	1,000	-914
<b>5209000 · Assessor</b>			
5209705 · Board of Review expenses	0	1,600	-1,600
5209805 · Assessor Wages	6,900	20,800	-13,900
5209810 · Assessor Expense	572	2,800	-2,228
<b>Total 5209000 · Assessor</b>	<b>7,472</b>	<b>25,200</b>	<b>-17,728</b>
<b>Total 5171000 · Supervisor</b>	<b>12,865</b>	<b>42,120</b>	<b>-29,255</b>
<b>5173000 · Other General Government</b>			
5173715 · Social Security	1,584	5,000	-3,416
5173801 · Attorney & Consulting Expenses	38	4,500	-4,463
5173802 · Audit fees	0	5,000	-5,000
5173811 · Membership fees & dues	1,781	2,000	-219
5173895 · Website Administrator	500	500	0
5173912 · Insurance & Bonds	-321	6,000	-6,321
<b>Total 5173000 · Other General Government</b>	<b>3,582</b>	<b>23,000</b>	<b>-19,418</b>
<b>5215700 · Clerk</b>			
5173900 · Printing & publishing	265	800	-535
5174810 · Deputy Clerk	1,140	1,600	-460
5191727 · Election expense	1,899	6,500	-4,601
5215703 · Clerk salary	5,513	16,539	-11,026
5215727 · Clerk supplies & expense	768	3,200	-2,432
<b>Total 5215700 · Clerk</b>	<b>9,586</b>	<b>28,639</b>	<b>-19,053</b>
<b>5253700 · Treasurer</b>			
5253701 · Tax Collection Expense	665	2,500	-1,835
5253703 · Treasurer salary	5,989	17,967	-11,978
5253704 · Deputy Treasurer Wages	186	1,600	-1,414
5253727 · Treasurer supplies & expenses	607	2,000	-1,393
<b>Total 5253700 · Treasurer</b>	<b>7,447</b>	<b>24,067</b>	<b>-16,620</b>

Aug 1, 2020  
 Accrual Basis

## Bridgewater Township Profit & Loss Budget vs. Actual April 2020 through March 2021

	Apr '20 - Mar 21	Budget	\$ Over Budget
<b>5265000 · Building &amp; Grounds</b>			
5265728 · Maintenance & Utilities	1,591	7,000	-5,409
5265925 · Cemetery care	1,070	2,500	-1,430
5265980 · Building improvement & equipmen	121	500	-379
<b>Total 5265000 · Building &amp; Grounds</b>	<b>2,782</b>	<b>10,000</b>	<b>-7,218</b>
<b>5301800 · Public Safety</b>			
5339727 · Fire protection billing expense	13,650	65,000	-51,350
<b>Total 5301800 · Public Safety</b>	<b>13,650</b>	<b>65,000</b>	<b>-51,350</b>
<b>5400700 · Planning &amp; zoning</b>			
<b>5400701 · Planning</b>			
5400727 · Planning comm. wage & expense	0	5,700	-5,700
5400801 · PC Attorney Fees	0	500	-500
5400803 · Planning consultant - on-going	85	7,000	-6,915
5400806 · Farmland PB Consultant	0	1,000	-1,000
5411810 · Conferences & Training	0	500	-500
<b>Total 5400701 · Planning</b>	<b>85</b>	<b>14,700</b>	<b>-14,615</b>
<b>5410726 · Zoning</b>			
5410704 · Land Division Processing Fees	400	1,700	-1,300
5410727 · Zoning ad.wage & expense	2,480	7,500	-5,020
5411727 · Zon Bd of Appeals Expense	0	400	-400
<b>Total 5410726 · Zoning</b>	<b>2,880</b>	<b>9,600</b>	<b>-6,720</b>
<b>Total 5400700 · Planning &amp; zoning</b>	<b>2,965</b>	<b>24,300</b>	<b>-21,335</b>
<b>5440000 · Public works</b>			
5440846 · Road Improvements	0	35,000	-35,000
5440847 · Drains at large	0	10,000	-10,000
5440849 · Clean-up Day	0	2,986	-2,986
5440852 · Street lighting	1,349	4,000	-2,651
<b>Total 5440000 · Public works</b>	<b>1,349</b>	<b>51,986</b>	<b>-50,637</b>
5500000 · Contingencies	0	500	-500
66900 · Reconciliation Discrepancies	-7	0	-7
<b>Total Expense</b>	<b>55,852</b>	<b>280,612</b>	<b>-224,760</b>
<b>Net Income</b>	<b>1,947</b>	<b>-4,800</b>	<b>6,747</b>

**Bridgewater Township General Fund**  
**Balance Sheet**  
As of July 31, 2020

Aug 1, 2020  
Accrual Basis

	Jul 31, 20
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1002 · General Checking-Key Bank	62,714.49
1010 · General Savings-Key Bank	94,301.50
1016 · Bank of Ann Arbor 5yr	103,665.96
1017 · Old National 5 yr	113,811.78
<b>Total Checking/Savings</b>	374,493.73
<b>Accounts Receivable</b>	
1200 · Accounts Receivable	762.00
<b>Total Accounts Receivable</b>	762.00
<b>Other Current Assets</b>	
Prepaid Insurance	5,588.00
1050 · Current Year Tx Roll Receivable	
1090 · Due from County - Settlement	-2,971.78
1050 · Current Year Tx Roll Receivable - Other	-1,162.15
<b>Total 1050 · Current Year Tx Roll Receivable</b>	-4,133.93
1081 · Due from Sewer Operations	400.00
1087 · Due from Dr. Samuels	-100.67
1201 · Accounts Receivable 2	1,590.00
<b>Total Other Current Assets</b>	3,343.40
<b>Total Current Assets</b>	378,599.13
<b>Fixed Assets</b>	
1600 · Buildings	98,329.35
1610 · Equipment	28,244.21
1620 · Land	70,863.09
1630 · Siding & Windows	17,049.00
1640 · Township Hall Improvements	54,079.30
1650 · Accumulated Depreciation	-95,648.85
<b>Total Fixed Assets</b>	172,916.10
<b>TOTAL ASSETS</b>	<b>551,515.23</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · Accounts Payable	-197.22
<b>Total Accounts Payable</b>	-197.22
<b>Credit Cards</b>	
2050 · Comerica - Clerk/Treasurer	1,118.79
<b>Total Credit Cards</b>	1,118.79
<b>Other Current Liabilities</b>	
2217 · Escrow Deposits Payable	
2220 · Due to SMR-Elliott parcel	2,500.00
2233 · Due to SMR-Crego/Peltcs	-1,095.84
2252 · Due Metro General Contractors	1,000.00
2253-01 · Due to Bridgewater Commons	485.00

**Bridgewater Township General Fund**  
**Balance Sheet**  
**As of July 31, 2020**

Aug 1, 2020  
Accrual Basis

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	<u>Jul 31, 20</u>
2253-02 · Bridgewater Commons - Landscapi	5,000.00
2255 · Barbu Escrow	<u>-253.52</u>
<b>Total 2217 · Escrow Deposits Payable</b>	<b>7,635.64</b>
<b>Total Other Current Liabilities</b>	<b>7,635.64</b>
<b>Total Current Liabilities</b>	<b>8,557.21</b>
<b>Total Liabilities</b>	<b>8,557.21</b>
<b>Equity</b>	
3900 · Fund Balance	366,738.44
3940 · Invested in Capital Assets, Net	172,916.84
Net Income	<u>3,302.74</u>
<b>Total Equity</b>	<b>542,958.02</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>551,515.23</u></b>



## Bridgewater Township Sewer Operation Monthly Expenses June 26 through July 31, 2020

	<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Split</u>	<u>Amount</u>	
Jul 20	Bill	07/31/2020	EFT	DTE Energ Electricity		\$1,693.34	Clerk: _____
	Bill	06/26/2020	1450	DuBois-Co New Equipment		\$8,380.00	
	Bill	07/08/2020	1451	Faust Sanc -SPLIT-		\$920.00	Treasurer: _____
	Bill	07/10/2020	EFT	Frontier Phone Service		\$66.38	
	Bill	07/16/2020	1452	Jon Way Building & Grounds Maintenance		\$180.00	
	Bill	07/01/2020	1453	RJ Welding Equipment Repairs		\$1,675.00	
	Bill	06/30/2020	1454	USIC Loca Miss Dig Locator Service		\$45.02	
	Bill	07/31/2020	1455	Village of N Plant Operator		\$2,857.00	
Jul 20						<u>\$15,816.74</u>	

## Bridgewater Township Sewer Operation Profit & Loss Budget vs. Actual April 2020 through March 2021

	Apr '20 - Mar 21	Budget
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
<b>Connection Fees</b>		
Easement Fee	125.00	
Grinder Pump Reimb + 10%	8,189.20	
Inspection Fee	150.00	
Tap Fee	44,029.90	0.00
<b>Total Connection Fees</b>	52,494.10	0.00
<b>Interest Income Master Account</b>		
Interest Income Checking	7.14	0.00
Interest Income Master Account - Other	0.00	150.00
<b>Total Interest Income Master Account</b>	7.14	150.00
<b>Miscellaneous Income</b>	4,245.25	
<b>Operation Maintenance Income</b>	43,900.00	101,500.00
<b>Total Income</b>	100,646.49	101,650.00
<b>Gross Profit</b>	100,646.49	101,650.00
<b>Expense</b>		
<b>Collection System</b>		
<b>Billing</b>		
Billing Clerk	100.00	1,200.00
Office Supplies	0.00	200.00
<b>Total Billing</b>	100.00	1,400.00
<b>Collection System Equip Repairs</b>	630.00	3,000.00
<b>Forcemains -Flushing &amp; Disposal</b>	0.00	1,000.00
<b>Grinder Pump repairs</b>	1,060.00	10,000.00
<b>Miss Dig Locator Service</b>	45.02	4,500.00
<b>Total Collection System</b>	1,835.02	19,900.00
<b>Insurance</b>	0.00	1,500.00
<b>Legal &amp; Professional</b>		
<b>Audit</b>	0.00	1,500.00
<b>Engineer</b>	0.00	1,000.00
<b>Legal Fees</b>	0.00	500.00
<b>Total Legal &amp; Professional</b>	0.00	3,000.00
<b>New Equipment</b>	8,380.00	

Aug 1, 20  
Accrual Basis

**Bridgewater Township Sewer Operation**  
**Profit & Loss Budget vs. Actual**  
April 2020 through March 2021

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	<u>Apr '20 - Mar 21</u>	<u>Budget</u>
<b>Treatment Plant</b>		
Building & Grounds Maintenance	600.00	2,500.00
Chemicals	1,823.25	4,500.00
Diesel Fuel/Propane	0.00	800.00
Electricity	6,669.78	20,000.00
Equipment Repairs	15,737.75	4,000.00
Generator Maintenance Contract	0.00	1,000.00
NPDES Permit	0.00	2,000.00
Phone Service	265.83	600.00
Plant Operator	8,571.00	33,600.00
Sludge Handling & Disposal	0.00	4,500.00
Supplies	0.00	500.00
<b>Total Treatment Plant</b>	<u>33,667.61</u>	<u>74,000.00</u>
<b>Total Expense</b>	<u>43,882.63</u>	<u>98,400.00</u>
<b>Net Ordinary Income</b>	<u>56,763.86</u>	<u>3,250.00</u>
<b>Net Income</b>	<u><u>56,763.86</u></u>	<u><u>3,250.00</u></u>

**Bridgewater Township Sewer Operation**  
**Balance Sheet**  
As of July 31, 2020

Aug 1, 2020  
Accrual Basis

	Jul 31, 20
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
Key-Sewer O/M	
Capital Improvements Reserve	24,000.00
Key-Sewer O/M - Other	58,841.31
<b>Total Key-Sewer O/M</b>	82,841.31
Key Sewer O/M Saving	105,089.19
Key Sewer Retirement Checking	39,237.25
<b>Total Checking/Savings</b>	227,167.75
Accounts Receivable	
Accounts receivable	26,316.67
<b>Total Accounts Receivable</b>	26,316.67
<b>Other Current Assets</b>	
Current Year Tx Roll Receivable	-13,200.00
Due From Tax	11,986.30
Prepaid Insurance	1,379.00
Taxes Receivable Special Asst	6,164.90
<b>Total Other Current Assets</b>	6,330.20
<b>Total Current Assets</b>	259,814.62
<b>Fixed Assets</b>	
Accessory Building	53,320.02
Accumulated Depr - Access Bldg	-9,360.65
Equipment	95,107.77
Accumulated Depr - Equipment	-42,173.44
Sewer System Plant	1,966,444.05
Accumulated Depr - Sewer System	-680,061.78
Land	55,355.06
<b>Total Fixed Assets</b>	1,438,631.03
<b>Other Assets</b>	
Special Assessment Receivable	25,649.84
<b>Total Other Assets</b>	25,649.84
<b>TOTAL ASSETS</b>	<b>1,724,095.49</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
*Accounts Payable	-643.73
<b>Total Accounts Payable</b>	-643.73
<b>Other Current Liabilities</b>	
2004 Bond Pmt Due in One Yr	-37,012.00
Due to General Fund	100.00
<b>Total Other Current Liabilities</b>	-36,912.00
<b>Total Current Liabilities</b>	-37,555.73
<b>Total Liabilities</b>	-37,555.73

**Bridgewater Township Sewer Operation**

**Balance Sheet**

**As of July 31, 2020**

Aug 1, 2020  
Accrual Basis

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	<u>Jul 31, 20</u>
<b>Equity</b>	
Invested in capital assets, net	1,317,951.48
Restricted for Debt Service	240,753.85
Unrestricted Funds (QB RE acct)	154,957.03
Net Income	47,988.86
	<hr/>
<b>Total Equity</b>	1,761,651.22
	<hr/>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>1,724,095.49</b>
	<hr/> <hr/>

Re: 10902 Braun Rd

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From: Laurie Fromhart (bridgewaterwpsupervisor@yahoo.com)

To: robinsont01@yahoo.com

Date: Sunday, February 9, 2020, 12:48 PM EST

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Ed & Traci,

The Board discussed your case at our February 6th Board meeting. The consensus of the Board is the Zoning Administrator has no authority to revoke your extension if you choose to pursue a special land use permit and variance at this time.

As I explained over the phone a landscaping business does not qualify as a home-based business under the current zoning ordinance nor did it ever qualify under our old zoning ordinance. I did search our records to see if you were ever granted a special land use permit and found no such record.

As you were advised by the Zoning Administrator you would have to apply for a special land use permit and variance to pursue approvals for your business at your current location.

I hope this information helps. Please don't hesitate to contact me if you have any further questions or concerns.

Thank you,

Laurie Fromhart  
Bridgewater Township Supervisor  
10990 Clinton Rd  
Manchester, MI 48158  
Cell: 734.223.2766  
Email: [bridgewaterwpsupervisor@yahoo.com](mailto:bridgewaterwpsupervisor@yahoo.com)

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On Friday, January 24, 2020, 04:38:50 PM EST, Traci Robinson <[robinsont01@yahoo.com](mailto:robinsont01@yahoo.com)> wrote:

Bridgewater township [bridgewaterwpsupervisor@yahoo.com](mailto:bridgewaterwpsupervisor@yahoo.com)

Attention: Laurie Fromhart Township Supervisor

Ed And Traci Robinson 10902 Braun Rd Manchester, Mi 48158

Ms. Fromhart, this is the basic timeline and notes from our conversation last Friday.

Timeline of events leading up to the Cease and Desist

Spring 2001 we purchased the land for 10902 Braun Rd. Talked to Sally Shear about building permits and zoning. We were told we had to follow guidelines of buildings set back from the property lines, That we had to start the house before the pole barn as she didnt want us building a barn for our company and then never building the house. That we could not store anything in front of the house. I had told her my plans for running my lawnservice from home and starting the house first was her only requirement.

Jan 2007 I renamed my company from Robinson Lawn Service to Bridgewater Fertilization Co.

July 2007 I obtained my Business license and certifications to add fertilization services to my company.

Summer 2018 Confrontation with Larry West, our neighbor, over him yelling at my then 13 year old daughter for walking the dog down the shared driveway. He would not explain himself and it turned into a heated argument. No contact with him after that.

Jan 21 2019 Our pole barn catches on fire and burns to the ground. Most of the company's assets burned up. For several months we worked to finance rebuilding as well as spent the time trying to decide if we could even stay in business with such a loss as our insurance carrier claimed we were not covered properly.

March 2019 Our homeowners insurance covered part of the cost of building a new barn. During permit filing, Rodney Nanney asked what our plans were for the barn. At the time I told him just household stuff and a pick up truck as that was all I had left at the time. I thought we were just chatting about the barn and didn't realize this was such an important question about the new barn. At that time, the company's future was still up in the air.

NOV 4th 2019 Larry West uses cinder blocks to create two small walls with No Trespassing sign which was facing the wrong way?? in an attempt to keep us from crossing the shared easement to our neighbors house. We contacted the Township to complain about this and Larry West's front yard, which has had up to seven abandoned vehicles, an old boat, an old trailer and assorted junk. As well as the grass and property not being maintained. Larry West when confronted by the Township retaliated by complaining that we were operating a lawn care business from home.

Nov 2019 we were issued the Cease and Desist notification. It was recommended by Rodney that we lawyer up and ask for an extension. We hired our lawyers to look into this and they were told by Rodney Nanney that we stood no chance to win and we needed to move. They were also informed that if we took the extension but then filed papers to pursue a variant for the zoning, that our extension would be cancelled.

FILED FOR EXTENSION

Jan 1 2020 We stopped all business at the 10902 Braun rd and continue to look for possible rental sites for the business. Some equipment is still on site but no employees or work is taking place. Employees have not been here to work since mid December and plow trucks have gone home with them for the winter season.

Notes:

- Larry West From 2001 till 2018 we had no problems with Larry West. We were never real friends but we got along. Waved back and forth, said hi occasionally and even had him over to neighborhood bon fires.

I had asked him at different times if there were any problems with my company and he always said no. I offered and then did upgrade our driveway from gravel to asphalt millings at a cost of \$900 to me and less than \$100 to him. This was with his permission and knowledge We have also been the ones to maintain the driveway with new gravel, grading and snow plowing until 2018 at no charge to him. I told him we would do this since I felt we used the shared driveway more than him. Again, he was o k with this and never complained.

Until our personal dispute, I never once complained or said anything about his yard and the number of junked vehicles or the condition of the grass, which for most of this past summer was thigh high and still is.

-- Rodney Nanney has given us the impression that he does not want us here at all. He told me during a phone call that I could try to get a zoning variance but that it was going to be about impossible. He stated that I should just look for a new place. He also used the cost of applying for the variance as a hurdle to not try to fight it.

He told me to hire a lawyer to handle this but then told the lawyer I had no choice and I had to move. He cost us \$350 in legal fees when it was his suggestion to hire them

My conversation with him and his with my lawyer, keep focusing on my comment about the use of the barn, he seems obsessed with that. As if i was lying to him or trying to hide something?

He told my lawyer that if we apply for a variance to the zoning that he will cancel our extension to the Cease and Desist order!!! Is this legal for him to do so? I took it as a threat?

Is he really a representative of the township with his attitude?? Many people I have talked to have expressed issues with him as well.

- Township Sally Shear was told our plans to operate a business here starting in 2001 and we were not told of any reasons that we could not operate the business from here.

The township has asked for estimates from me many times??? over the years for lawn mowing and snow plowing services.

The township has sent us tax notices in the business name over the years.

The township has known that we are here for years and never a word was said to us to give us any indication that we couldn't be here. With them knowing we are here and not saying anything, we have been led to believe that we were operating legally and with their permission.

10902 Braun We maintain our property better than most owners of larger parcels. We keep a low profile with our business. Our neighbors know we are here and have never expressed any issues with my company. In fact, I have helped every neighbor in our little neighborhood with work or in the use of my equipment.

Our business is small, just a few employees and a couple of trucks and trailers. We meet here in the mornings, load the equipment from the barn and leave for the day. We return in late afternoon and unload then leave. Occasionally we do equipment maintenance in the barn. We almost never



work past 6 p.m. No weekends Being seasonal, we do not do any work from Mid December thru early April

We have no company signs. Do not have any customers coming to the property No deliveries of materials. We do not store any bulk fertilizers or Chemicals, buying supplies as needed locally daily. We do not store any gasolines, fuels or oils on the property than a normal homeowner would

Every other house has a small business operating out of it.

I need to have 5 acres to be within Zoning regulations. Is there really that much of a difference between 2.5 and 5 acres as we have shown over the past 19 years that we can do this with no real problems? I do not consider the complaint with Larry West as a relevant issue as this is a personal battle only.

- Personal Since the fire of 2019 and lack of insurance money, we have been struggling financially. We had to acquire Home Equity Loans and business loans in order to keep the business afloat. The fire cost us roughly \$165,000 Insurance has paid us less than \$35,000, reimbursing us for personal property only. If we have to move and pay rent for a similar sized barn and space, we as a company may not be able to survive and bankruptcy is a possibility.

We are open to any advice and suggestions you may be able to offer,including what our next steps should be.

Also, if any board or committee members would like to come see our property to get an idea of the situation, we are very open to that. Maybe a phone call ahead as we have dogs in the yard.

Thank you, Ed and Traci Robinson 10902 Braun Rd Manchester, MI 48158 734 216-0985

## Re: notice of the new violation 10902 Braun Rd.

From: Rodney Nanney (rodney@buildingplace.net)

To: david.horney@tetrattech.com

Cc: bridgewaterwptreasurer@yahoo.com; bridgewaterwpcclerk@yahoo.com; bridgewaterwpsupervisor@yahoo.com

Date: Monday, June 15, 2020, 07:47 AM EDT

Dave,

I responded to her and to her husband's separate email. They also have copies of my letter (attached).

Parking or storing the fertilizer equipment and associated chemical fertilizers and supplies on this property would require the landscape business special use and variance approvals they applied for and then withdrew. This equipment and associated supplies are a significant source of nuisance odors for neighbors and one of the original issues stated in the 2019 complaint that ultimately led to the ordinance enforcement activity.

This equipment cannot be lawfully kept on the property, whether in the pole barn or in a trailer. They knew that and did it anyway - and got caught because I received another complaint about the odor.

Regards,

Rodney C. Nanney  
Zoning Administrator  
(734) 483-2271  
[rodney@buildingplace.net](mailto:rodney@buildingplace.net)

On Mon, Jun 15, 2020 at 7:02 AM Horney, David <[David.Horney@tetrattech.com](mailto:David.Horney@tetrattech.com)> wrote:

Rodney, do you have a response you would wish to share? Thanks.

Get [Outlook for iOS](#)

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**From:** Traci Robinson <[robinsont01@yahoo.com](mailto:robinsont01@yahoo.com)>

**Sent:** Sunday, June 14, 2020 8:24:11 PM

**To:** [bridgewaterwpcclerk@yahoo.com](mailto:bridgewaterwpcclerk@yahoo.com) <[bridgewaterwpcclerk@yahoo.com](mailto:bridgewaterwpcclerk@yahoo.com)>;  
[bridgewaterwptreasurer@yahoo.com](mailto:bridgewaterwptreasurer@yahoo.com) <[bridgewaterwptreasurer@yahoo.com](mailto:bridgewaterwptreasurer@yahoo.com)>;  
[bridgewaterwptrustee2@yahoo.com](mailto:bridgewaterwptrustee2@yahoo.com) <[bridgewaterwptrustee2@yahoo.com](mailto:bridgewaterwptrustee2@yahoo.com)>; [scwahl@hotmail.com](mailto:scwahl@hotmail.com)  
<[scwahl@hotmail.com](mailto:scwahl@hotmail.com)>; [cmessing1@yahoo.com](mailto:cmessing1@yahoo.com) <[cmessing1@yahoo.com](mailto:cmessing1@yahoo.com)>; [kaffeedan@yahoo.com](mailto:kaffeedan@yahoo.com)  
<[kaffeedan@yahoo.com](mailto:kaffeedan@yahoo.com)>; Horney, David <[David.Horney@tetrattech.com](mailto:David.Horney@tetrattech.com)>; [rmiwanicki@hotmail.com](mailto:rmiwanicki@hotmail.com)  
<[rmiwanicki@hotmail.com](mailto:rmiwanicki@hotmail.com)>; Ed <[eta198@yahoo.com](mailto:eta198@yahoo.com)>

**Subject:** Fw: notice of the new violation 10902 Braun Rd.

**⚠ CAUTION:** This email originated from an external sender. Verify the source before opening links or attachments.



Hi. I have emailed June 9th and June 11th and have not gotten a reply. As most of you i assume know, we (Bridgewater Lawn and Fertilization) have had to move our business out of Bridgewater after 19 years of having no problems. We are now being told that Ed can not even bring his truck and trailer home every night and park it inside our pole barn which we just were allowed to rebuild after a fire. We were told we can not keep a mower here over night so that we can mow our lawn and 3 other neighbors. This issue got ridiculous a long time ago and now we are getting nit picked so bad that we can not even take care of our own lawn with out getting into trouble. The whole 19 years the business was here with no problem, our yard has been up kept and has never looked like a junk yard like the one person that complained about us. And im sure i dont have to tell you to look around the township and tell us we were ever more of an eyesore or caused more noise than the average homeowner. Since I have not gotten a reply from Ms. Fromhart I am emailing you all to see if there is anything that can be done?

Thank you for your time,  
Traci Robinson

----- Forwarded Message -----

**From:** Traci Robinson <[robinsont01@yahoo.com](mailto:robinsont01@yahoo.com)>  
**To:** Laurie Fromhart <[bridgewaterwpsupervisor@yahoo.com](mailto:bridgewaterwpsupervisor@yahoo.com)>; Ed <[eta198@yahoo.com](mailto:eta198@yahoo.com)>  
**Sent:** Thursday, June 11, 2020, 04:28:44 PM EDT  
**Subject:** Re: notice of the new violation 10902 Braun Rd.

Hello?

[Sent from Yahoo Mail on Android](#)

On Tue, Jun 9, 2020 at 2:07 PM, Traci Robinson  
<[robinsont01@yahoo.com](mailto:robinsont01@yahoo.com)> wrote:

Laurie, are you going to support us at all with this? This got ridiculous a long time ago. All Ed is basically doing is driving his truck and trailer home after work, parking in the pole barn and then leaving with it for work in the morning. Yeah, he fills the tanks with water. Yeah, he fixes things a lot of days. Tell me we are doing more than even 50% of our neighbors that is causing Mr. West or Rodney a hardship and maybe i will understand. This is beyond ridiculous. There is no need for Ed to even go to where we now keep everything else on a daily basis. Rodney is asking for something very impractical and makes quite a hardship on us. And why are we not allowed to bring a mower home to mow lawns right next door to us and then park it in our pole barn for the night? And yes, the neighbors are on different mowing days some weeks because of time or who might get fertilized and need mowing more often and whatever else we should not have to answer to because its really no one elses business.  
Traci Robinson

----- Forwarded Message -----

**From:** Rodney Nanney <[rodney@buildingplace.net](mailto:rodney@buildingplace.net)>  
**To:** [robinsont01@yahoo.com](mailto:robinsont01@yahoo.com) <[robinsont01@yahoo.com](mailto:robinsont01@yahoo.com)>  
**Cc:** edward robinson <[eta198@yahoo.com](mailto:eta198@yahoo.com)>  
**Sent:** Tuesday, June 9, 2020, 08:39:12 AM EDT  
**Subject:** Re: notice of the new violation 10902 Braun Rd.

Dear Traci Robinson,

Yes, the daily driver vehicle can be parked on the property, and Mr. Robinson can bring a piece of business equipment on to the property as needed so he can repair it and then return it to off-site parking or storage. Your home office is also a lawful activity under the Township's "home occupation" requirements. I have attached another copy of the letter that addresses these issues for reference.

However, no other business vehicles, equipment, trailers, and inventory can be lawfully parked or stored on the property. Unfortunately, that includes the fertilizer applicator and its associated trailer, and other business equipment like the mowers.

The letter also made clear that no business inventory or supplies can be kept in the pole barn or on the property. This includes fertilizer supplies.

Please call me at (734) 483-2271 with any questions about this information.

Respectfully submitted,

Rodney C. Nanney  
Zoning Administrator  
(734) 483-2271  
[rodney@buildingplace.net](mailto:rodney@buildingplace.net)

On Tue, Jun 9, 2020 at 7:05 AM Traci Robinson <[robinsont01@yahoo.com](mailto:robinsont01@yahoo.com)> wrote:

We were told Ed could drive his "daily driver work truck" home. The trailer is attached to that vehicle so is part of that daily driven work truck. Inside that trailer is a fertilizer spreader that actually has had to be worked on most

nights because of the humidity. Hence the new trailer to help with the humidity problem. Also, there are three lawns in our neighborhood that Ed fertilizes besides ours. And there are 4 sometimes 5 lawns in the neighborhood that get mowed so sometimes there is a mower here too. Along with a weedwhip, blower any anything else that we need to do those jobs.

I hope that you are harrassing Mr. West as much as you are harrassing us. He still has vehicles and other stuff in his front yard that have not moved in many years. We would like to know what you are doing about that? He also still has fence and posts on the easement which is illegal to install (even with your apparent administrative decision to give him a permit to do something illegal). Please inform us what you are doing to enforce the removal of these eyesores and the timeline to which it needs to be done. Also include a copy of the permit given to Mr West to install the fence.

Traci

On Tue, Jun 9, 2020 at 6:29 AM, edward robinson  
<[eta198@yahoo.com](mailto:eta198@yahoo.com)> wrote:

**From:** Rodney Nanney <[rodney@buildingplace.net](mailto:rodney@buildingplace.net)>  
**Date:** June 8, 2020 at 11:18:21 PM EDT  
**To:** edward robinson <[ETA198@yahoo.com](mailto:ETA198@yahoo.com)>  
**Cc:** Traci Robinson <[robinsont01@yahoo.com](mailto:robinsont01@yahoo.com)>  
**Subject:** **postponement of the 6/15/2020 inspection and notice of a new violation**

Mr. Robinson:

Unfortunately, I am going to have to respectfully ask to reschedule the inspection we had scheduled for next Monday (6/15) at 6:30pm due to an illness. I feel fine, but I have a family member in my home who may have been exposed to the COVID19 virus 12 days ago and began to feel ill over the weekend. She now has enough symptoms of COVID19 to be a concern.

Out of an abundance of caution, I will need to postpone the final inspection for at least two weeks.

In the meantime, I have learned that you are continuing to keep business equipment in the pole barn - specifically fertilizer applicators and an enclosed trailer to hold the equipment. This is a violation of your agreement to remove all business equipment to off-site storage and a violation of the Zoning Ordinance requirements.

Please accept this email as an initial notice of this violation, and take immediate action to remove the trailer, fertilizer applicator equipment, and any remaining fertilizers from the pole barn and property at 10902 Braun Road.

If you have any questions about this notice or would like to discuss options related to rescheduling the inspection, please call me at (734) 483-2271.

Respectfully submitted,

Rodney C. Nanney  
Zoning Administrator  
(734) 483-2271  
[rodney@buildingplace.net](mailto:rodney@buildingplace.net)



10902 Braun Rd resolution of unlawful business 2020-05-22.pdf  
93.2kB

## Fw: Twp. Planner's Reports: special use permit and variance applications for the landscape business at 10902 Braun Road

From: Traci Robinson (robinsont01@yahoo.com)  
To: bridgewaterwpsupervisor@yahoo.com  
Cc: eta198@yahoo.com  
Date: Thursday, June 25, 2020, 05:08 PM EDT

Attached are the responses we got back from Rodney about our special use permit and the variance application. Also, as we discussed here is a list of our larger equipment that we used to have on the property and where they were kept. Three pickup trucks, one parked in the pole barn most nights, 2 parked outside at night during the summer months. During the winter months 2 of the trucks would be parked off site for plowing most of the time. Three trailers used to haul daily used equipment, one attached to the truck inside the pole barn most nights and two attached to the pickups parked outside. We bought a new trailer this month and one of the old ones will become a personal trailer and is kept inside our pole barn. One dump trailer that would be parked in the side yard or behind the pole barn when it was here. I would say maybe 30% of the time it was loaned out to someone and wasnt here. Three plows that would be stored outside behind the pole barn during the summer months and attached to the trucks in the winter months. All other equipment would be kept in the pole barn for the most part. Sometimes there would be some things outside for various reasons. Nothing was ever kept in front of the house. On work days there could be three vehicle of employees parked in the side yard. Again, nothing in front of the house. At this point (6/25/20). All company equipment is gone from our property. Ed drives his truck and (new) enclosed trailer home with a fertilizer spreader in it at night but is parking it at a neighbors over nights. We have occasionally had one of our employees drop off a mower and weed whip at our house so that we could mow our lawn, our 15yo mows two neighbors and another neighbor borrows it to mow his. On those days the mower has been kept in our pole barn over night. Never outside. We do not carry any inventory like a landscape company so there is no outside storage of gravel, mulch, brick, sod or anything like that. As for fertilizer we buy daily from our supplier. There may be a few bags in the pole barn but they will be used on our personal yard.

And as a reminder i have attached a picture of Mr. Wests yard taken after he complained about us.

Just so that i can prepare mentally does Rodney come to the township meetings?

Thanks again for being willing to help,  
Traci

----- Forwarded Message -----

**From:** Rodney Nanney <rodney@buildingplace.net>  
**To:** Traci Robinson <robinsont01@yahoo.com>; "ETA198@yahoo.com" <ETA198@yahoo.com>  
**Cc:** Brandon Biggs <bbiggs@biggsunst.com>; Reception Biggsunst <reception@biggsunst.com>  
**Sent:** Friday, April 17, 2020, 01:19:49 AM EDT  
**Subject:** Twp. Planner's Reports: special use permit and variance applications for the landscape business at 10902 Braun Road

Mr. and Mrs. Robinson:

We have completed our review of the special use permit and variance applications you submitted to the Township Clerk. Copies of our reports and recommendations are attached for your use. Please contact me with any questions about this information.

The special use permit application is subject to a public hearing, review, and action by the Township Planning Commission. The variance application is subject to a public hearing, review, and action by the Zoning Board of Appeals. However, as noted in the attached reports, both applications are incomplete as submitted.

Do you wish to revise and resubmit the applications before the required public hearings are scheduled? If so, please let me know as quickly as possible - by May 1, 2020 at the latest. Otherwise, the Township will move ahead with processing the applications as submitted.

If you choose to do so, the updated applications would need to be submitted by May 11, 2020 at the latest so that the public notices can be prepared and the hearing dates scheduled.

Regards,

Rodney C. Nanney, AICP  
Building Place Consultants  
community planning, zoning, and economic development advisory services  
office: (734) 483-2271  
[rodney@buildingplace.net](mailto:rodney@buildingplace.net)



SLU-Robinson-LandscapeOperations-2020-04-14.pdf  
213kB



ZBA-Robinson-LandscapeOperationsVariance-2020-04-15.pdf  
193.2kB



20191104\_101523.jpg  
1.4MB

# BRIDGEWATER TOWNSHIP

**Rodney C. Nanney**  
Zoning Administrator  
10990 Clinton Road  
Manchester, MI 48158

May 22, 2020

Edward or Traci Robinson  
10902 Braun Rd.  
Manchester, MI 48158

**Confirmation: Closure of ordinance enforcement action due to removal of the unlawful landscape business operation from 10902 Braun Rd. in the AG (General Agriculture) District.** (parcel #Q-17-15-400-009)

Dear Edward and Traci Robinson:

Please accept this letter as confirmation that the ordinance enforcement action initiated in November of 2019 against the operation of an unlawful landscaping and lawn care business on the above-listed lot has been closed, contingent upon a final in-person inspection. This action has been taken following review of the pictures you provided on 5/19/2020, which confirm that all business equipment, trailers, vehicles, and business-related storage have been removed from the pole barn and surrounding yard. Based on the content of the pictures, it appears that the unlawful land use has been fully removed from the property.

Please note that the final inspection of the pole barn interior and associated side and rear yard areas by my office is a necessary step to complete the process of closing out this matter. If you wish, the timing of this inspection can be delayed until after the current COVID19 virus pandemic executive orders or emergency declarations have been lifted. Unless you tell me otherwise, I will make arrangements for the inspection through your attorney. Please let me know your preferences.

The following additional information and administrative determinations are offered in response to questions you recently raised with the Township Supervisor:

1. **Home office.** The home office portion of the business can continue inside the dwelling as a permitted "home occupation" per applicable Zoning Ordinance requirements. However, no outside employees are allowed as part of a home occupation, so all work in the home office must be limited to the occupants of the dwelling.
2. **Equipment repairs.** With regards to the question about repairing business equipment on the property, it is my determination as Zoning Administrator that incidental use of the pole barn for repair of business equipment can be consistent with the Ordinance's home occupation requirements, provided that all work is performed by the occupants of the dwelling. Equipment repairs by outside employees must take place off-site, either at a location properly zoned for this purpose or at a location outside of the Township.
3. **Owner's vehicle.** With regards to the question about bringing home and parking a truck that is used by Mr. Robinson for daily transportation, I previously made an administrative determination in a similar case elsewhere in the Township that the owner's daily driver work truck is not part of the business equipment that must be removed from the property. The same determination would apply in this case. One (1) work vehicle associated with the landscaping business and used for general transportation by a resident of the dwelling can be parked on the property.
4. **All other parking and storage prohibited.** All other parking and storage of business-related equipment, vehicles, trailers or inventory, whether it is in current use or not, must take place off-site, either at a location properly zoned for this purpose or at a location outside of the Township.

Please contact me with any questions at (734) 483-2271, or via email at Rodney@BuildingPlace.net.

Respectfully submitted,

**Rodney C. Nanney**  
Zoning Administrator



## **SPECIAL USE PERMIT REPORT**

### **Bridgewater Township Planning Commission**

Bridgewater Lawn and Fertilizer – Landscaping Business  
10902 Braun Road

Report Date: April 14, 2020

#### **1. Description**

**1.01 Action requested.** The applicant is requesting approval of a special use permit and minor site plan to operate a landscaping business per Section 5.306 (Landscaping Operations and Snowplow Businesses) and Article 7.0 (Special Land Uses) of the Bridgewater Township Zoning Ordinance No. 67.

**1.02 Owner and applicant.** Edward and Traci Robinson, 10902 Braun Road, Manchester, MI 48158.

**1.03 Area and location.** 2.5 acres in the AG (General Agriculture) District north of Braun Road in the SE quarter of section 15; parcel #Q-17-15-400-009.

#### **2. Minor Site Plan Review**

Per the applicable Zoning Ordinance requirements, this project requires both a special use permit application and an accompanying “minor site plan” meeting the requirements found in Section 8.07 of the Zoning Ordinance. In this case, the applicant has provided a boundary survey of the lot and a “Proposed Plot Plan” showing the very general location of structures and some other site improvements. During our review, we found that the Proposed Plot Plan to be incomplete. To continue with the application, a minor site plan that includes all of the following required information:

<b>Section 8.07 - Minimum Required Minor Site Plan Information</b>	
Minor site plans shall be drawn to a scale appropriate for a sheet size between 8.5 inches by 14 inches (minimum) and 24 inches by 36 inches (maximum).	<input type="checkbox"/>
Vicinity map showing the general location of the site.	<input type="checkbox"/>
Scale, north arrow, initial plan date, and any revision date(s).	<input type="checkbox"/>
Dimensions of all property boundaries and interior lot lines.	<input type="checkbox"/>
Calculations for parking and other applicable Ordinance requirements.	<input type="checkbox"/>
Location of existing structures, fences, and driveways on the subject property.	<input type="checkbox"/>
Delineation of the minimum required 75-foot front yard, 50-foot side and rear yards, 20-foot front landscape strip, and 10-foot transition buffer added to the side and rear yard setback dimensions, all as required per Article 3.0 (Dimensional Standards).	<input type="checkbox"/>
Location, width, and description of all ingress-egress and utility easements serving the site.	<input type="checkbox"/>
Location, area, and dimensions of any outdoor storage areas.	<input type="checkbox"/>
Location, outline, ground floor area, and height of all structures.	<input type="checkbox"/>



Section 8.07 - Minimum Required Minor Site Plan Information	
Layout and surface type for all parking areas, with dimensions and pavement markings	<input type="checkbox"/>
General layout of all proposed fences, landscaping, and screening improvements.	<input type="checkbox"/>

### 3. Landscaping Business Standards for Consideration

We have also reviewed the application for consistency with the landscaping business requirements found in Section 5.306 of the Zoning Ordinance. Each applicable standard is summarized below, and our review comments follow:

#	Standards for Landscape Businesses (Section 5.306)
1	<p>Establishment, expansion or alteration of such businesses shall be subject to site plan approval per Article 8.0 (Site Plan Review).</p> <p><b>Comments:</b> <u>This standard has not been met</u> (see Part 2 of our report).</p>
2	<p>Outside storage shall conform to the standards of Section 5.504 (Outside Storage, General).</p> <p><b>Comments:</b> <u>This standard has not been met.</u> No outside storage information is included on the Proposed Plot Plan or referenced in the application materials, but a review of available aerial photography shows outside storage of multiple trucks, trailers, business equipment, and other materials in violation of Section 5.504 requirements.</p>
3	<p>The Planning Commission may require screening of storage building(s), outside storage areas, and business vehicle parking area(s) occupied or intended to be used by the business from road rights-of-way and abutting parcels per Section 11.10D (Methods of Screening).</p> <p><b>Comments:</b> The existing site includes some existing trees and low fencing that provide minimal screening benefits. <u>We recommend that the applicant be directed to provide dense year-round screening (berms, evergreen screens, and/or privacy fencing) of the pole barn and any outside parking or storage areas from all adjacent parcels per Section 11.10D standards.</u></p>
4	<p>On-site fuel storage and handling shall comply with all applicable state, county and local regulations, including the Michigan Fire Prevention Code.</p> <p><b>Comments:</b> <u>Additional information is needed to confirm compliance with this requirement.</u> An existing propane tank is referenced on the Proposed Plot Plan, which appears to be associated with the dwelling. The applicant's letter also notes that, "<i>We have no on site storage of oils/gasoline or lubricants greater than an average homeowner (and we) do not have bulk storage of fertilizers or weed control products...</i>" However, the average homeowner does not maintain three to five trucks, multiple trailers, and associated landscaping machinery on-site, much of which requires oil and gasoline to operate. <u>We recommend that the applicant be directed to provide more specific documentation of existing and anticipated amounts, locations, and methods of safe storage for all oils, fuel, and other flammable materials on the site regardless of intended use.</u> In addition, neighbor complaints about the unlawful business activity on the subject property included complaints about bulk fertilizer storage and sales activity on the site. <u>This discrepancy needs to be clarified by the applicant as part of a revised application.</u></p>
5	<p>In the AG (General Agriculture) District, such uses shall be accessory to a principal farm operation or single-family dwelling on the same parcel.</p> <p><b>Comments:</b> The business activity can conform to this requirement, provided that it is operated and maintained in full conformance to applicable Zoning Ordinance requirements.</p>

#	Standards for Landscape Businesses (Section 5.306)
5a	The minimum lot area for such uses shall be five (5) acres.
	<b>Comments:</b> This standard has not been met. The subject parcel has a gross lot area of 2.5-acres, and is a legal nonconforming lot due to a lack of any direct frontage on a public road or approved private road. The applicant has submitted a variance application for relief from this requirement.
5b	The character or appearance of the dwelling shall not change.
	<b>Comments:</b> The business activity can conform to this requirement, provided that it is operated and maintained in full conformance to applicable Zoning Ordinance requirements.
5b	The total floor area of the dwelling used for the business shall not exceed twenty percent (20%) of the dwelling's total floor area.
	<b>Comments:</b> Additional information is needed to confirm compliance with this requirement. No information about any business use of all or part of the dwelling (including any business office or storage of business records or equipment) is included on the Proposed Plot Plan or referenced in the application materials. <u>To continue with the application, we recommend that the applicant be directed to provide a floor plan of the dwelling with dimensions and rooms labeled, along with documentation of the floor areas occupied by residential and business activities as part of an updated set of application materials and plans.</u>
5b	Employees of the business not residing on the parcel shall work primarily off-site.
	<b>Comments:</b> Additional information is needed to confirm compliance with this requirement. The applicant's letter notes that they have had as many as eight (8) employees in the past and three (3) employees currently, and that, " <i>We do not do any work here other than simple maintenance from mid December till mid April, depending on the weather.</i> " <u>We recommend that the applicant be directed to provide more specific documentation of on-site and off-site employee work hours and activities to confirm compliance with this requirement.</u>
5b	The business shall not generate vehicular traffic above that normally associated with similar agricultural operations in the Rural Districts.
	<b>Comments:</b> The business activity can conform to this requirement, provided that it is operated and maintained in full conformance to applicable Zoning Ordinance requirements.
5c	Such businesses may occupy all or part of any accessory buildings on the parcel that conform to the minimum required yard setbacks for the zoning district, subject to Planning Commission approval.
	<b>Comments:</b> The business activity can conform to this requirement, provided that it is operated and maintained in full conformance to applicable Zoning Ordinance requirements.
5d	The Planning Commission may limit hours of operation for the business to minimize impacts on adjacent residents and uses.
	<b>Comments:</b> The business activity can conform to this requirement, subject to Planning Commission approval of proposed business hours, which are noted in the applicant's letter as " <i>never earlier than 7 am and it's rare for us to work past 5 pm. We do not work weekends.</i> "

#### 4. Special Use Standards for Consideration

We have also reviewed the application for consistency with the general standards for special use approval, which are found in Section 7.05 of the Zoning Ordinance. Each standard is summarized below, and our review comments follow:

#	Standards for Special Use Approval (Section 7.05)
1	<p><b>Compatibility with adjacent uses.</b> The special use is compatible with adjacent uses and the existing or intended character of the zoning district and area. The use will not be detrimental, hazardous or disturbing to existing or future neighboring uses, persons, property or the public welfare.</p> <p><b>Comments:</b> <u>Additional information is needed to determine consistency with this standard.</u> The applicant’s letter states that the business does not receive “<i>any customers traffic or deliveries to the property.</i>” However, neighbor complaints about the unlawful business activity on the subject property included complaints about multiple commercial truck deliveries for the business. <u>This discrepancy needs to be clarified by the applicant as part of a revised application.</u></p> <p>As noted in the application materials, the applicant suffered a disastrous fire on 1/21/2019 that destroyed their former pole barn and all of the business equipment located inside. Landscape contractors commonly handle various fuels, chemicals, and fertilizers in significant quantities, which, when kept in close proximity to neighboring residences, can be a significant hazard. <u>We recommend that the applicant be directed to provide a detailed operation plan, safety plan, and pollution prevention plan for the business, along with a list of the pole barn contents provided to the insurance company to document losses from the fire. This information is needed to more accurately evaluate the compatibility of the business activity under this standard.</u></p>
2	<p><b>Compatibility with the Master Plan.</b> The special use location and character is consistent with the general principles, goals, objectives, and policies of the adopted Master Plan.</p> <p><b>Comments:</b> The business activity can be consistent with the Township’s adopted Master Plan, provided that it is operated and maintained in full conformance to applicable Zoning Ordinance requirements. The Zoning Ordinance allows a landscape business to be located on a minimum five (5) acre parcel accessory to a single-family home. The Master Plan includes this policy statement on page 7-12:</p> <p><i>“The Township will continue to permit limited business activities that do not adversely impact the residential character of the property or surrounding neighborhood. The Township will also encourage owners of highly successful and growing home occupations to relocate their operations to nearby commercial or industrial zoning districts, as appropriate.”</i></p>
3	<p><b>Compliance with applicable regulations.</b> The proposed special use is in compliance with all applicable Ordinance provisions.</p> <p><b>Comments:</b> <u>This standard has not been met.</u> The applicant’s letter includes the assertion that “<i>the township has given us permission and has been fully aware of our company’s operation in this location without issue.</i>” This is not accurate. No documentation has been found in a search of available Planning Commission records for any previous special use permit approval.</p> <p>The business activity on the subject parcel was unlawfully established under the Township’s previous Zoning Ordinance, which also included a special use permit requirement and applicable provisions equivalent to the current Section 5.306. The applicant had an opportunity in 2019 to “come clean” to the Zoning Administrator when directly asked about business activity on the site, but chose not to do so. In addition, the applicant has previously asserted to the Township Assessor that they were not operating a business on the property in response to Township efforts to levy and collect personal property taxes against the applicant’s business.</p> <p>In addition, the landscaping business has been operating in violation of the minimum five-acre lot size requirement since it was initially established, and remains in violation today. The business activity is also in violation of applicable outdoor storage and parking-related Ordinance standards.</p>

#	Standards for Special Use Approval (Section 7.05)
4	<p><b>Impact upon public and utility services.</b> The impact of the special use upon public services will not exceed the existing or planned capacity of such services; including utilities, roads, police and fire protection services, area drinking water wells, and drainage structures. The proposed use will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.</p> <p><b>Comments:</b> The business activity can conform to this requirement, provided that it is operated and maintained in full conformance to applicable Zoning Ordinance requirements and no flammable or hazardous materials are kept or stored on the premises.</p>
5	<p><b>Environmental and public health, safety, welfare impacts.</b> The location, design, activities, processes, materials, equipment, and operational conditions of the special use will not be detrimental or injurious to the environment or the public health, safety, and welfare by reason of traffic, noise, vibration, smoke, fumes, odors, dust, glare, light, drainage, pollution or other adverse impacts.</p> <p><b>Comments:</b> <u>Additional information is needed to determine consistency with this standard.</u> In particular, additional operational plan information is needed for the Planning Commission to be able to evaluate whether the on-site business and maintenance activities will create vibration, smoke, fumes, odors, dust, glare, light, drainage or pollution impacts. Clarification is also needed from the applicant with regards to business-related commercial truck traffic and deliveries for the Planning Commission to be able to evaluate potential traffic and noise impacts.</p>
6	<p><b>A documented need exists for the proposed use.</b> A documented need exists for the proposed use within the community.</p> <p><b>Comments:</b> This is a business that has operated in the area for an extended period of time. We would have no objection to a Planning Commission determination that a need exists in the community for the proposed use.</p>
7	<p><b>Isolation of existing uses.</b> Approval of the special use location will not result in a small residential or non-residential area being substantially surrounded by incompatible uses.</p> <p><b>Comments:</b> <u>This standard has not been met.</u> Approval of the special use would lawfully establish a significant non-residential use on a legal nonconforming lot surrounded by rural residences.</p>

## 5. Planning Commission Action

Based on our review, we would offer the following findings and recommendations:

- 5.01 From a planning prospective, the special use permit application is not complete and is not ready for a public hearing or Planning Commission review and action.
- 5.02 To continue with the application, we recommend that the applicant be directed to prepare and resubmit an updated special use permit application and complete and accurate minor site plan that satisfies the applicable requirements and standards of the Zoning Ordinance as noted in our report.

Respectfully submitted,

**Donald N. Pennington**  
**Rodney C. Nanney, AICP**  
Township Planning Consultants



## VARIANCE REPORT

**Bridgewater Township Zoning Board of Appeals**  
Bridgewater Lawn and Fertilizer – Landscaping Business  
10902 Braun Road

Report Date: April 15, 2020

### 1. Description

**1.01 Action requested.** Per Section 17.08 of Zoning Ordinance No. 67, the applicant has requested approval of a variance to reduce the minimum required lot area for a landscape business in the AG (General Agriculture) zoning district per Section 5.306.5.a. of the Zoning Ordinance from five (5) acres to 2.5 acres.

**1.02 Owner and applicant.** Edward and Traci Robinson, 10902 Braun Road, Manchester, MI 48158.

**1.03 Area and location.** 2.5 acres in the AG (General Agriculture) District north of Braun Road in the SE quarter of section 15; parcel #Q-17-15-400-009.

### 2. Variance Criteria for Consideration

We have also reviewed the application for consistency with the criteria for consideration of variances found in Section 17.08 (Variances) of the Zoning Ordinance. Each applicable standard is summarized below. Under each standard, we have noted information from the applicant and other relevant facts for consideration.

As stated in this Section, The Board of Appeals has “*authority to grant variances where, owing to special conditions, strict enforcement of this Ordinance would result in unnecessary hardship or practical difficulty,*” subject to a stipulation that “*a variance shall not be granted unless all of the following standards are met:*”

#	Criteria for Consideration of Variances (Section 17.08)
A1	<p><b>Practical difficulties.</b> Strict compliance with the specified dimensional standard(s) will deprive the applicant of rights commonly enjoyed by other property owners in the same zoning district, create an unnecessary burden on the applicant, or unreasonably prevent the owner from using the property for a permitted purpose.</p> <p>The applicant has provided no documentation to demonstrate that their request meets this standard. What the applicant’s letter does confirm is that they have operated their business on the premises for 19 years. During this period, they enjoyed special privileges related to the unlawful business use that are not available to other property owners in the zoning district. Through their attorney, the applicant previously agreed to correct the use violation by relocating the business off the premises. This necessary and reasonable action would have been a financial burden, but would not prevent the applicant from using the property in compliance with AG District standards.</p>

#	Criteria for Consideration of Variances (Section 17.08)
A2	<p><b>Substantial justice.</b> The variance will give substantial relief and justice to the applicant, consistent with justice to other property owners in the same district.</p>
	<p>The applicant states in their letter that, <i>“We are asking the board to approve our variance...based on the following: we were never made aware of this ordinance even though we had our [building plans] approved when we originally built [our house and original pole barn] back in 2001 and again in 2019 after our pole barn burnt down and we needed to rebuild.”</i></p> <p>The granting of the requested variance will give substantial relief to the applicant, but will also allow the applicant to continue to enjoy special privileges related to the unlawfully established business use that are not available to other property owners in the AG District. Of the twenty (20) other non-farm residences located within a quarter-mile of the applicant’s parcel, only one (1) lot meets the minimum five (5) area lot area requirement for a landscape business.</p>
A3	<p><b>Unique circumstances.</b> The need for the variance is due to unique circumstances peculiar to the land or structures involved, that are not applicable to other land or structures in the same district.</p>
	<p>The applicant has provided no documentation to demonstrate that their request meets this standard.</p>
A4	<p><b>Not self-created.</b> The problem and resulting need for the variance has not been self-created by the applicant or the applicant’s predecessors.</p>
	<p>The applicant has provided no documentation to demonstrate that their request meets this standard. What the applicant’s letter does confirm is that they took action in 2001 to establish a landscape business on the subject parcel, and that they have continued to operate the business on the premises. With regards to compliance with the Zoning Ordinance in effect in 2001, the applicant’s letter states, <i>“We sought building and zoning permits from Sally Shear (zoning administrator) of the township. We had told her of our plans of building a pole barn and then a home, both on the property.”</i> The applicant further asserts that <i>“the township had given us permission”</i> for the business, but has provided no documentation of any zoning approval to back up the assertion. A search of available Planning Commission and zoning administration records found no documentation of any special use permit approval for the landscape business.</p>
A5	<p><b>More than an inconvenience.</b> The alleged hardship and practical difficulties that will result from a failure to grant the variance include substantially more than mere inconvenience or an inability to attain a higher financial return.</p>
	<p>The applicant states in their letter that, <i>“As a small business, we cannot at this time afford to move our operation to a new location. Rental properties with the size of a barn that we require simply cost more than we can afford. Forcing us to move may well lead us to go out of business and eventually into bankruptcy. We are also still recovering from a disastrous fire which took place on Jan. 21, 2019. We lost our old pole barn and all of our equipment inside. We essentially lost our business and considered going out of business (see page entitled ‘Fire Damage.’”</i></p>

#	Criteria for Consideration of Variances (Section 17.08)
A6	<p><b>Preservation of property rights.</b> The variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property owners in the same zoning district.</p>
	<p>The applicant has provided no documentation to demonstrate that their request meets this standard.</p>
A7	<p><b>Public safety and welfare.</b> The requested variance can be granted in such fashion that the spirit of this Ordinance will be observed and public safety and welfare secured. In addition:</p> <ul style="list-style-type: none"> <li>○ The granting of a variance will not increase the hazard of fire or otherwise endanger public safety.</li> <li>○ The granting of a variance will not unreasonably diminish or impair the value of surrounding properties.</li> <li>○ The granting of a variance will not alter the essential character of the area or surrounding properties.</li> <li>○ The granting of a variance will not impair the adequate supply of light and air to any adjacent property.</li> </ul>
	<p>The applicant states in their letter that, “<i>We have been here for 19 years with no problems or legitimate complaints made (see page titled ‘Complaint from Larry West’).</i>”</p>
A8	<p><b>Minimum necessary action.</b> The reasons set forth in the application justify the granting of the variance, and the variance is the minimum necessary relief to allow reasonable use of the land, building, or structure. The granting of a lesser variance will not give substantial relief and justice to the applicant, consistent with justice to other property owners in the same district.</p>
	<p>The requested relief from the minimum five (5) acre lot area requirement is the minimum necessary to allow the landscape business to lawfully continue to operate from the parcel.</p>
B	<p><b>Use variances prohibited.</b> Under no circumstances shall the ZBA grant a variance to allow a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in the subject zoning district.</p>
	<p>A use variance permits a specific use of land in a zoning district that would otherwise be prohibited by the Zoning Ordinance. Although the business use is a prominent factor in this case, the actual request is not a use variance for the following reasons:</p> <ul style="list-style-type: none"> <li>• The request is to modify the minimum lot area dimensional standard that would otherwise apply; and</li> <li>• A landscape business is an allowable special use in the AG District.</li> </ul>

### **3. Additional Variances Required.**

During our review of the application, we noted that the following additional variances would be required unless the applicant takes action to correct deficiencies in the Proposed Plot Plan and associated application materials:

**3.01** A variance to allow the outdoor storage and parking areas for the landscape business to encroach into the minimum 50-foot side and rear yard setback areas and additional 10-foot wide transition buffers (60-feet total) required in the AG District per Sections 3.101 (Table of Dimensional Standards by District) and 3.203D (Transition Buffer) of the Zoning Ordinance.

**3.02** A variance to waive the perimeter fencing and screening requirements of Sections 5.306 and 5.504 of the Zoning Ordinance that would otherwise apply to the outdoor storage area associated with the landscape business.

### **4. Zoning Board of Appeals Action**

The application can be ready for Zoning Board of Appeals review and action. We recommend that the applicant be directed to provide a more accurate survey drawing of the subject parcel and existing structures to confirm the accuracy of setback and other dimensions noted on the Proposed Plot Plan sketch. We further recommend that the applicant be directed to update their plans to either eliminate the need for the additional variances identified in part 3 of our report, or to update their application to include them.

Any action on this variance application should be in the form of a motion to approve or deny each requested variance. As part of its review and deliberation, the Board of Appeals should identify specific findings of fact regarding the application's consistency with the applicable criteria for variance approval as noted in our report, which should be incorporated into the motion.

Per Section 17.10 (Conditions of Approval), the Board of Appeals may impose conditions or limitations upon any affirmative decision, as it may deem reasonable and necessary in accordance with the purposes of this Ordinance and the Michigan Zoning Enabling Act. Conditions imposed by the ZBA must be related to the valid exercise of the Township's police power; consistent with the intent and purposes of this Ordinance; and necessary to ensure compliance with Ordinance standards.

Respectfully submitted,

**Donald N. Pennington**  
**Rodney C. Nanney, AICP**  
Township Planning Consultants



Monday, July 27, 2020

Dear Bridgewater Township Board,

I am writing this letter in the hope that we can resolve what I believe is an error in recent assessments on the parcel located at 9700 Burmeister Rd. (Q-17-11-400-004). In summary, a steel building was built on the property starting in 2018. It was expected that the taxable value and SEV would go up by approximately 50% of the cost of the building to comply with state law. However, the taxable value went up by 98% of construction costs, and the SEV went up by 218% of construction costs. Also, the farm exemption was partially removed during the assessment updates. As a result, the taxes went from \$5,403.96 per year to \$21,547.61 per year, a 399% increase in taxes.

Even at this much higher dollar amount, Bridgewater Township only receives about \$400 per year in taxes from the increased assessment.

The property is zoned Ag, and is primarily used for Ag purposes. The non-Ag use is allowed under a consent agreement; however, the consent agreement does not provide for transferable rights, so any future owner would only be able to use the farm for uses permitted under the Ag zoning rules. Therefore, the current non-Ag uses of the property have not increased the property's fair market value above the Ag/farm value.

I have filed a tax appeal case with the State of Michigan Tax Tribunal. I have retained attorney John Day, the same attorney that represented me during the time leading up to the consent agreement. I am about to hire appraisers and tax experts at considerable cost to fix what I believe is an error on the assessment. My hope is that, before both I and the township spend a significant amount of time and money on this issue, the township board will settle this case quickly and painlessly for all.

I am including an appraisal that was done for the purpose of bank financing. While this appraisal was done before construction, it included an estimated value of the property once the building was built. This appraisal includes both the 95- and 5-acre parcels. Please note that the appraisal's "as built" building was larger than the actual building that was constructed. The building was made smaller to preserve the screening/wooded tree line to the east, which would have needed removal to accommodate the larger building. The appraiser also reduced the building's value by 10%, to acknowledge that the building's value would be less than its construction costs (due to its location and the restriction of selling to a future buyer for no other use than Ag/Recreational). While this restriction probably reduces the building value by more than 10%, the appraiser opted to use 10% as the reduction amount. As a result, the value "as built" only added 90% of construction costs to the property value.

For the 95-acre parcel, I request that the 2019 assessment be changed as follows: take the base values from the 2018 assessment and increase them by the 2019 inflation rate multiplier of 1.024, then add half the construction costs less the 10% appraisal deduction. This breaks down to: the 2018 taxable value of \$146,983, plus \$3,527 (the inflation rate multiplier) plus \$162,086 (half construction cost less 10%), for a total 2019 taxable value of \$312,596. The SEV should increase by half the construction costs less 10%, which would result in a total 2019 SEV of \$391,286.

The 100% farm exemption should continue, as this new building is used to store and fix tractors and equipment used to maintain the agricultural value of the land. The township would not see a reduction in tax revenue by returning the property to the 100% agricultural exemption it had when it was assessed in 2018.

I look forward to working with the board in resolving this matter.

Thanks,

Aaron Enzer

Trustee, Hansen Farm Land Trust

# Uniform Agricultural Appraisal Report

Hansen Farm Land Trust Property  
9700 Burmeister Road  
Saline, MI 48176  
Washtenaw County



## Prepared For:

Ms. Jackie Heldt  
Ann Arbor State Bank  
125 West William  
Ann Arbor, MI 48104

## Intended User:

Ms. Jackie Heldt  
Ann Arbor State Bank  
Authorized Legal & Financial Counsel of Ann Arbor State Bank

## Prepared By:

Mark A. Williams & George P. Hunger  
Value Midwest  
6446 Morris Street  
Marlette, MI 48453

## Date Prepared:

10/16/2017

Transmittal Letter



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PO Box 125  
Marlette, MI 48453-0125

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*Appraisals & Consulting for Agribusiness, Commercial & Specialty Properties*

October 16, 2017

Ms. Jackie Heldt  
Ann Arbor State Bank  
125 West William  
Ann Arbor, MI 48104

## **RE: Hansen Farm Land Trust Property**

Dear Ms. Heldt:

Pursuant to your request, I have inspected and appraised the property identified as:

**Hansen Farm Land Trust Property  
9700 Burmeister Road  
Saline, MI 48176  
Washtenaw County**

The subject property consists of 1 parcel of land totaling 100 acres, more or less. It is located in southern Washtenaw County, approximately 7 miles southwest of Saline. The subject property is improved with a modular office building and buildings which are agriculturally oriented. The subject property was determined to have the highest and best use as vacant or improved for agricultural use.

The subject property was inspected on September 28, 2017 for the purpose of estimating the market value of the fee simple interest of the subject property as of that date. Property rights to be appraised will be fee simple surface rights subject to easements and restrictions of record. Details, reasoning, and all factors related to the determination of value are found within the body of this report.

This report is compliant with USPAP requirements and the findings are reported in summary format.

Transmittal Letter-Continued

Page 2  
Ms. Heldt

The appraisal report is subject to the statement of assumptions and limiting conditions contained within the body of the report. This report has been made for the purpose of estimating the "as is" and the "as completed" market value of the subject property for loan purposes. After consideration of all factors, which influence the value of the above referenced property, it is my opinion that the market value, as defined, of the fee simple interest, as of September 28, 2017 is:

"As Is" Value:

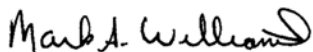
**Five Hundred Sixty Thousand Dollars**  
**(\$560,000)**

"As Completed" Value:

**One Million Dollars**  
**(\$1,000,000)**

The reasoning, conclusions, much of the information and data upon which they are based appear in this letter, any part of which I am willing to discuss with you upon request.

Respectfully submitted,  
Value Midwest



Mark A. Williams  
Accredited Rural Appraiser  
Certified General Appraiser  
#1201003316



George P. Hunger  
Certified General Appraiser  
#1201072481

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# Uniform Agricultural Appraisal Report

Property Identification	Owner/Occupant: <u>Hansen Farm Land Trust Property</u>	Total Deeded Acres: <u>100.00</u>
	Property Address: <u>9700 Burmeister Rd., Saline</u>	Effective Unit Size: <u>100.00</u>
	State/County: <u>Michigan / St. Clair</u>	Zip Code: <u>48176</u>
	Property Location: <u>7 miles SW of Saline, MI</u>	Property Code #: _____
	Highest & Best Use: <u>Agricultural-Add On "As If" Vacant</u>	FAMC Com'dity Gp: _____
	<u>Agricultural/Rec Ag Use "As Improved"</u>	Primary Land Type: <u>Cropland</u>
	Zoning: <u>Ag/Res</u>	Primary Commodity: <u>Cash Crop</u>
	Unit Type: <input checked="" type="checkbox"/> Economic Sized Unit <input type="checkbox"/> Supplemental/Add-On Unit	
	FEMA Community # <u>26147C</u> FEMA Map # <u>0050</u> FEMA Zone/Date: <u>D/20100503</u>	
	Legal Description: <u>See attached legal</u> SEC _____ TWP _____ RNG _____ Attached <input checked="" type="checkbox"/>	
	Purpose of Report: <u>Determination of market value of the fee simple interest of the subject property for loan purposes.</u>	
	Use/Intended User(s): <u>Market Value as of Date of Inspection / Ann Arbor State Bank / Authorized Legal or Financial Counsel by Ann Arbor State Bank</u>	
	Rights Appraised: <u>Fee Simple</u>	
	Value Definition: _____ Attached <input checked="" type="checkbox"/>	

Assignment: \_\_\_\_\_ Report Type: Appraisal

Extent of Process/Scope of Work: The scope of this assignment was to collect, confirm, analyze, and report all relevant data that might have an impact on the value of the subject property. Such data may include, but is not limited to, neighborhood trends, industry trends and data on comparable properties. The next step is to relate all the data to the subject property in the development of a market based indication of value. NOTE: The appraiser was instructed to include the hypothetical condition that a 16,000 SF storage building is built on the east building site per plans and specification provided by the client and owner. Total cost is estimated to be \$480k-\$500k and estimated completion date is May 1, 2018.

## Summary of Facts and Conclusions

Appraisal Report Summary	Date of Inspection: <u>09/28/17</u> Effective Date of Appraisal: <u>09/28/17</u>
	<b>Value Indication</b>
	- Cost Approach: ..... \$ <u>996,000</u>
	- Income Approach: ..... \$ <u>991,000</u>
	- Sales Comparison Approach: ..... \$ <u>N/A</u>
	<b>Opinion of Value:</b> (Estimated Marketing Time <u>9</u> months ) ..... \$ <u>1,000,000</u>
	Cost of Repairs: \$ _____ Cost of Additions: \$ _____
	<b>Allocation:</b>
	Land: \$ <u>460,000</u> / acre ( <u>46</u> %)
	Land Improvements: \$ <u>17,000</u> / acre ( <u>2</u> %)
	Structural Improvement Contribution: \$ <u>523,000</u> / acre ( <u>52</u> %)
	Non-Realty Items: \$ _____ ( <u>0</u> %)
	Leased Fee Value (Remaining term of encumbrance _____ ) \$ _____ ( <u>0</u> %)
	Leasehold Value: \$ _____ ( <u>0</u> %)
	<b>Overall Value:</b> \$ <u>10,000</u> / Acre ( <u>100</u> %)
<b>Income and Other Data Summary:</b> <input checked="" type="checkbox"/> Cash Rent <input type="checkbox"/> Share <input type="checkbox"/> Owner/Operator <input type="checkbox"/> FAMC Suppl. Attached	
Income Multiplier _____ ( ) Income Estimate: \$ <u>364.54</u> / Acre (unit)	
Expense Ratio <u>23.87</u> % Expense Estimate: \$ <u>87.00</u> / Acre (unit)	
Overall Cap Rate: <u>2.80</u> % Net Property Income: \$ <u>277.54</u> / Acre (unit)	

	Above Avg.	Avg.	Below Avg.	N/A
<b>Area-Regional-Market Area Data and Trends:</b>				
Value Trend	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sales Activity Trend	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Effective Purchase Power	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Demand	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Development Potential	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Desirability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Subject Property Rating:</b>				
Location	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Soil Quality/Productivity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Improvement Rating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rentability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Market Appeal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overall Property Rating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Extent of Process/Scope of Work-Continued

It is believed that by using the Cost and Income Approaches to value, the most accurate conclusion of value estimate for the subject property will be obtained. For this assignment, sales were first collected from the Equalization Department and/or the most current deeds having been recorded for property sales in Washtenaw and northern Lenawee Counties. The current time frame being searched for sales is September 1, 2014 through the present date of inspection. Additional sales in the appraiser's database, which preceded this time frame, were also analyzed. The development of these comparable sales is discussed under the Data Collection area of this page.

**General Data Collection, Confirmation and Reporting:** An inspection of the property was made. The current inspection completed on September 28, 2017 by George P. Hunger, Certified General Appraiser and the owner was present at the time of the inspection. The appraiser has not previously appraised the subject property. The data on the subject property being appraised was supplied by the client and the owner. Additional information on the subject property and all comparable sales was collected and verified at the Equalization Department, Register of Deeds and Treasurers Offices of the respective counties. Aerial photos and soils information for the subject and comparable sales were provided by Surety AgriData and Websoil Survey.

**Sales Data Collection, Confirmation and Reporting:** This appraiser did a complete and thorough search of all sales in the subject area of more than 40 acres during the past 3 years. There have been a limited amount, but sufficient sales closings over this time-frame to develop an accurate and supported land value estimate for the subject property. Several comparable size ag properties have been found, viewed and analyzed, from which similar sales have been selected and utilized in the appraisal analysis and report.

Closed sales were verified by recorded deeds or land contracts. At this time, many extra sales were also developed in order to analyze and conclude value differences between land use classes. The results of this extensive study of market sales yielded what in my opinion are very reliable and market produced sales for the analyses of the applicable approaches to value in this appraisal assignment.

**Competency**

Mark A. Williams is licensed in the State of Michigan as a Certified General Appraiser. He holds an accredited membership with the American Society of Farm Managers and Rural Appraisers. He has successfully completed classes Conservation Easement, Eminent Domain, Partial Takings, UASFLA Yellow Book and UASFLA Yellow Book Review. He has the experience, knowledge and education to value agricultural projects and has previously appraised similar real estate in the region.

George P. Hunger joined the Value Midwest team (aka Williams and Associates, Inc.) in 2006 and currently holds a Certified General Appraiser license. As a licensed, contract fee appraiser, George has completed over 400 appraisals, logging over 4000 hours of experience, most of which are considered complex assignments. George has the experience, knowledge and education to this type of appraisal project and has previously appraised similar real estate in the region.

**Prior Assignment Disclosure**

The appraiser has performed no other services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

Area-Regional Description	<b>Area-Regional Boundary:</b> Bounded on the east by US-23 and north by I-94, on the west by US-127, and on the south by the Michigan-Ohio border, containing much of southeast Michigan.	<b>On and Off Property:</b>	<table style="width:100%; border-collapse: collapse;"> <tr> <td></td> <td style="text-align: center;">Up</td> <td style="text-align: center;">Stable</td> <td style="text-align: center;">Down</td> </tr> <tr> <td>Value Trend:</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Sales Activity Trend:</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Population Trend:</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Employment Trend:</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>		Up	Stable	Down	Value Trend:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sales Activity Trend:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Population Trend:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Employment Trend:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>															
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<b>Major Commodities:</b> Dairy, Beef, Corn, Soybeans, Potatoes, Wheat, Hay, Vegetables. For more information, see Washtenaw County Agriculture in the following pages.	<b>Market Availability:</b> <table style="width:100%; border-collapse: collapse;"> <tr> <td></td> <td style="text-align: center;">Under Supply</td> <td style="text-align: center;">Balanced</td> <td style="text-align: center;">Over Supply</td> <td style="text-align: center;">No Influence</td> </tr> <tr> <td>Cropland Units:</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Livestock Units:</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Recreational Tracts:</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>_____</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>_____</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>_____</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>				Under Supply	Balanced	Over Supply	No Influence	Cropland Units:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Livestock Units:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Recreational Tracts:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**Forces of Value:** *(Discuss social, economic, governmental, and environmental forces.)*

The forces of value affecting the subject property are a combination of ag, rec-ag, and rural residential factors. The subject property's neighborhood is a moderately strong ag area, that has experienced pressure from rec-ag and rural residential forces in the past. The region's larger cities provide a significant degree of non-farm influence, particularly Ann Arbor and Detroit with its western suburbs.

Agriculture has been the primary force for vacant land in the area since the late 2000's. Ag land values have remained relatively stable. Market pressures have historically been driven by commodity prices in this predominately cash crop farming neighborhood. Commodity prices have been strong and has resulted in a demand for good ag land. Vacant land is primarily being purchased for farming. This area in Washtenaw County has a history of being a moderately strong ag area with good soils and prime farmland is expected to remain in agricultural production. A drop in commodity prices has occurred in 2013 and 2014 and has affected the stronger ag markets throughout the state and land values have softened in those areas as a result. Cropland values have dropped in value 2-4% when compared to 2014 and 2015 land values throughout the state in moderately strong ag neighborhoods like the subject's. The local economy had stabilized significantly as of late and is starting to show signs of growth, but effects linger. Increasing residential pressures are expected to continue and create demand for residential developments closer to the larger cities like Ann Arbor and communities like Saline and Chelsea. This demand for residential properties nearer the cities has caused land values in these areas to remain stable.

**Exposure Time:** 9 months. *(See attached definition and discussion)*

Market Area Description	<b>Specific Market Area Boundaries:</b> The subject neighborhood consists of portions of Washtenaw County and surrounding counties in southeast Michigan.																																																											
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<b>Analysis/Comments:</b> <i>(Discuss positive and negative aspects of market area.)</i> <p>The neighborhood in which the subject property is located is considered to be a good agricultural neighborhood which experienced moderate non-ag influences from the rural residential/rec-ag sectors from 1975-2006, especially along main roads and in wooded areas. Both marginal and prime farmland were in demand for non-agricultural uses.</p> <p>More recently, with a higher demand for ag properties, smaller parcels are being purchased by larger farming operations. Soils in the area are generally good for ag use and this area is expected to remain a strong ag market.</p> <p>More recently, non-ag influences are experiencing a slow and steady increase in this neighborhood as the state economy recovers.</p>																																																												



Washtenaw County Agriculture

Michigan Food and Agricultural Systems Profiles

**WASHTENAW**

Area<sup>1</sup> 705.97 square miles  
 Population<sup>2</sup> 345,243  
 Largest City Ann Arbor  
 Watershed(s) Huron, Rouge, Stony Creek, Raisin



**Top Commodities by Volume of Sales<sup>3</sup>**

- Grains, oilseeds, dry beans, and dry peas
- Nursery, greenhouse, floriculture, and sod
- Milk and other dairy products from cows
- Cattle and calves
- Vegetables, melons, potatoes, and sweet potatoes
- Other crops and hay
- Sheep, goats, and their products
- Horses, ponies, mules, burros, and donkeys
- Hogs and pigs
- Fruits, tree nuts, and berries
- Cut Christmas trees and short rotation woody crops
- Other crops and hay
- Poultry and eggs

**Top Commodities by Acreage**

- Corn
- Soybeans
- Cattle

**Agricultural Revenues<sup>4</sup>**

	<b>Amount</b>	<b>MI top 20 ranking</b>
Total market value of agriculture production	\$87,761,000	
Total crop sales	\$67,584,000	
Total livestock sales	\$20,177,000	

**Key Michigan Products**

Corn, soy, and wheat	105,561 acres ( 71.80% of cropland)	
Revenue from corn, soy, and wheat	\$46,554,000	
Vegetables	1,843 acres ( 1.25% of cropland)	
Revenue from vegetables	\$5,425,378	19
Fruit and tree nuts	39 operations	11
Revenue from fruits, tree nuts, and berries	\$548,000	
Dairy farms	25 farms	
Revenue from milk and other dairy	\$53,137,000	9
All animal operations	477 operations	5

**Agricultural Land**

Total number of farms	1,236	8
Total farmland <sup>5</sup>	170,154 acres	
Forage/pasture/non-crop farmland <sup>6</sup>	23,125 acres	17
Number of farms using certified organic production	6	
Number of farms transitioning to organic production	161	
Area of greenhouse/nursery operations (sq. ft)	25,810	



## Washtenaw County Agriculture

## Michigan Food and Agricultural Systems Profiles

**Agricultural Chemicals<sup>7</sup>**

	Number	Percent of MI Total
Fertilizer manufacturers, distributors, and storage facilities	3	1.57%
Pesticide storage facilities	3	2.03%

**Processing and Warehousing**

Wholesale food processing plants	60	3.01%
Food warehouses	24	2.15%
Controlled atmosphere storage facilities	0	0.0 %
Dairy processing plants	4	5.06%
Dairy warehouse, transfer, and truck cleaning facilities	0	0.0 %
Slaughter facilities (MDARD licensed)	0	0.0 %
Meat processing plants (MDARD licensed)	46	1.81%
Rendering facilities	1	
Commercial feed manufacturing facilities	0	
Ethanol plants		

**Retailing and distribution<sup>8</sup>**

Food service establishments (all)	1191	3.78%
Retail food establishments	386	2.7 %
Total amount spent by consumers on food (estimate) <sup>8</sup>	\$862,307,019	3.53%
Emergency food distribution sites <sup>9</sup>	119	5.12%
Pounds distributed	4,828,303	6.24%
Students eligible for free or reduced school lunch <sup>10</sup>	14,516	1.98%
Households receiving FAP (SNAP) benefits <sup>11</sup>	40,690	2.13%
Total federal funding for SNAP	\$64,338,344	2.13%
Pet population (estimate) <sup>12</sup>	188,226	
Port(s) of entry		none

**Local Distribution<sup>13</sup>**

Farmers' markets	18
U-pick farms/On-farm markets	11
Farms using community Supported Agriculture	21

<sup>7</sup> United States Census Bureau State & County Quick Facts: Michigan, <http://quickfacts.census.gov/qfd/states/26000.html>

<sup>8</sup> Michigan Economic Development Corporation Regional Economic Profiles [http://www.michiganbusiness.org/cm/Files/Reports/Regional\\_Economy/Michigan-Economy-Overview.pdf](http://www.michiganbusiness.org/cm/Files/Reports/Regional_Economy/Michigan-Economy-Overview.pdf)

<sup>9</sup> Michigan Farm Bureau, Treasures of Michigan Agriculture, <https://www.michfb.com/MI/Treasures/>

<sup>10</sup> USDA 2012 AgCensus Statewide profile [http://www.agcensus.usda.gov/Publications/2012/Online\\_Resources/County\\_Profiles/Michigan/cp99026.pdf](http://www.agcensus.usda.gov/Publications/2012/Online_Resources/County_Profiles/Michigan/cp99026.pdf)

<sup>11</sup> Totals from 2012 USDA AgCensus available from National Agricultural Statistics Service <http://quickstats.nass.usda.gov/>

<sup>12</sup> Includes non-crop farmland, pasture, and woodland pasture acreage

<sup>13</sup> Michigan Department of Agriculture and Rural Development, Annual Reports, [http://www.michigan.gov/mdard/0,4610,7-125-2968\\_4811--,00.html](http://www.michigan.gov/mdard/0,4610,7-125-2968_4811--,00.html)

<sup>14</sup> Calculated from US Census estimated households in state with Bureau of Labor Statistics estimate of \$6,393/household expenditure for food.

<sup>15</sup> Food Bank Council of Michigan, [http://www.fbcmich.org/site/DocServer/Michigan\\_Blueprint\\_to\\_End\\_Hunger\\_2008\\_web.pdf?docID=1921](http://www.fbcmich.org/site/DocServer/Michigan_Blueprint_to_End_Hunger_2008_web.pdf?docID=1921) estimates rounded to nearest integer

<sup>16</sup> Michigan League for Public Policy, Kids Count in Michigan 2013 overview, <http://www.mlpp.org/kids-count/michigan-2/mi-data-book-2013>

<sup>17</sup> USDA measure for 2013 <http://www.fns.usda.gov/pd/supplemental-nutrition-assistance-program-snap>

<sup>18</sup> From 2012 population estimates (US Census Bureau) formula via Ohio Dept of Ag Animal Emergency Response Plan, 2006. Includes dogs, cats, birds, rabbits, rodents, and turtles.

<sup>19</sup> Michigan Agritourism Association [http://www.michiganfarmlun.com/index.php?option=com\\_mtree&Itemid=3](http://www.michiganfarmlun.com/index.php?option=com_mtree&Itemid=3)



## 2017 Cropland Analysis - Q2

## 2017 Cropland Analysis – 2nd Quarter

From 2013 to 2016, agricultural landowners in many regions across the country have seen a decline in profits, which also pushed land values lower. Today, however, farmland values largely held steady through the first half of 2017 in Grain Belt states served by Farm Credit Services of America (FCSAmerica). Benchmark farm values overall remain unchanged in Nebraska and increased slightly in Iowa and Wyoming. South Dakota's benchmark farm values inched down a moderate 1.8 percent. Meanwhile, in eastern Kansas, where FCSAmerica operates in alliance with Frontier Farm Credit, benchmark values were off about 3 percent.

FCSAmerica and Frontier Farm Credit monitor values on 71 benchmark farms. Where values declined, lower-quality land sales helped drive the market. Sales activity across the five states was down 21 percent in the first half of 2017 compared to the same period in 2016.

"It appears that the pace of decline in land values that we have seen during the past two years is slowing even though pressure on profit margins continues for grain producers," said Mark Jensen, senior vice president and chief risk officer for FCSAmerica and Frontier Farm Credit. "Our customer conversations remain focused on cost management, marketing plans that align with cash flow, including living expenses, and balance sheet structure needed for optimal risk protection."

According to a Farmers National June 2017 report, "Agricultural land values in most areas can be expected to continue to gradually decline over the next several years if commodity prices and the underlying farm incomes remain at current low levels," Dickhut said.

"Small interest rate increases, potential tax law changes and world economic uncertainties will also keep some outside pressure on land prices in the coming year."

One unknown factor that could adversely affect land values later this year is the potential increase in the number of properties for sale caused by financial stress in the ag economy. If that occurs, knowledge and experience in the local land market becomes more important than ever as land prices seek equilibrium between sellers and buyers in a declining price environment. "This is the No. 1 reason Farmers National Company is seeing a 21 percent increase in the volume of sales that the company is handling this year as sellers and buyers seek out our land expertise in this uncertain market so that they have the right representation to make the best decisions in buying or selling land," Dickhut said. Despite anticipated additional declines in land prices in most areas, there are positives on the horizon for land values. "Those include potential improvements in farm and ranch incomes after bottoming out. "If we have limited stress sales and no other shocks to the markets, land values will move to stabilize over the next several years," Dickhut said.

## Midwest Land Values

According to a 2017 spring report, Gary Schnitkey University of Illinois agricultural economist stated "2017 could be a repeat of the last couple of years." However, he noted that respondents weren't worried there would be a big drop in land values of 20 percent or more. "Rent and lease prices continued their downward trend. Cash rents for 2016 declined by roughly \$25 per acre to a \$325 average on excellent quality farmland. The survey showed landlords received \$200 per acre for traditional crop share; \$250 for cash rent and \$235 for custom farming on excellent quality land. "But there is a great deal of variability in cash rents, even for a specific level of land productivity. In Central Illinois, for example, most leases were down less than 10 percent and many were unchanged."

As discussed in a recent post by Michigan Farm Bureau, Despite a depressed farm economy, farm real estate values in Michigan are unchanged from 2016. Michigan farm real estate value, including land and buildings, averaged \$4,800 per acre, according to the USDA's National Agricultural Statistics Service (NASS), Great Lakes Regional Office. In fact, the farmland values in the Lakes States region, which includes Michigan, Wisconsin, Ohio and Indiana, was pegged at \$4,890 per acre, up 3.4 percent from 2016.

The value of farmland in states bordering Michigan were: Wisconsin, \$5,200 per acre; Ohio, \$5,650 per acre; and Indiana, \$7,000 per acre.

Michigan's cropland value decreased 1.1 percent from the previous year to \$4,450 per acre. The Lake States region saw a 1.9 percent increase to \$4,830 per acre. The average value of cropland in the U.S. was unchanged at \$4,090 per acre. Michigan's pasture value decreased 1.9 percent from last year to \$2,550 per acre.

Michigan's cropland cash rent, on the other hand, was down 3.1 percent from 2016 figures at \$123 per acre in 2017. Cropland cash rents in the Lake States region decreased \$2 from last year to \$153 per acre. The cropland cash rents in the states bordering Michigan were: Wisconsin, \$139.00 per acre; Ohio, \$152.00 per acre; and Indiana, \$195.00 per acre. Pasture cash rents in the Lake States region increased 6.3 percent to \$33.50 per acre. Pasture cash rent in Michigan was \$28.00 per acre.

Sources: Farm Policy News <http://farmpolicynews.illinois.edu/2017/04/farmland-values-agricultural-prices-farm-income>, Farmers National Company June 2017 report at <http://www.grainnet.com>, and Michigan Farm Bureau website [https://www.michfb.com/MI/Farm\\_News/Content/People/MI\\_farm\\_real\\_estate\\_values\\_hold\\_steady](https://www.michfb.com/MI/Farm_News/Content/People/MI_farm_real_estate_values_hold_steady).

**Property Description:** *(Location, use and physical characteristics)* Property consists of one parcel of land totalling 100 acres and located in southern Washtenaw County, approx. 7 miles SW of Saline.

Parcel is located in Section 11 of Bridgewater Twp. and has almost 2145 ft. of road frontage on the north side of Burmeister Rd., a gravel road. The parcel has two building sites in the southern portion of the parcel, which total almost 4 acres in size and includes a modular office building and several outbuildings. There are almost 83 acres of tillable cropland in eight fields bisected by a tree lined interior lane and several fence rows running east and west. The cropland of the subject is randomly tiled and drainage is considered average. Soils consist of mostly Glynwood, Blount & Morely loams in the tillable areas. There are almost 11.5 acres of wooded areas which include the fence rows and a small block of woods in the NE corner of the parcel. Topography is slightly undulating and gently sloping towards a small lake immediately NE of the subject. The wooded area in the NE corner has the lowest elevation and is generally low and wet and has no frontage on the lake. Utility for ag use is average, limited by field sizes and layout.

Subject Land Description

Land Use	Deeded Acres	Unit Type	Unit Size
Building Site	4.00		( 4.0%)
Cropland	83.00		( 83.0%)
Rec /Woods	11.50		( 11.5%)
Non-productive	1.50		( 1.5%)
			( 0.0%)
			( 0.0%)
			( 0.0%)
			( 0.0%)
			( 0.0%)
			( 0.0%)
<b>Total Deeded Acres</b>	<b>100.00</b>	<b>Total Units</b>	<b>( 100 % )</b>

Subject Description:	Above Avg.	Avg.	Below Avg.	N/A
Location	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Legal Access	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Physical Access	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Contiguity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shape/Ease Mgt.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rentability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Market Appeal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FEMA Zone/Date	D/20100503			
Building Location	Near the road			

**Comments** No significant marketable timber of commercial value was observed and no timber value is included in this report. However, the appraiser is not a timber expert and advises the client to seek the opinion of a certified forester if an opinion of timber value is needed.

Land Improvements:	Above Avg.	Avg.	Below Avg.	N/A
Domestic Water	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Livestock Water	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Interior Roads	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Drainage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Water Rights:**  No  Yes  Supplement Attached  
**Mineral Rights:**  No  Yes  Supplement Attached  
**Comments:** The area is considered to be a average ag area. It was not determined if any mineral rights have been leased - the value in this report does not include minerals.

Topography:	Level	Un-dulat-ing	Roll-ing	Slop-ing
Building Site	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cropland	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rec /Woods	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Non-productive	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Overall Topography</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Soils Description:** The soils of the property consist primarily of sandy loams, with slopes ranging from 0-12%. Drainage is above average. Soils are considered to be adequate for most locally grown crops.

Soil Quality/Production:  Above Avg.  Avg.  Below Avg.  N/A  Supplement Attached

**Climatic:** 30 " Annual Precipitation \_\_\_\_\_ ' to \_\_\_\_\_ ' Elevation 150 Frost-Free Days  
**Utilities:** Well Water DE Electric Septic Sewer LP Gas GTE Telephone  
**Distance To:** 7 Schools 16 Hospital 7 Markets 4 Major Hwy. 7 Service Center

**Easements/Encroachments:** *(Conservation, Utility, Preservation, etc.)* There are no easements on the property other than normal public utility easements. The appraiser was not provided with a survey with which to verify that none exist.

**Hazards and Detriments:** There are no visible hazards or detrimental conditions apparent on the subject property. The appraiser has not been provided with certification that no hazardous substances are present which would adversely affect the value of the subject. -Continued on following page.

## Property Comments

### Hazards and Detriments, Continued:

The appraiser is not an expert in determining the presence of hazardous substances and the value outlined in this report reflects the assumption that the subject property is considered to be environmentally clean. This farm is considered typical of many and is most likely to have had incidents of fuel spills and pesticide accumulation over a period of years. It is beyond the expertise of the appraiser, however, to quantify the extent of contamination and for the purposes of this report, it is assumed that this farming operation is typical of most and there is no reason to believe that there would be any diminution in value due to the use of pesticides and minor fuel spills on the property in the past.

Type	Size	Construction	Qty	Foundation	Roof	Floor	Exterior	Act. Age	Eff. Age	Rem. Life	Con-formity	Utility	Cond.
Office Building	1,680	Wood	A	Piers	Asph	Varies	Siding	10	5	30	A	A	G
Barn #1	1,440	Steel Frame	A	Conc	Steel	Conc	Steel	15	15	25	A	A	A
Barn #2	1,260	Pole	A	Pole	Steel	Conc	Steel	50	30	10	A	A	F
Shed	480	Pole	A	Pole	Steel	Conc	Steel	60	35	5	F	F	F
Storage Building	16,000	Steel Frame	A	Conc	Steel	Conc	Steel	1	1	39	A	G	G
Site	2	N/A	A	N/A	N/A	N/A	N/A	10	10	30	A	A	A

Subject Improvement Description

**Improvement Comments:** *(Discuss and/or expand any items affecting value structure-by-structure, if necessary)*

OFFICE BUILDING - is a modular building 24' x 70' in size located on the eastern building site. It was built 10-12 years ago and installed on the building site 1 year ago. The building is currently used as an office building which has 9 offices, a kitchenette area, small bathroom, a large work room and a reception area. This building is in good condition and considered to have an effective age of 5 years with 30 years remaining economic life.

BARN #1- is located on the west building site and was originally built in approx. 15 years ago. It is a 30' x 48' x 12' high steel framed storage building with metal roof and metal sides. The barn has a large o.h. door and a service door on the east side. The barn has a concrete floor, electric, adequate lighting, is insulated and heated with a wood boiler located to the north of it. It also has water service. This building was built with average materials and is considered to be in average condition and have average utility for modern use.

BARN #2 - is located east of Barn #1 and on the same building site. It is 30' x 42' x 10' high pole barn. The barn is nearly 50 years old and has a metal roof, metal sides, a concrete floor, electric, and adequate lighting. The barn is currently used for misc. storage. The building is in average condition and is considered to have fair utility.

SHED - is located north of Barn #1 and is 16' x 30' in size. This is an old shed open on one side and nearing the end of its economic life. It is considered to be in fair condition and have fair utility for modern use.

NOTE: The appraiser was instructed to include the hypothetical condition that a 16,000 SF storage building is built on the east building site per plans and specification provided by the client and owner.

STORAGE BUILDING - is to be built immediately east of the office building and on the east building site. This is a Pre-Engineered Metal Building (PEMB) approx. 100' x 160' x 18' high building with steel frame structure, metal sides and a metal roof. The building has access via large o.h. doors on each end with concrete loading docks and self-levelers. Several windows are located on each side, providing natural light. The barn has a 5" concrete floor and 6" concrete near loading docks. The building is insulated and is heated. It has electric 200 amp service, is wired with basic electric lighting and standard outlets. A small part of the building will also be roughed in and plumbed for future office space. Although this building will be used for product storage, it is similar to many agricultural machine shops and could double as such. The total cost to build is estimated at \$480k-\$500k per conversations with the owner and calculation estimates provided by builders. These costs are right in range with the Marshal Swift catalogue. This building is considered to have good utility for modern use and is to be in good condition.

**Site Improvements:** Site improvements consist of a new well, septic system, and a gravel driveway in the east building site, used for the office building and proposed storage building. The west building site has a newer well and gravel driveway. Wells and septic system are adequate and functional for it's current use per conversations with the owner.

	Above Avg.	Avg.	Below Avg.	N/A
Overall Structural Balance	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Overall Structural Condition	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Improvement Rating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overall Property Rating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overall Building REL	_____ 39 _____ years			

<b>History</b>	<input checked="" type="checkbox"/> Ownership Longer Than <u>1</u> Years				
	<b>Owner</b>	<b>Recording/Reference</b>	<b>Date</b>	<b>Price Paid</b>	<b>Terms</b>
	<b>Previous:</b> <u>H. E. Hansen &amp; Robert Hansen</u>			\$	
	<b>Present:</b> <u>Hansen Farm Land Trust</u>	<u>L5150-P870</u>	<u>4/25/16</u>	\$ <u>N/A</u>	<u>N/A</u>
	<b>Currently:</b> <input type="checkbox"/> Optioned <input checked="" type="checkbox"/> Under Contract	Contract Price: \$ <u>Unknown</u>		Unknown	
<b>Buyer:</b> <u>Aaron Enzer</u>	<input type="checkbox"/> Currently Listed	Listing Price: \$	Listing Date:		
The subject has been owned by the Hansen family for over 20 yrs and was recently deeded to a trust in which Mr. Enzer has an interest. Details are unknown.					

<b>Zoning</b>	<b>Current Zoning:</b> <u>Ag/Res</u> Zoning Conformity: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	<b>Zoning Change:</b> <input type="checkbox"/> Unlikely <input checked="" type="checkbox"/> Probable To: <u>Unlikely</u>
	<b>Comments:</b> The subject property is zoned agricultural by the township in which it is located. Township zoning ordinances require a minimum lot size, minimum dwelling size and minimum road frontage with the remaining land left for agricultural purposes. All new building improvements must also comply with county health department regulations. The subject property does not appear to be enrolled in PA 116. Bridgewater Township requires a min. lot size of 2 acres and 250 ft. of road frontage for a residential site, however, this area is likely to remain agricultural in the near future due to limited residential demand.

<b>Taxes</b>	<b>Tax Basis:</b>	<b>Assessment Year</b> <u>2017</u>	<b>Forecast:</b>
	<input checked="" type="checkbox"/> Agricultural	Land \$	Current Tax \$ <u>4500 est.</u>
	<input type="checkbox"/>	Building(s) \$	Estimated/Stabilized \$ <u>4500 est.</u>
	<input type="checkbox"/>	Land & Bldgs \$ <u>276,900</u>	Or ( <u>100.00</u> Ac.) =\$ <u>45.00</u> /acre
	Parcel #: _____	Total Assessed Value \$ <u>276,900</u>	Trend: <input type="checkbox"/> Up <input type="checkbox"/> Down <input checked="" type="checkbox"/> Stable
		Taxable Value \$ <u>160,010</u>	
<b>Comments:</b> All taxes and assessed values are at a homestead tax rate. Information provided by county online parcel information.			

<b>Highest &amp; Best Use Analysis</b>	Highest & Best Use is defined as that reasonable and probable use that supports the highest present value, as defined, as of the effective date of the appraisal. Alternatively, that use, from among reasonably probable and legally alternative uses, found to be physically possible, appropriately supported, financially feasible, and which results in the highest land value.	
	<b>Analysis:</b> <i>(Discuss legally permissible, physically possible, financially feasible, and maximally productive uses)</i> See attached "Analysis of Highest and Best Use"	
	<b>Highest and Best Use:</b> "As if" Vacant <u>Agricultural-Add On</u> "As Improved" <u>Agricultural/Rec Ag Use</u>	
	<b>Discussion:</b> See attached "Analysis of Highest and Best Use"	

<b>Value Methods</b>	<b>Valuation Methods:</b> <input checked="" type="checkbox"/> Cost Approach <input checked="" type="checkbox"/> Income Approach <input type="checkbox"/> Sales Comparison Approach
	(Explain and support exclusion of one or more approaches) See attached Valuation Methods Analysis

## ANALYSIS OF HIGHEST AND BEST USE

## ANALYSIS OF HIGHEST AND BEST USE:

According to the Dictionary of Real Estate Appraisal published by the American Institute of Real Estate Appraisers, highest and best use is defined as:

1. Physically Possible: The site must possess adequate size, shape, and soil conditions to support the proposed use.
2. Legally Permissible: The proposed use of the property must conform to all local and state zoning and use restrictions for the site.
3. Financially Feasible: The proposed use must be capable of providing a net return to the property owner.
4. Maximally Productive: Of those physically possible, legally permissible and financially feasible uses, the highest and best use for a property is that use which provides the greatest net return to the property owner over given period of time.

## CHARACTER OF SURROUNDING NEIGHBORHOOD

The neighborhood surrounding the subject property consists primarily of agricultural properties with some residential properties located along the main roads. There has been moderate recreational/rec ag development in the marginal ag areas in the recent past. The prime ag land area in Washtenaw County and the surrounding area will most likely remain in agricultural production in the near future, with some being converted to residential and rec ag uses. The subject property is located within 7 miles of SW of Saline. In the opinion of the appraiser, the neighborhood is a stable and moderately strong agricultural neighborhood. Prime farmland will remain in production while marginal and wooded land is being transformed to other uses.

## CHARACTER OF SURROUNDING IMPROVEMENTS

The improvements on properties in the area surrounding the subject property are primarily rural residential dwellings, some with outbuildings. In recent years the number of farms in the area has declined with smaller farms being purchased as add-on units to larger farms, or sold in small parcels for development purposes. Many of the outbuildings on farms in the area have been abandoned or have been converted to another use.

## ZONING

The subject property is zoned for agricultural/ residential purposes which allow for the development of single family dwellings on a certain minimum lot size and for the land use to remain in agricultural production. The subject property is in conformance with the current zoning ordinance.

## LOCATION

The subject property is considered to be adequately located near rural communities that provide the necessary business services.

(Continued on next page)



## ANALYSIS OF HIGHEST AND BEST USE

## DISCUSSION AND CONCLUSION OF HIGHEST AND BEST USE

The first step in developing a conclusion of the subject property's highest and best use is considering what uses are physically and legally possible for a property. In doing so, an analysis is made of the neighborhood surrounding the subject property. In the case of the subject property, the neighborhood in the vicinity of the property is primarily an agricultural area.

In determining which uses are legally permissible and physically possible, an appraiser eliminates some uses from consideration. The primary limiting factor in the area is zoning, which limits uses related to ag and residential uses. The subject property is in conformance with township ordinances that allow both agricultural and residential uses.

Then the uses that meet the first two criteria are analyzed further to determine which are likely to produce an income, or return, equal or greater than needed to satisfy operating expenses, financial obligations, and capital amortization. All uses that are expected to produce a positive return are regarded as financially feasible. Of the financially feasible uses, the use that produces the highest residual land value consistent with the rate of return warranted by the market for that use is the highest and best use.

In analyzing the highest and best use of the subject property as vacant and the property as improved, the appraiser considers not only the existing use, but also those uses found to be physically possible, appropriately supported and financially feasible from among the reasonably probable and legally permissible alternatives. In making this analysis it is remembered that the highest and best use for a property usually conforms to local zoning and use restrictions and constitutes a reasonable degree of social and economic homogeneity within the neighborhood.

It is also understood that the highest and best use of the subject property may not coincide with its existing use, but that the existing use will continue until such a time as the value of the site under an alternative program of use exceeds the cost of converting the property to that use. In appraisal practice, the concept of highest and best use represents the premise upon which value is based. In the context of market value - most probable selling price - another appropriate term to reflect highest and best use would be the most probable use.

In considering the highest and best use of the subject property, the four tests previously discussed are taken into consideration. The first test is whether or not there are any physical characteristics of the property that would prevent the property from being used for any purpose. There are no physical restrictions.

The appraiser must consider the issue of legal permissibility. In considering legal permissibility, factors such as zoning, wet lands, flood maps, and deed restrictions are taken into consideration. It is the appraiser's opinion that the most limiting factor in this case is zoning, which restricts the use of the subject property to agricultural and residential uses. The subject property is currently in compliance with all zoning ordinances.

In considering the next two tests for highest and best use, which are financial feasibility and maximal productivity, any use which is considered to provide a positive net return to the owner/investor or increase the value of the subject property is considered to be financially feasible.

In considering the maximally productive uses of the site, that use which provides the greatest return to the owner/investor is considered to be the maximal use of the site and thus represents the highest and best use, provided that use is also considered to be physically possible and legally permissible.

In the case of the subject property, it is located in a neighborhood that is considered to be a moderately strong ag area with limited demand for rec ag and rural residential properties. The subject property is improved with a modular office building and buildings which are agricultural in nature. The subject property has over 80 acres of tillable cropland and currently used for agricultural production. It has soils that are conducive for agricultural production, it is randomly tilled, and is considered to have average drainage. The subject property has a history of being used for agricultural production of various row crops for several years and further use for ag production is eminent.

In terms of income potential, the subject property was determined to be best used as a headquarters tract, along with 83 acres of tillable cropland for continued agricultural use. This use was determined to be the most financially beneficial use.

Based upon the above factors and all other pertinent factors, it is the appraiser's opinion that the subject property has a highest and best use as vacant for agricultural use or improved for continued agricultural or rec ag use.

## VALUATION METHODS

## Cost Approach, Income Approach, Sales Comparison Approach

In a professional rural appraisal, three approaches to value are considered and usually applied. They are the (1) Cost Approach, (2) Sales Comparison Approach, and (3) Income Capitalization Approach. All approaches apply data that is derived from the market.

The Cost Approach assumes the informed purchaser pays no more than the cost of producing a property with the same utility as the subject. In this approach, the subject site is valued, as if vacant, by analyzing the sales of similar sites in the market. The cost of reproducing the improvements is estimated based on the current cost of replacing the subject's utility with materials as similar as possible. From this cost new, a deduction is estimated for an accrued physical deterioration, functional obsolescence (diminished utility), and external obsolescence. The estimated site value and the depreciated cost of the improvements are then combined to arrive at an indication of value. Evidence for all three cost components (site value, cost new, depreciation) is ideally extracted from the marketplace.

The Sales Comparison Approach assumes an informed purchaser pays no more for a property than the cost of acquiring an existing property with similar utility. This approach involves the analysis and comparison of market transactions, i.e., prices paid for similar properties, prices asked by owners, and offers made by prospective purchasers. For a market transaction to be an acceptable comparable, it must have the same highest and best use as the subject property. Each comparable property is compared with the subject property on the following factors (1) sale terms, i.e. cash or land contract (2) sale conditions (3) date of sale (4) size (5) location (6) extent of improvements and (7) amenities. Since no two properties are alike, each factor is given a dollar value in comparison. This is the concept of comparable sales. This approach is based on the principle of substitution, which states "one will pay no more for real property than the cost of acquiring an equal and desirable substitute in the open market".

The Income Capitalization Approach is based on the assumption that there is a measurable relationship between the amount of income a property will earn and its value. Several appraisal principles form the basis of this approach, but the principal of anticipation is particularly significant. This principle asserts value as a function of the expectation of future benefits. The Income Capitalization Approach is an appraisal technique in which the anticipated income of the subject is converted by a rate to a value. The rate inherently considers risk, time, interest on the capital investment, and the recapture of the depreciating asset, as perceived by buyer and seller. The appropriateness of this rate is critical, as there are several techniques to develop it.

The Cost Approach to value was developed. This approach takes the value of the vacant land to which the depreciated value of the building improvements is then added to arrive at opinion of value. Most professionals do not consider it appropriate to utilize in the valuation of properties with older outbuildings due to the difficulty in accurately measuring all forms of accrued depreciation. It is considered to be best applied in the valuation of properties with newer constructed or special use buildings, as in the case of the subject property. This approach was considered the best approach to use in the appraisal problem.

The Income Approach to value was developed and completed. Rental data and income streams of similar agricultural facilities located in the subject neighborhood were gathered and analyzed. Although the range in rates from the sales used was less consistent than the appraiser would like to see, this approach was completed and considered supportive in its role.

The Sales Comparison Approach was not completed. A search for sales of similar types of property with similar improvements was made. Very few sales were found in the subject neighborhood which met this criteria and therefore, this approach was not completed.

The final step in the appraisal process is a reconciliation or correlation of value indication. Here the appraiser considers the applicability of each of the approaches utilized. The major emphasis and confidence is placed upon the most reliable and supportable conclusion of value. The purpose of the appraisal, the type of property, and the characteristics of the data gathered are all considerations that influence the final indication of value with a typical marketing period.

### Cost Approach (Sales 1-5)

**Item:** Sale #1 i4.1409 Sale #2 i4.1509 Sale #3 i4.15220 Sale #4 i4.16182 Sale #5 i4.1790

Grantor	Bank of Ann Arbor	Clark	Gladstone	Schumaier	Lirette
Grantee	Marion	Ernst	Smith	Macon Rock LLC	Bross
Source	Combination	Purch Agreement	Combination	Combination	Combination
Date	12/14	04/15	10/15	10/16	03/17
CEV Price	450,000	510,000	215,000	450,000	245,000
Deeded Acres	79.28	120.00	45.62	72.97	66.90
Location	York Twp.	Bridgewater Twp.	Lima Twp.	Saline Twp.	Bridgewater Twp.

Sale Land Allocation	Historic Allocation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Time Adjusted Allocation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Acre Building Site	0.00	2.00	0.00	0.00	3.00
	4.00 Allocated Value ( 100% )	\$ 5,844.16	\$ 4,304.41	\$ 3,157.23	\$ 6,338.03	\$ 3,828.13
	Acre Cropland	65.00	77.00	33.00	35.00	49.00
	83.00 Allocated Value ( 100.00 % )	\$ 5,844.16	\$ 4,304.41	\$ 3,157.23	\$ 6,338.03	\$ 3,828.13
	Acre Rec /Woods	12.00	40.00	12.20	36.00	12.00
	11.50 Allocated Value ( 100.00 % )	\$ 5,844.16	\$ 4,304.41	\$ 2,210.06	\$ 6,338.03	\$ 3,828.13
	Acre Non-productive	2.28	1.00	0.42	1.97	2.90
	1.50 Allocated Value ( 0.00 % )	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
	Allocated Value ( % )	\$	\$	\$	\$	\$
	Allocated Value ( % )	\$	\$	\$	\$	\$
	Allocated Value ( % )	\$	\$	\$	\$	\$
	Allocated Value ( % )	\$	\$	\$	\$	\$
	Allocated Value ( % )	\$	\$	\$	\$	\$

Land Use	Acres	\$/Acre	Unit Type	Unit Size	\$/Unit	Total
Building Site	4.00	\$ 4,700.00			\$	\$ 18,800.00
Cropland	83.00	\$ 4,700.00			\$	\$ 390,100.00
Rec /Woods	11.50	\$ 4,700.00			\$	\$ 54,050.00
Non-productive	1.50	\$ 0.00			\$	\$ 0.00
		\$			\$	\$
		\$			\$	\$
		\$			\$	\$
		\$			\$	\$
		\$			\$	\$
		\$			\$	\$
		\$			\$	\$
<b>Total Acres:</b>	<b>100.00</b>	<b>\$ 4,629.50</b>	<b>Total Units:</b>	<b>0.00</b>	<b>\$</b>	<b>\$ 462,950.00</b>

**Cost Approach Summary:** (Check one of the following methods applicable to the subject and sale analyses)

- Lump Sum Depreciation: Improvement Contribution \_\_\_\_\_ % of Cost Estimate \$ \_\_\_\_\_
- Breakdown Depreciation: Improvement Contribution Indication \$ 0
- Breakdown Depreciation: Age/Life Depreciation Improvement Contribution Indication \$ 96,828

**OTHER** \$ \_\_\_\_\_

**COST APPROACH INDICATION (Land & Improvements)** \$ 560,000

### Improvement Contribution (1-10)

IMPROVEMENT	1	2	3	4	5
Type	Office Building	Barn #1	Barn #2	Shed	
Size	1,680	1,440	1,260	480	
Age	5	15	30	35	
Remaining Life	30	25	10	5	
RCN \$/Unit	63.00	15.00	10.00	5.00	
RCN	105,840	21,600	12,600	2,400	
\$/Unit Contribution	41.72	7.16	1.92	0.30	
Total Depreciation	35,753	11,288	10,175	2,256	
Total Depreciation %	34	52	81	94	
% Physical	14	38	75	88	
Physical Depreciation	14,818	8,208	9,450	2,112	
RCN Rem. After Phys. Depr.	91,022	13,392	3,150	288	
% Functional	0	0	0	0	
Functional Obsolescence	0	0	0	0	
RCN Rem. After Phys./Funct. Depr.	91,022	13,392	3,150	288	
% External	23	23	23	50	
External Obsolescence	20,935	3,080	725	144	
Improvement Contribution	70,087	10,312	2,425	144	
IMPROVEMENT	6	7	8	9	10
Type	Site				
Size	2				
Age	10				
Remaining Life	30				
RCN \$/Unit	12,000.00				
RCN	24,000				
\$/Unit Contribution	6,930.00				
Total Depreciation	10,140	0			0
Total Depreciation %	42				
% Physical	25				
Physical Depreciation	6,000				
RCN Rem. After Phys. Depr.	18,000				
% Functional					
Functional Obsolescence					
RCN Rem. After Phys./Funct. Depr.	18,000				
% External	23				
External Obsolescence	4,140	0			0
<input checked="" type="checkbox"/> Age/Life Depreciation					
Improvement Contribution	13,860	0			0
<b>Overall Contribution (All Improvements)</b>	\$ 96,828	Cost Approach Est. \$ 560,000 Improvement Contribution 17 %		Cost: <input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Reproduction	
<b>Total RCN \$</b>	166,440	<b>Total \$</b> 40,588	<b>Total \$</b> 0	<b>Total \$</b> 29,024	<b>Total \$</b> 69,612
		<b>Total %</b> 24	<b>Total %</b> 0	<b>Total %</b> 23	<b>Total %</b> 42
		<b>Physical Depreciation</b>	<b>Functional Obsolescence</b>	<b>External Obsolescence</b>	<b>Depreciation</b>

**Cost Approach (Sales 1-5)**

Item:		Sale #1	i4.1409	Sale #2	i4.1509	Sale #3	i4.15220	Sale #4	i4.16182	Sale #5	i4.1790
Grantor	Bank of Ann Arbor										
	Clark										
	Gladstone										
	Schumaier										
	Lirette										
Grantee	Marion										
	Ernst										
	Smith										
	Macon Rock LLC										
	Bross										
Source	Combination										
	Purch Agreement										
	Combination										
	Combination										
	Combination										
Date	12/14										
	04/15										
	10/15										
	10/16										
	03/17										
CEV Price	450,000										
	510,000										
	215,000										
	450,000										
	245,000										
Deeded Acres	79.28										
	120.00										
	45.62										
	72.97										
	66.90										
Location	York Twp.										
	Bridgewater Twp.										
	Lima Twp.										
	Saline Twp.										
	Bridgewater Twp.										
Historic Allocation		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
	Time Adjusted Allocation	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
Sale Land Allocation	Acre Building Site	0.00		2.00		0.00		0.00		3.00	
	4.00 Allocated Value ( 100% )	\$ 5,844.16	\$	4,304.41	\$	3,157.23	\$	6,338.03	\$	3,828.13	
	Acre Cropland	65.00		77.00		33.00		35.00		49.00	
	83.00 Allocated Value ( 100.00 % )	\$ 5,844.16	\$	4,304.41	\$	3,157.23	\$	6,338.03	\$	3,828.13	
	Acre Rec /Woods	12.00		40.00		12.20		36.00		12.00	
	11.50 Allocated Value ( 100.00 % )	\$ 5,844.16	\$	4,304.41	\$	2,210.06	\$	6,338.03	\$	3,828.13	
	Acre Non-productive	2.28		1.00		0.42		1.97		2.90	
	1.50 Allocated Value ( 0.00 % )	\$ 0.00	\$	0.00	\$	0.00	\$	0.00	\$	0.00	
	Allocated Value ( % )	\$	\$	\$	\$	\$	\$	\$	\$	\$	
	Allocated Value ( % )	\$	\$	\$	\$	\$	\$	\$	\$	\$	
	Allocated Value ( % )	\$	\$	\$	\$	\$	\$	\$	\$	\$	
	Allocated Value ( % )	\$	\$	\$	\$	\$	\$	\$	\$	\$	
	Allocated Value ( % )	\$	\$	\$	\$	\$	\$	\$	\$	\$	
	Allocated Value ( % )	\$	\$	\$	\$	\$	\$	\$	\$	\$	
	Allocated Value ( % )	\$	\$	\$	\$	\$	\$	\$	\$	\$	

Land Use	Acres	\$/Acre	Unit Type	Unit Size	\$/Unit	Total
Building Site	4.00	\$ 4,700.00			\$	\$ 18,800.00
Cropland	83.00	\$ 4,700.00			\$	\$ 390,100.00
Rec /Woods	11.50	\$ 4,700.00			\$	\$ 54,050.00
Non-productive	1.50	\$ 0.00			\$	\$ 0.00
		\$			\$	\$
		\$			\$	\$
		\$			\$	\$
		\$			\$	\$
		\$			\$	\$
		\$			\$	\$
		\$			\$	\$
<b>Total Acres:</b>	<b>100.00</b>	<b>\$ 4,629.50</b>	<b>Total Units:</b>		<b>\$</b>	<b>462,950.00</b>

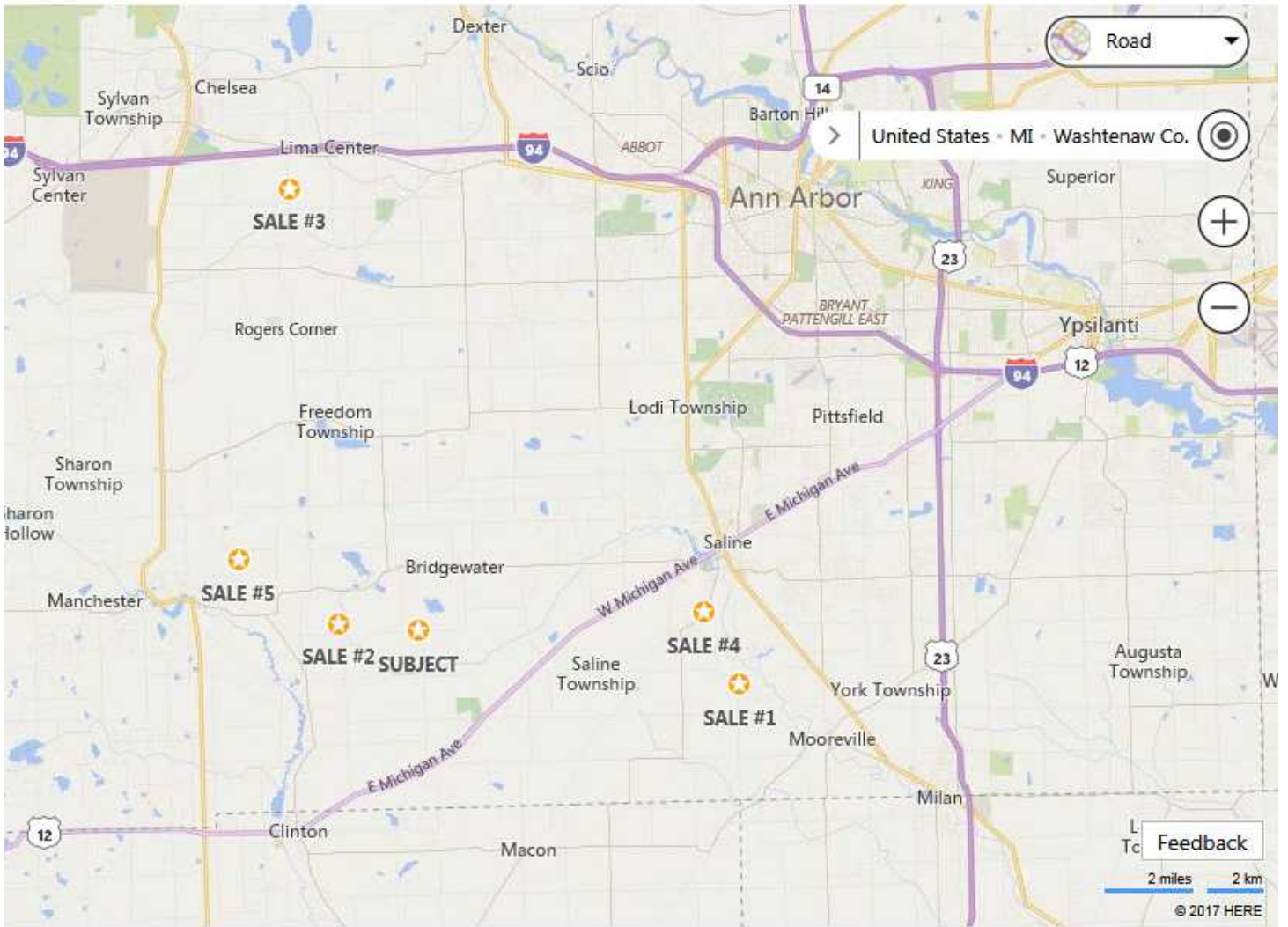
**Cost Approach Summary:** (Check one of the following methods applicable to the subject and sale analyses)

<input type="checkbox"/>	Lump Sum Depreciation:	Improvement Contribution _____ % of Cost Estimate	\$	
<input type="checkbox"/>	Breakdown Depreciation:	Improvement Contribution Indication	\$	0
<input checked="" type="checkbox"/>	Breakdown Depreciation:	Age/Life Depreciation Improvement Contribution Indication	\$	533,301
<b>OTHER</b>			\$	
<b>COST APPROACH INDICATION (Land &amp; Improvements)</b>			\$	996,000

### Improvement Contribution (1-10)

IMPROVEMENT	1	2	3	4	5
Type	Office Building	Barn #1	Barn #2	Shed	Storage Building
Size	1,680	1,440	1,260	480	16,000
Age	5	15	30	35	1
Remaining Life	30	25	10	5	39
RCN \$/Unit	63.00	15.00	10.00	5.00	31.00
RCN	105,840	21,600	12,600	2,400	496,000
\$/Unit Contribution	41.72	7.16	1.92	0.30	27.06
Total Depreciation	35,753	11,288	10,175	2,256	62,992
Total Depreciation %	34	52	81	94	13
% Physical	14	38	75	88	3
Physical Depreciation	14,818	8,208	9,450	2,112	14,880
RCN Rem. After Phys. Depr.	91,022	13,392	3,150	288	481,120
% Functional	0	0	0	0	0
Functional Obsolescence	0	0	0	0	0
RCN Rem. After Phys./Funct. Depr.	91,022	13,392	3,150	288	481,120
% External	23	23	23	50	10
External Obsolescence	20,935	3,080	725	144	48,112
Improvement Contribution	70,087	10,312	2,425	144	433,008
IMPROVEMENT	6	7	8	9	10
Type	Site				
Size	2				
Age	10				
Remaining Life	30				
RCN \$/Unit	15,000.00				
RCN	30,000				
\$/Unit Contribution	8,662.50				
Total Depreciation	12,675	0			0
Total Depreciation %	42				
% Physical	25				
Physical Depreciation	7,500				
RCN Rem. After Phys. Depr.	22,500				
% Functional					
Functional Obsolescence					
RCN Rem. After Phys./Funct. Depr.	22,500				
% External	23				
External Obsolescence	5,175	0			0
<input checked="" type="checkbox"/> Age/Life Depreciation					
Improvement Contribution	17,325	0			0
<b>Overall Contribution (All Improvements)</b>	\$ 533,301	Cost Approach Est. \$ 996,000 Improvement Contribution 54 %		Cost: <input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Reproduction	
<b>Total RCN \$</b>	668,440	<b>Total \$</b> 56,968	<b>Total \$</b> 0	<b>Total \$</b> 78,171	<b>Total \$</b> 135,139
		<b>Total %</b> 9	<b>Total %</b> 0	<b>Total %</b> 13	<b>Total %</b> 20
		<b>Physical Depreciation</b>	<b>Functional Obsolescence</b>	<b>External Obsolescence</b>	<b>Depreciation</b>

Sales Map



## Cost Approach Comments

In ag-land parcels the land is separated into categories based upon its use and crop production capabilities (building site, open land, rec timber, and roads/waste). Based upon market analysis, a value has been assigned to each of these categories and then a land mix adjustment is completed to arrive at a land adjusted sales price. The estimated value of the building improvements is then added to the land adjusted sales price to arrive at the total Cost Approach Estimate of value.

All sales used in the Cost Approach were the best available and were located less than 18 miles from the subject. Sales #1 & #4 are located within 4 miles of Saline and closer to US-23 and Ann Arbor. Sales #1 & #4 are therefore located in a superior neighborhood where the price paid for ag land is higher than the subject's. These sales represent the upper end of the range in values.

Sales #2 & #5 were located closest to the subject and less than 6 miles away from the subject. These sales were located in a similar, rural neighborhood with low demand for residential housing. Of the two closer sales, Sale #5 sold at a discount, being a bank owned property with a shorter marketing period. The adjustment for this sale is +\$1,000/acre, giving an adjusted price of \$4,800/acre.

Sale #3 is located almost 18 miles NW of the subject and is located furthest away. Although it is located in a similar rural neighborhood, it has fair to poor drainage and inadequate soils for residential septic systems, making it an inferior parcel and least like the subject.

All sales are considered vacant land sales of similar size and use. No adjustments for market forces over time were made due to a relatively stable ag land market in this neighborhood. Sales #3 & #4 were sold in the last year and required no adjustment for time. Drainage on the subject property is considered to be average and with random tile. All sales were considered similar in terms of drainage. Sales #2 & #5 were considered most similar to the subject property in location, use, and other factors. For this reason, these two sales were weighed the heaviest in a determination of value. The indicated range for these two sales is \$4,304/acre - \$4,828/acre and a value of \$4,700/acre was therefore used for land value.

Cost new for the building improvements was taken from information provided by the lender, property owner, from the Marshall & Swift 2017 cost guide, and information found within the appraiser's files. Depreciation analysis was conducted with sales of similar ag properties in the area. For this reason, a combined functional and external obsolescence of 20-30% was used for the office building and older pole buildings. The much older and smaller shed was assigned a higher rate of obsolescence of 50% as found in the market for similar ag buildings with advanced age and limited use. A lower rate of 10% was applied to the proposed storage building as it is of good size and good utility for alternative use as a machine shop and equipment shed.



### Income Approach

Gross Income Estimate	<b>Basis of Income Estimate:</b>		Cash <input checked="" type="checkbox"/>	Share <input type="checkbox"/>	Owner/Operator <input type="checkbox"/>	FAMC <input type="checkbox"/>	See Attached	
	Income Source	Units	Unit Measure	Stabilized Yield	Total Production		Cash/Share/Owner's Income	
					Stabilized \$/Unit	Gross Income	Share %	Income
	Cropland	83.00	Acres	1.0	\$ 135.00	\$ 11,205	100	\$ 11,205
	Hunting	12.00	Acres	1.0	\$ 25.00	\$ 300	100	\$ 300
	Bldg Rent	19,180.00	SF	1.0	\$ 0.55	\$ 10,549	100	\$ 10,549
	Office space	12.00	Months	1.0	\$ 1,200.00	\$ 14,400	100	\$ 14,400
					\$	\$		\$
					\$	\$		\$
					\$	\$		\$
<input type="checkbox"/> <b>Improvements Included in Land Rent</b>			Rent: \$	/mo.,	\$ 0	/yr.	100	\$ 0
<b>Stabilized Gross Income = \$</b>							36,454	
<p><b>Comments:</b> (Typical area rental terms and conditions) Cash rental rates from the market range from \$100-150/tillable acre for open land - a rate near or above the midpoint of the range was deemed appropriate due to fact that the cropland of the subject property is not tilled and has average drainage with fair to average utility. Office space rental rate was estimated and approximate. The building rental rate for storage was based on information contained in the appraiser's file.</p>								

Expenses	<b>Expense Items:</b>	<b>Additional Expenses:</b>	<b>Additional Expenses:</b>	<b>Additional Expenses:</b>
	Real Estate Tax \$ 4500 est.	_____ \$	_____ \$	_____ \$
	Insurance \$ 1,500	_____ \$	_____ \$	_____ \$
	Maintenance \$ 1,200	_____ \$	_____ \$	_____ \$
	Management \$ 1,500	_____ \$	_____ \$	_____ \$
	_____ \$	_____ \$	_____ \$	_____ \$
	_____ \$	_____ \$	_____ \$	_____ \$
	_____ \$	_____ \$	<b>Total Expenses = \$ 8,700 ( 23.87 %)</b>	

Sale	Date	Size	Impvt %	Gross Income	Exp. Ratio	Net Income	CEV Price	Cap Rate
i4.16181	06/16	151	11	27,080	33.16 %	18,101	770,000	2.35 %
i4.16180	11/16	79	42	29,860	41.62 %	17,431	695,000	2.51 %
i4.1522	02/15	268	5	63,260	21.89 %	49,414	1,460,000	3.38 %
i4.1518	01/15	79	18	21,060	41.27 %	12,368	396,300	3.12 %
					%			%
					%			%
					%			%

**Analysis/Comments:** The income generated by the cash rental of the subject property is typical with market rents in the agricultural neighborhood. In completing the income approach to value the typical rental rates for land uses have been utilized. All of the comparables used in the analysis are similar to the subject property and are located in similar neighborhoods. All sales are similar in terms of size, use and other factors. All sales were weighed equally. The range in cap rates was calculated to be 2.35% to 3.38% and the indicated mean was 2.84%. A rounded rate of 2.8%, just below the mean, was therefore used. NOTE: Although this approach was completed, it is given less weight than the Cost Approach to Value because it is not usually considered reliable in the use of rural properties. It does provide support, but would not stand on its own as a consist indicator of value.

Total Deeded Acres: <u>100.00</u> <b>Gross Income:</b> \$ <u>36,454</u> = \$ <u>364.54</u> / <u>1</u> Acre <b>Expenses:</b> ( \$ <u>8,700</u> ) = \$ <u>87.00</u> / <u>1</u> Acre <b>Net Income:</b> \$ <u>27,754</u> = \$ <u>277.54</u> / <u>1</u> Acre	Net Income / Cap Rate = Indicated Value \$ <u>27,754</u> / <u>2.8000</u> % = \$ <u>991,214</u> <b>Income Approach Indication = \$ 991,000</b>
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## Reconciliation and Opinion of Value

Summary

<b>Cost Approach</b> .....	<b>\$</b>	996,000
<b>Income Approach</b> .....	<b>\$</b>	991,000
<b>Sales Comparison Approach</b> .....	<b>\$</b>	N/A

Discussion & Correlation of Values

**Analysis of Each Approach and Opinion of Value:** Property consists of one parcel of land totalling approx. 100 acres located in southern Washtenaw County, almost 7 miles SW of Saline. It was determined to have a highest and best use as vacant for agricultural use or improved for continued agricultural or rec ag use.

The Cost Approach was completed. It is considered to be applicable in instances where improvements are located on the subject property. The value of vacant land is determined and the cost of improvements are then added to come to a determination of value. While this approach is best applied to properties that have newer improvements and improvements with specialized use, it can also apply to the subject property. The subject property has newer improvements and specialized improvements used for agricultural use. Vacant land sales from the last few years were used and provided a good indication of vacant land values. This approach was completed and considered the best indicator of value.

The Income Approach applies the gross rent from all income sources, such as buildings and land, minus any applicable expenses to arrive at a Net Operating Income. The NOI is then divided by a capitalization rate which has been extracted from the market at arrive at an indication of value for the subject property. Although, not a very reliable approach for this property type, this approach was completed and considered supportive in its role.

The Sales Comparison Approach applies sales of comparable properties in comparison to the subject property. Due to the specialized nature and age of the buildings on the subject property, very few comparable sales were found in the subject neighborhood and this approach was not completed.

The final value conclusion reached in this report is based primarily on the Cost Approach to Value with support from the Income Approach to Value.

NOTE: The appraiser was instructed to include the hypothetical condition that a 16,000 SF storage building is built on the east building site per plans and specification provided by the client and owner. Total cost is estimated to be \$480k-\$500k and estimated completion date is May 1, 2018.

The "As Is" Cost Approach concluded a value of \$560,000 and can be found on pages 16 & 17 of this report.

The "As Completed" Cost Approach concluded a value of \$996,000 and when rounded, is \$1,000,000. Calculations for this approach can be found on pages 18-21 of this report.

Allocation of Value

<b>Opinion Of Value -</b>	(Estimated Marketing Time	9	months, see attached)	<b>\$</b>	1,000,000
Cost of Repairs	<b>\$</b>	_____			
Cost of Additions	<b>\$</b>	_____			
<b>Allocation:</b>	(Total Deeded Units: 100.00)	Land:	\$ 460,000	\$ 4,600 /	acre ( 46 %)
		Land Improvements:	\$ 17,000	\$ 170 /	acre ( 2 %)
		Structural Improvement Contribution:	\$ 523,000	\$ 5,230 /	acre ( 52 %)
<b>Value Estimate of Non-Realty Items:</b>					
	Value of Personal Property (local market basis)	<b>\$</b>	_____		
	Value of Other Non-Realty Interests:	<b>\$</b>	_____		
	Non-Realty Items:	<b>\$</b>	0 /		( 0 %)
Leased Fee Value (Remaining Term of Encumbrance )	<b>\$</b>	0 /			( 0 %)
Leasehold Value	<b>\$</b>	0 /			( 0 %)
Overall Value	<b>\$</b>	1,000,000	\$ 10,000 /		Acre ( 100 %)

### MARKET VALUE DEFINITION

Regulations published by federal regulatory agencies pursuant to title XI of the Financial Institutions Reform, Recovery and Enforcement Act (FIRREA)

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- 1. Buyer and seller are typically motivated;
- 2. Both parties are well informed or well advised, and acting in what they consider their best interests;
- 3. A reasonable time is allowed for exposure on the open market;
- 4. Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
- 5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Other:

### EXPOSURE AND MARKETING TIME ESTIMATES

Market value (see above definition) conclusion and the costs and other estimates used in arriving at conclusion of value is as of the date of the appraisal. Because markets upon which these estimates and conclusions are based upon are dynamic in nature, they are subject to change over time. Further, the report and value conclusion is subject to change if future physical, financial, or other conditions differ from conditions as of the date of appraisal.

In applying the market value definition to this appraisal, a reasonable exposure time of 9 months has been estimated. Exposure time is the estimated length of time the property interest being appraised would have been offered in the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; exposure time is always presumed to **precede** the effective date of the appraisal.

Marketing time, however, is an estimate of the amount of time it takes to sell a property interest at the market value conclusion during the period **after** the effective date of the appraisal. An estimate of marketing time is not intended to be a prediction of a date of sale. It is inappropriate to assume that the value as of the effective date of appraisal remains stable during a marketing period. Additionally, the appraiser(s) have considered market factors external to this appraisal report and have concluded that a reasonable marketing time for the property is 9 months.

Comments:

### Appraisers Certification

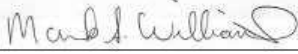
We certify that, to the best of our knowledge and belief:

- 1. the statements of fact contained in this report are true and correct.
- 2. the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial and unbiased professional analysis, opinions, and conclusions.
- 3. we have  no  the specified present or prospective interest in the property that is the subject of this report and we have  no  the specified personal interest with respect to the parties involved.
- 4. we have performed  no  the specified services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- 5. we have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- 6. our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 7. our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- 8. our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- 9. we  have  have not made a personal inspection of the property that is the subject of this report.
- 10.  no one  the specified persons provided significant real property appraisal assistance to the persons signing this certification.
- 11. My analyzes, opinion and conclusions developed in this report have been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute, the American Society of Farm Managers and Rural Appraisers, and the American Society of Agricultural Consultants.
- 12. The use of this report is subject to the requirements of the Appraisal Institute or American Society of Farm Managers and Rural Appraisers, relating to review by its duly authorized representatives.
- 13. Appraisers are required to be licensed and are regulated by the Michigan Department of Licensing and Regulatory Affairs, P.O. Box 30018, Lansing, MI 48909.
- 14. The appraiser has performed no other services (or the specified services), as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- 15. George P. Hunger, Certified General Appraiser #1201072481, has provided significant assistance to this appraisal through: neighborhood analysis and description, subject and sale history, sales data, cost analysis, income and sales analysis, as well as all approaches used. Final analysis was also completed in tandem with appraiser, Mark A. Williams.

Effective Date of Appraisal: 09/28/17

Opinion of Value: \$ 1,000,000

**Appraiser:**

Signature: 

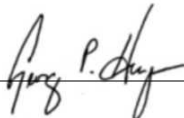
Property Inspection:  Yes  No  
Inspection Date: 09/28/17

Name: Mark A. Williams  
License #: \_\_\_\_\_  
Certification #: 1201003316

Appraiser has  inspected  verified  analyzed the sales contained herein.

Date Signed: 10/16/17

**Appraiser:**

Signature: 

Property Inspection:  Yes  No  
Inspection Date: 09/28/17

Name: George P. Hunger  
License #: \_\_\_\_\_  
Certification #: 1201072481

Appraiser has  inspected  verified  analyzed the sales contained herein.

Date Signed: 10/16/17

Index #	4.1409	Database #	1541	Sale #	1	File #	17-296GH
Grantor	Bank of Ann Arbor	Sales Price	450,000	Property Type	Agricultural	Unimproved Sale	
Grantee	Marion	Other Contrib.		Primary Land Use	Cropland		
Deeded Acres	79.28	Net Sale Price	450,000	Recorded			
Sale Date/DOM	12/19/14 /	\$/Deeded Acre	5,676.08	SEV	new split		
Prior Sale Date		Financing	Cash	WAPI	70		
Prior CEV Price		% Fin. Adj.		Drainage	Non-Tiled		
Analysis Code	GPH	CEV Price	450,000				
Source	Combination	SCA Unit Type	Acres				
Motivation	Add on crop	Eff. Unit Size	79.28				
Highest & Best Use	Add on Tract	SCA \$/Unit	5,676.08	Rights & Agreements	None		
Address	VL Maple Road	Multiplier Unit					
City	Saline	Multiplier No.					
County	Washtenaw	Legal Access	Good	Latitude			
State/Zip	MI / 48176	Physical Access	Good	Longitude			
Region/Area/Zone	SE / /	View	Rural	Tax ID/Recording	S-19-19-200-016		
Location	York Twp.	Utilities	Electric	Sec/Twp/Rge	19 / 4S / 6E		
Legal Description:	Part NW 1/4 of Sec 19						

**Land-Mix Analysis**

Land Use	Ratios	Acres	\$/Acre	Unit Size	Unit Type	\$/Unit	Total Unit Value
Site	100 %	Ac.	5,844.16		X \$	= \$	
Cropland	100 %	65.00	Ac. 5,844.16		X \$	= \$	379,870
Rec/Woods	100 %	12.00	Ac. 5,844.16		X \$	= \$	70,130
Non-Productive	0 %	2.28	Ac.		X \$	= \$	
	%		Ac.		X \$	= \$	
	%		Ac.		X \$	= \$	
	%		Ac.		X \$	= \$	
	%		Ac.		X \$	= \$	
	%		Ac.		X \$	= \$	
	%		Ac.		X \$	= \$	
<b>Totals</b>		79.28	Ac. 5,676.09		X \$	= \$	450,000
<b>CEV Price \$</b>	450,000	<b>- Land Contribution \$</b>	450,000	<b>= Improvement Contribution \$</b>			

**Cost and Depreciation Summary**

Physical Depreciation	_____ %	Functional Obsolescence	_____ %	External Obsolescence	_____ %	Total Depreciation	_____ %
Total RCN \$	_____	Total Improvement Contribution: \$	_____	Improvement As % of Price	_____ %		

**Income Summary**

Summary Total Expenses	3,551 /	Stabilized G.I.	10,760	= Expense Ratio	33.00 %	Total Expenses = \$	3,551
Net Income	7,209 /	CEV Price	450,000	= Cap Rate	1.60 %	Net Income = \$	7,209

This is the sale of a 79.31 acre parcel of vacant land located in section 19, York Township, 2 miles south of the City of Saline. This is a rural area with some non-farm residential influence due to the proximity of Saline as well as Ann Arbor which is <10 miles to the north. The planned use for the subject had been for residential development, as a part of Saline Valley Farms Condominium, however, no development transpired on this portion of the development due to the weaknesses in the economy and subsequently the housing market that transpired in 2006/2007. The bank that was financing the development acquired title to this property which has been leased out for farming since that time.

The land is a mix of approximately 60 acres of cropland that is situated in three fields divided by a ridge towards the southern edge of the property. There is a large field of river bottom land to the north along the bottom of the ridge and two small fields of "high" ground to the south at the top of the ridge. The ridge is wooded and there are other areas of woods/brush/marsh along the northern edge of the farm near the Saline River. The property has road frontage on the east side of Maple Road and the north side of Mooreville Road, both gravel roads with minor traffic. The topography of the farm is level to undulating except for the steep ridge that crosses the southern portion. The soils are productive Wasepi sandy loam, Boyer loamy sand, Metamora sandy loam, Morley loam, Blount loam, Sloan loam, and Kibbie fine sandy loam, all with 0-25% slopes and with adequate overall drainage. The property was previously zoned Ag, but the zoning was changed to PUD at the time the development was planned, however, since that condominium development was never completed the property is to be removed from the Saline Valley Farms Condominium pursuant to the terms of sales agreement and the zoning being changed back to Ag. This was a bank owned property that was sold in an arms length transaction to a local farmer. Sale provided by Shane Kenner of GSFCS and confirmed with public records.

Index # 4.1409

Database # 1541

Sale # 1

i4.1409



ABOVE: Aerial Map

BELOW: Soils Map



Index #	4.1509	Database #	1546	Sale #	2	File #	17-296GH
Grantor	Clark	Sales Price	510,000	Property Type	Agricultural	Unimproved Sale	
Grantee	Ernst	Other Contrib.		Primary Land Use	Cropland		
Deeded Acres	120.00	Net Sale Price	510,000	Recorded			
Sale Date/DOM	04/20/15 / 594	\$/Deeded Acre	4,250.00	SEV			
Prior Sale Date		Financing	Cash	WAPI			
Prior CEV Price		% Fin. Adj.		Drainage	Non-Tiled		
Analysis Code	GPH	CEV Price	510,000				
Source	Purch Agreement	SCA Unit Type	Acres				
Motivation		Eff. Unit Size	120.00				
Highest & Best Use	Agricultural	SCA \$/Unit	4,250.00				
Address	11700 Burmeister Rd.	Multiplier Unit					
City	Manchester	Multiplier No.					
County	Washtenaw	Legal Access					
State/Zip	MI /	Physical Access	Average	Tax ID	Q01709400001		
Region/Area/Zone	SE / / Ag/Res	View	Average	Tax ID/Recording	Q01710300006		
Location	Bridgewater Twp.	Utilities	Average	Sec/Twp/Rge	9 / 4S / 4E		
Legal Description:	E 1/2 of SE 1/4 of Sec 9 AND W 1/2 of W 1/2 of SW 1/4 of Sec 10, T4S, R4E, Bridgewater Twp of Washtenaw County containing 120 acres m/l.						

**Land-Mix Analysis**

Land Use	Ratios	Acres	\$/Acre	Unit Size	Unit Type	\$/Unit	Total Unit Value
Building Site	100 %	2.00 Ac.	4,285.71		X \$	= \$	8,571
Cropland	100 %	77.00 Ac.	4,285.71		X \$	= \$	330,000
Rec /Woods	100 %	40.00 Ac.	4,285.71		X \$	= \$	171,428
Non-Productive	0 %	1.00 Ac.			X \$	= \$	
	%	Ac.			X \$	= \$	
	%	Ac.			X \$	= \$	
	%	Ac.			X \$	= \$	
	%	Ac.			X \$	= \$	
	%	Ac.			X \$	= \$	
	%	Ac.			X \$	= \$	
<b>Totals</b>		120.00 Ac.	4,250.00		X \$	= \$	509,999
<b>CEV Price \$</b>	510,000	<b>- Land Contribution \$</b>		509,999	<b>= Improvement Contribution \$</b>		

**Cost and Depreciation Summary**

Physical Depreciation	100 %	Functional Obsolescence	0 %	External Obsolescence	0 %	Total Depreciation	100 %
Total RCN \$	252,000	Total Improvement Contribution: \$		Improvement As % of Price	0 %		

**Income Summary**

Summary Total Expenses	2,500	/ Stabilized G.I.	11,395	= Expense Ratio	21.94 %	Total Expenses = \$	2,500
Net Income	8,895	/ CEV Price	510,000	= Cap Rate	1.74 %	Net Income = \$	8,895

Property Description: Property consists of two contiguous tracts, combined into one parcel of land totalling 120 acres more or less located in southwestern Washtenaw County.

Parcel consists of an 80-ac tract located in Section 9 and a 40-ac tract in Section 10 of Bridgewater Twp., forming a 120-acre parcel of land. This parcel has limited road frontage on the north side of Burmeister Rd and before it curves to the south. It has a 2-ac building site located in the SW corner of the parcel, which is improved with a house and buildings which are agriculturally oriented. There are approx. 77 acres of tillable cropland in one open and easily accessible field. The Saline River bisects the easternmost portion of the parcel, leaving apx 30 acres of wooded area to the east. There is also apx 10 acres of wooded area which lies in the western portion of the parcel. All cropland is not tiled and drainage is considered to be fair with some areas low and wet sloping to the east where the Saline River is located. River is slow moving and has quite a bit of debris and overgrowth. Topography is nearly level to slightly undulating. Utility for parcel is considered to be fair overall due to size and layout and the fact that it has not been farmed in some time. House - is an older farmhouse 1800 SF built on a Michigan stone bsmt. It was built ~1900's and is considered to be in poor condition, exhibiting extreme deferred maintenance. The asphalt roof is at the end of it's economic life, wood siding is in need of repair in some areas, replacement in others, and repainting. The interior is severely outdated with plaster walls in disrepair, outdated plumbing, electrical, with wood-framed, single-pane windows. It provides little to no contributory value to the subject property. Outbldgs - older timber frame barns and outbuildings in fair to poor condition, with fair to poor utility for modern ag use. Some buildings are dilapidated and beyond repair. Outbuildings are considered to provide little to no contributory value to the subject property and is considered vacant. Atypical motivation adjustment needed to offset cost of razing buildings, estimated at \$400-500/ac.

**Index #** 4.1509

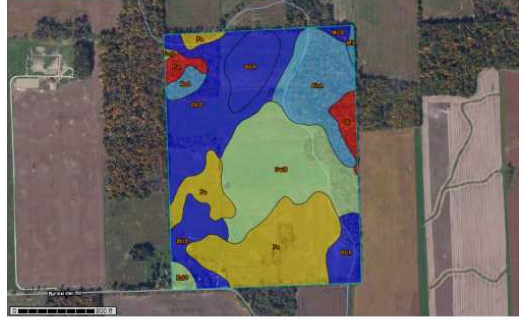
**Database #** 1546

**Sale #** 2

i4.1509



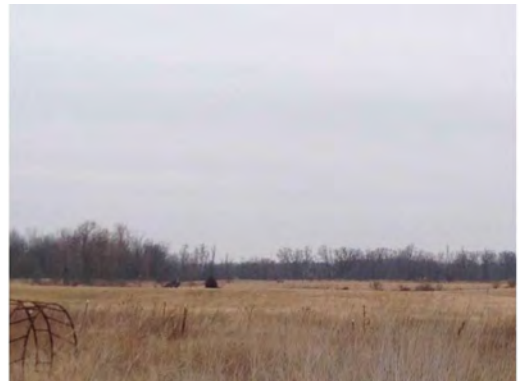
Aerial Map



Soils Map



House from Rd



Cropland



Barn



Outbuildings



Index #	4.15220	Database #	2691	Sale #	3	File #	17-296GH	Unimproved Sale	
Grantor	Gladstone	Sales Price	215,000	Property Type	Agricultural				
Grantee	Smith	Other Contrib.		Primary Land Use	Cropland				
Deeded Acres	45.62	Net Sale Price	215,000	Recorded					
Sale Date/DOM	10/07/15 / 44	\$/Deeded Acre	4,712.85	SEV					
Prior Sale Date		Financing	Cash	WAPI	108				
Prior CEV Price		% Fin. Adj.		Drainage	Non-Tiled				
Analysis Code	GPH	CEV Price	215,000						
Source	Combination	SCA Unit Type	Acres						
Motivation	Add-On	Eff. Unit Size	45.62						
Highest & Best Use	Agricultural	SCA \$/Unit	4,712.85						
Address	Fletcher Rd.	Multiplier Unit							
City	Chelsea	Multiplier No.							
County	Washtenaw	Legal Access	Yes						
State/Zip	MI / 48118	Physical Access	Average						
Region/Area/Zone	SE / /	View	Average	Tax ID/Recording	G-17-21-300-008				
Location	Lima Twp.	Utilities	Average	Sec/Twp/Rge	21 / 2S / 4E				
Legal Description:	Part of the N 1/2 of SW 1/4 of Sec 21, Lima Twp., Washtenaw County, MI.								

**Land-Mix Analysis**

Land Use	Ratios	Acres	\$/Acre	Unit Size	Unit Type	\$/Unit	Total Unit Value
Site	100 %	Ac.	4,756.64		X \$	= \$	
Cropland	100 %	33.00	Ac.	4,756.64	X \$	= \$	156,969
Rec/Woods	100 %	12.20	Ac.	4,756.64	X \$	= \$	58,031
Non-Productive	0 %	0.42	Ac.		X \$	= \$	
	%	Ac.			X \$	= \$	
	%	Ac.			X \$	= \$	
	%	Ac.			X \$	= \$	
	%	Ac.			X \$	= \$	
	%	Ac.			X \$	= \$	
	%	Ac.			X \$	= \$	
<b>Totals</b>		45.62	Ac.	4,712.85	X \$	= \$	215,000
<b>CEV Price \$</b>	215,000	<b>- Land Contribution \$</b>		215,000	<b>= Improvement Contribution \$</b>		

**Cost and Depreciation Summary**

Physical Depreciation	%	Functional Obsolescence	%	External Obsolescence	%	Total Depreciation	%
Total RCN \$		Total Improvement Contribution: \$		Improvement As % of Price			%

**Income Summary**

Summary Total Expenses	/	Stabilized G.I.	4,265	= Expense Ratio	%	Total Expenses = \$	
Net Income	4,265	/ CEV Price	215,000	= Cap Rate	1.98 %	Net Income = \$	4,265

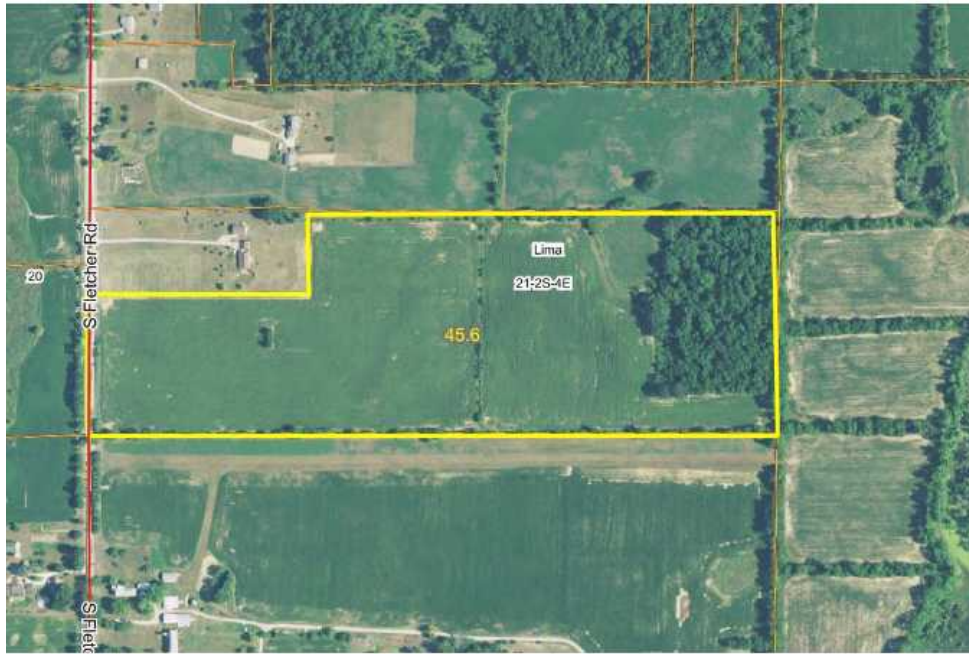
A mostly-rectangular 45.62 acre parcel with 535 feet of frontage along the east side of Fletcher Road (gravel) just under a mile from I-94 access. A house on approx. 6.4 acres was divided from its northwest corner and was retained by the sellers. There were approx. 33 acres of cropland in three fields divided by two brushy fence rows. The cropland was gently rolling with slopes under 12 percent. The wooded land was approx. 8 acres of lighter density woods with younger trees, a small wetlands area with muck soils, and the fence rows around the parcel's perimeter and separating its fields. Soils were 82% Wawasee loam, 15% Conover-Brookston loam, and 3% Palms muck. These soil types were average and typical for the area. The cropland's drainage appeared adequate, with any tiling unknown. Miami soils typically have inconsistent suitability for residential drain fields and the other types are typically unsuitable. No testing was known, but there are scattered residences nearby on Miami soils. The parcel was on the market 44 days at \$235,000 before an agreement to sell at \$215,000 and closing at 96 days.

Index # 4.15220

Database # 2691

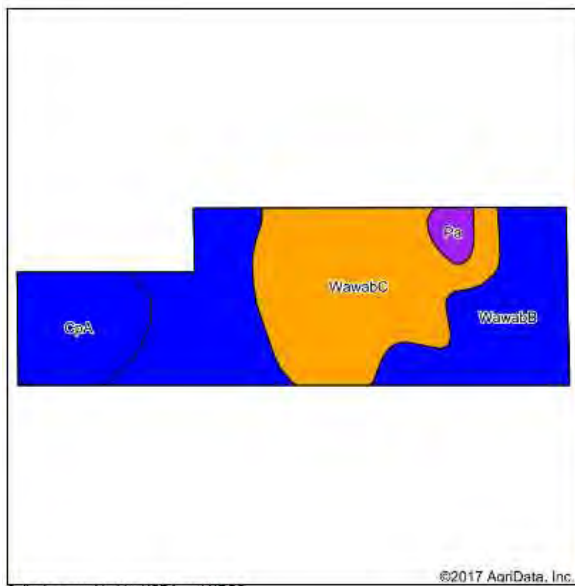
Sale # 3

i4.15220



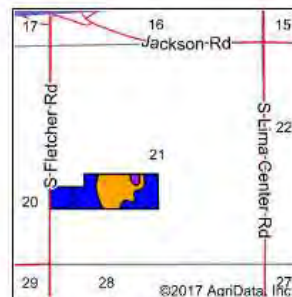
ABOVE: Aerial Map

BELOW: Soils Map



Soils data provided by USDA and NRCS

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State: **Michigan**  
 County: **Washtenaw**  
 Location: **21-2S-4E**  
 Township: **Lima**  
 Acres: **45.6**  
 Date: **10/11/2017**



Index #	4.16182	Database #	2695	Sale #	4	Unimproved Sale	
Grantor	Schumaier	Sales Price	450,000	Property Type	Agricultural		
Grantee	Macon Rock LLC	Other Contrib.		Primary Land Use	Cropland		
Deeded Acres	72.97	Net Sale Price	450,000	Recorded	5142-521		
Sale Date/DOM	10/06/16 / 8	\$/Deeded Acre	6,166.92	SEV	121,400		
Prior Sale Date		Financing	Cash	WAPI			
Prior CEV Price		% Fin. Adj.		Drainage	Non-Tiled		
Analysis Code	GPH	CEV Price	450,000				
Source	Combination	SCA Unit Type	Acres				
Motivation		Eff. Unit Size	72.97				
Highest & Best Use	Agricultural	SCA \$/Unit	6,166.92				
Address	9616 Macon Rd.	Multiplier Unit					
City	Saline	Multiplier No.					
County	Washtenaw	Legal Access	Yes				
State/Zip	MI / 48176	Physical Access	Average				
Region/Area/Zone	SE / /	View	Average	Tax ID/Recording	R-18-12-300-018		
Location	Saline Twp.	Utilities	Average	Sec/Twp/Rge	12 / 4S / 5E		
Legal Description:	PT OF SE 1/4 SEC 11 & SW 1/4 SEC 12, T4S-R5E. 72.97						

**Land-Mix Analysis**

Land Use	Ratios	Acres	\$/Acre	Unit Size	Unit Type	\$/Unit	Total Unit Value
Site	100 %	Ac.	6,338.03		X \$	= \$	
Cropland	100 %	35.00	Ac. 6,338.03		X \$	= \$	221,831
Rec/Woods	100 %	36.00	Ac. 6,338.03		X \$	= \$	228,169
Non-Productive	0 %	1.97	Ac.		X \$	= \$	
	%		Ac.		X \$	= \$	
	%		Ac.		X \$	= \$	
	%		Ac.		X \$	= \$	
	%		Ac.		X \$	= \$	
	%		Ac.		X \$	= \$	
	%		Ac.		X \$	= \$	
<b>Totals</b>		72.97	Ac. 6,166.92		X \$	= \$	450,000
<b>CEV Price \$</b>	450,000	<b>- Land Contribution \$</b>	450,000	<b>= Improvement Contribution \$</b>			

**Cost and Depreciation Summary**

Physical Depreciation	_____ %	Functional Obsolescence	_____ %	External Obsolescence	_____ %	Total Depreciation	_____ %
Total RCN \$	_____	Total Improvement Contribution:	\$ _____	Improvement As % of Price	_____ %		

**Income Summary**

Summary Total Expenses	4,002	/ Stabilized G.I.	5,625	= Expense Ratio	71.15 %	<b>Total Expenses = \$</b>	4,002
Net Income	1,623	/ CEV Price	450,000	= Cap Rate	0.36 %	<b>Net Income = \$</b>	1,623

Vacant land sale located less than 2 miles from the city of Saline and neighboring a residential development. This property is irregular shaped and has road frontage on the south side of Johnson Rd. and on the west side of Macon Rd. Macon Road is a paved road, however, no water or sewer are nearby. The parcel is almost 40% wooded and has almost 20% of new growth brush and fallow ground which has not been farmed in a few years. A few years back it was planted with hay. Approx. 40% is remaining for cropland use and roads/ditches. Soils consist of mostly Blount loams in the tillable areas with 140 WAPI. Utility for ag use is average. This property was said to have soils samples that indicated only a few possible building sites in the middle of the parcel, adequate for septic approval. The buyer was looking to purchase solely for residential use and built a house on it after purchase. No plans for development and wouldn't be easily attainable due to soils configuration. Sale confirmed with public records on 10/11/17 and with listing agent on 10/12/17. Listing agent stated this property sold just under appraised market value. MLS#543243174. Listed with Frank McVeigh of the Charles Reinhart Company. Ideal location, close to Saline and Ann Arbor, located on a paved road.

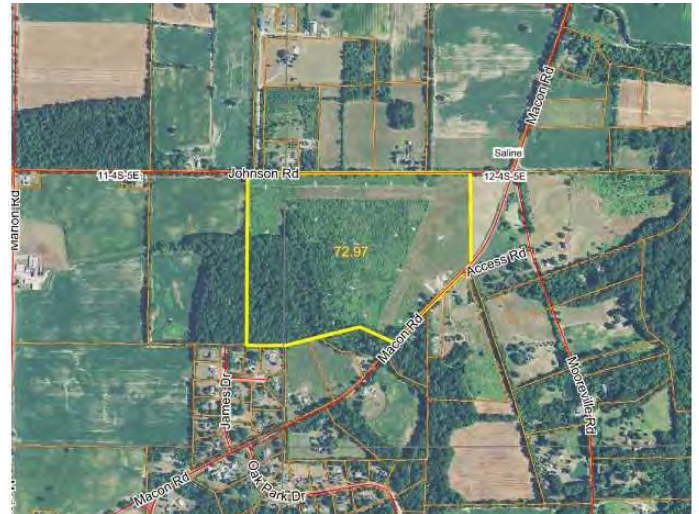
Index # 4.16182

Database # 2695

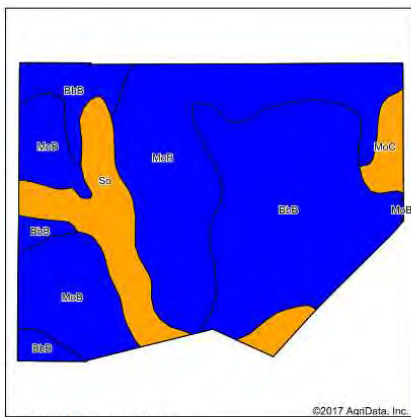
Sale # 4

i4.16182

RIGHT Aerial Map



LEFT Soils Map



State: Michigan  
 County: Washtenaw  
 Location: 12-4S-5E  
 Township: Saline  
 Acres: 72.97  
 Date: 10/11/2017



RIGHT Cropland



Index #	4.1790	Database #	2694	Sale #	5	Unimproved Sale	
Grantor	Lirette	Sales Price	245,000	Property Type	Agricultural		
Grantee	Bross	Other Contrib.		Primary Land Use	Cropland		
Deeded Acres	66.90	Net Sale Price	245,000	Recorded	5199-715		
Sale Date/DOM	03/29/17 / 2,497	\$/Deeded Acre	3,662.18	SEV	171300		
Prior Sale Date		Financing	Cash	WAPI	130		
Prior CEV Price		% Fin. Adj.		Drainage			
Analysis Code	GPH	CEV Price	245,000				
Source	Combination	SCA Unit Type	Acres				
Motivation		Eff. Unit Size	66.90				
Highest & Best Use	Agricultural	SCA \$/Unit	3,662.18				
Address	8375 Neal Rd.	Multiplier Unit					
City	Manchester	Multiplier No.					
County	Washtenaw	Legal Access	Yes				
State/Zip	MI / 48158	Physical Access	Average				
Region/Area/Zone	SE / /	View	Average	Tax ID/Recording	Q-17-06-100-006		
Location	Bridgewater Twp.	Utilities	Average	Sec/Twp/Rge	6 / 4S / 4E		
Legal Description:	W FRL 1/2 OF NE FRL 1/4 SEC 6, EXC THE SOUTH 250 FT THEREOF.						

**Land-Mix Analysis**

Land Use	Ratios	Acres	\$/Acre	Unit Size	Unit Type	\$/Unit	Total Unit Value
Site	100 %	3.00	Ac. 3,828.13		X \$	= \$	11,484
Cropland	100 %	49.00	Ac. 3,828.13		X \$	= \$	187,578
Rec/Woods	100 %	12.00	Ac. 3,828.13		X \$	= \$	45,938
Non-Productive	0 %	2.90	Ac.		X \$	= \$	
	%		Ac.		X \$	= \$	
	%		Ac.		X \$	= \$	
	%		Ac.		X \$	= \$	
	%		Ac.		X \$	= \$	
	%		Ac.		X \$	= \$	
	%		Ac.		X \$	= \$	
<b>Totals</b>		66.90	Ac. 3,662.19		X \$	= \$	245,000
<b>CEV Price \$</b>	245,000	<b>- Land Contribution \$</b>	245,000	<b>= Improvement Contribution \$</b>			

**Cost and Depreciation Summary**

Physical Depreciation	_____ %	Functional Obsolescence	_____ %	External Obsolescence	_____ %	Total Depreciation	_____ %
Total RCN \$	_____	Total Improvement Contribution:	\$ _____	Improvement As % of Price	_____ %		

**Income Summary**

Summary Total Expenses	3,500	/ Stabilized G.I.	_____	= Expense Ratio	_____ %	Total Expenses = \$	3,500
Net Income	-3,500	/ CEV Price	245,000	= Cap Rate	-1.43 %	Net Income = \$	-3,500

This property was a bank owned property that sold at a liquidation rate. It is located on the SE corner of Neal Rd. & Bemis Rd., a couple miles NE of Manchester. This property is rectangular in shape and has a 3-ac building site with older outbuildings and a house, all of no value. Listing sheet states they need to be torn down. The land has almost 49 acres of tillable area, in two or three fields. There is a wooded area with a small pond in the NE corner of the parcel, much of it lower topography. Soils consist primarily of Glynwood loam and Morley loams with 130 WAPI. Utility for ag use is considered average. Taxable value \$127,807 MLS#210046757. Listed with Julie Fischer of ReMax Platinum. Sale confirmed with public records on 10/11/17. Atypical motivation adjustment needed for razing buildings and for bank owned sale at liquidation value. Estimated adjustment at \$1,000/ac.

Index # 4.1790

Database # 2694

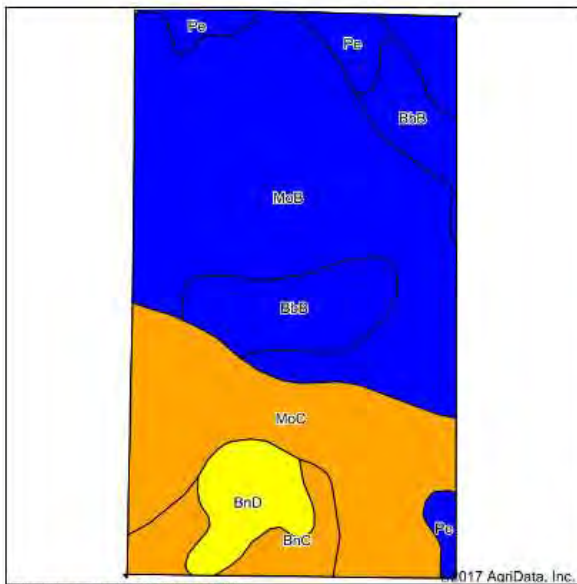
Sale # 5

i4.1790



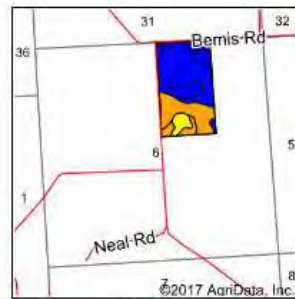
ABOVE: Aerial Map

BELOW: Soils Map



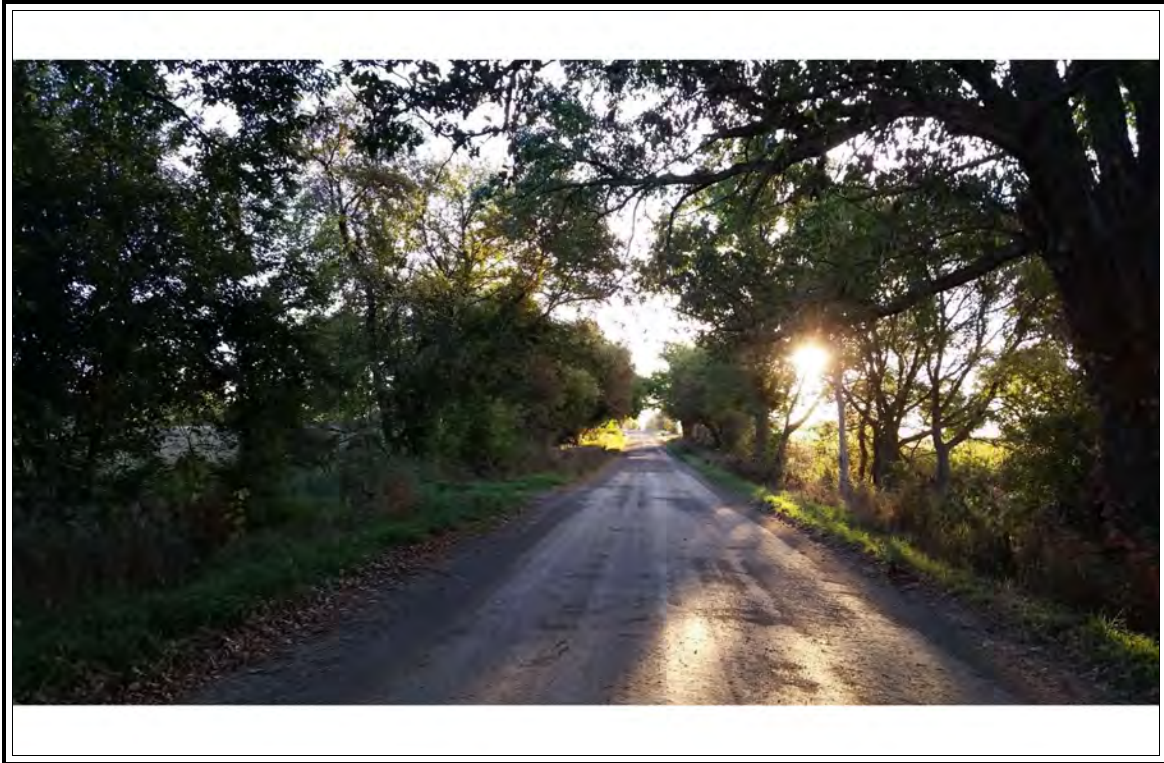
Soils data provided by USDA and NRCS.

© 2017 AgriData, Inc.



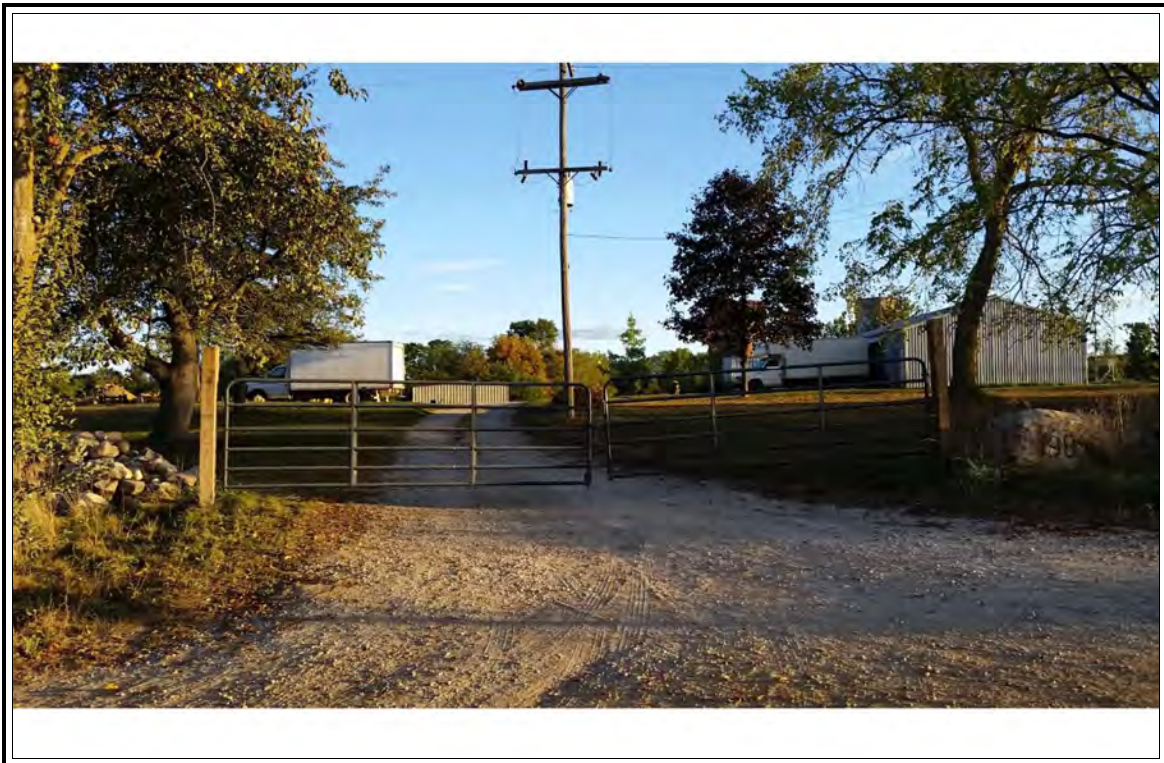
State: Michigan  
 County: Washtenaw  
 Location: 6-4S-4E  
 Township: Bridgewater  
 Acres: 66  
 Date: 10/11/2017

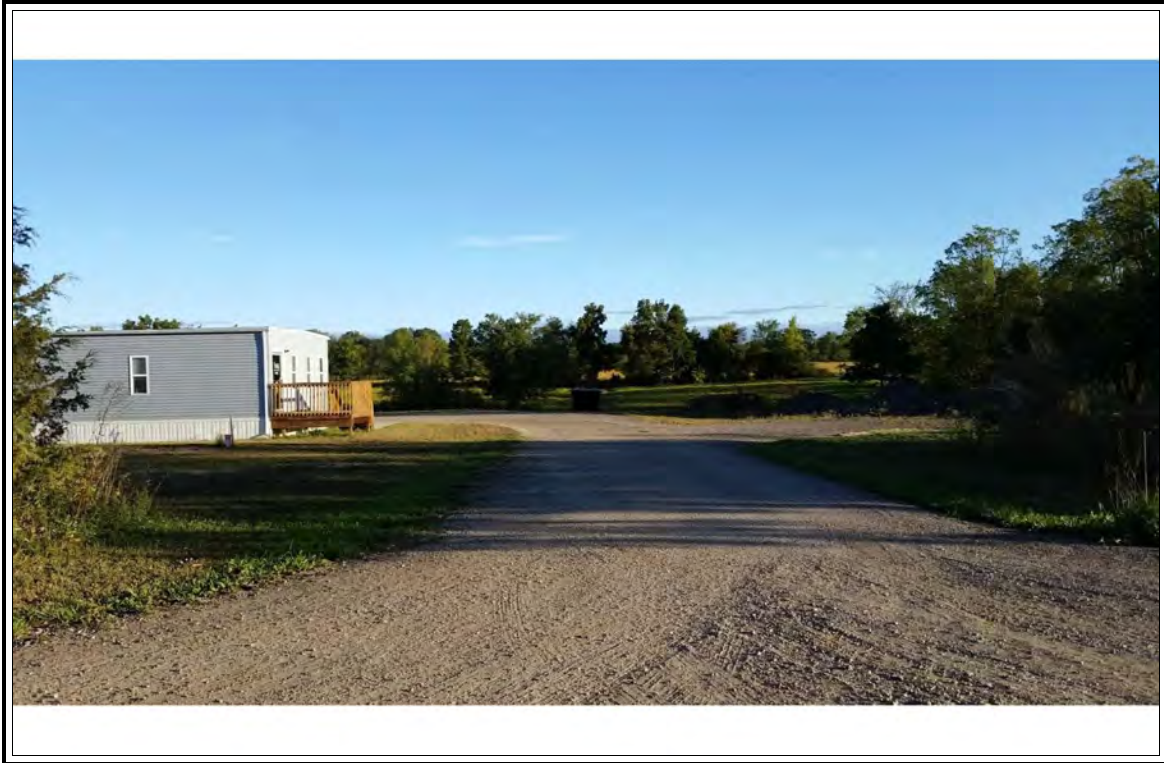




ABOVE: Burmeister Rd. Looking East

BELOW: West Building Site Entrance from Burmeister Rd. Looking North



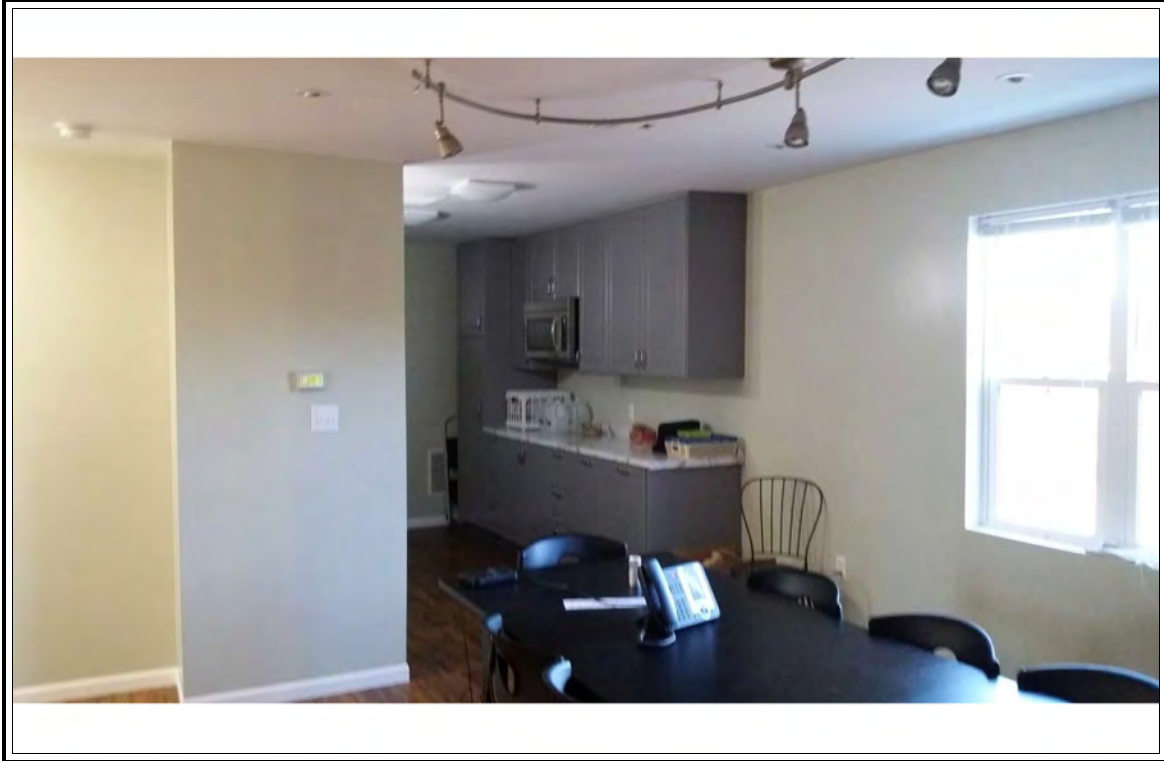


ABOVE: East Building Site Entrance from Burmeister Rd. Looking North

BELOW: Office Building

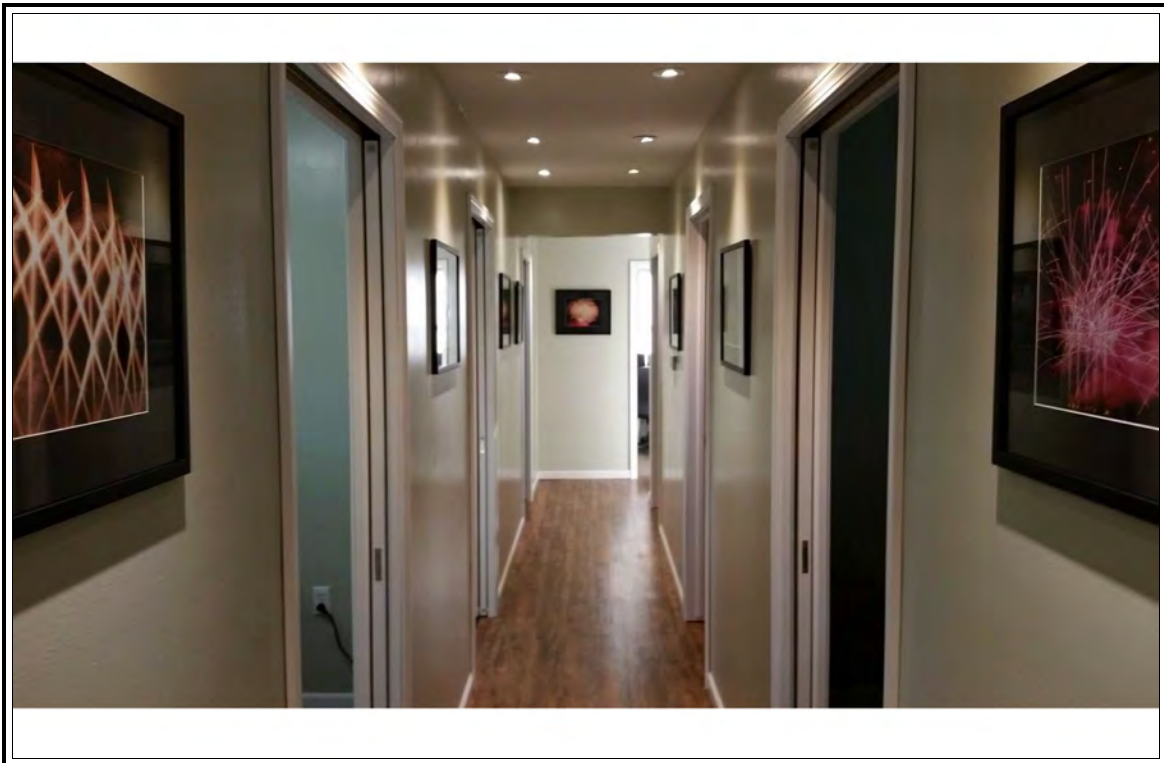


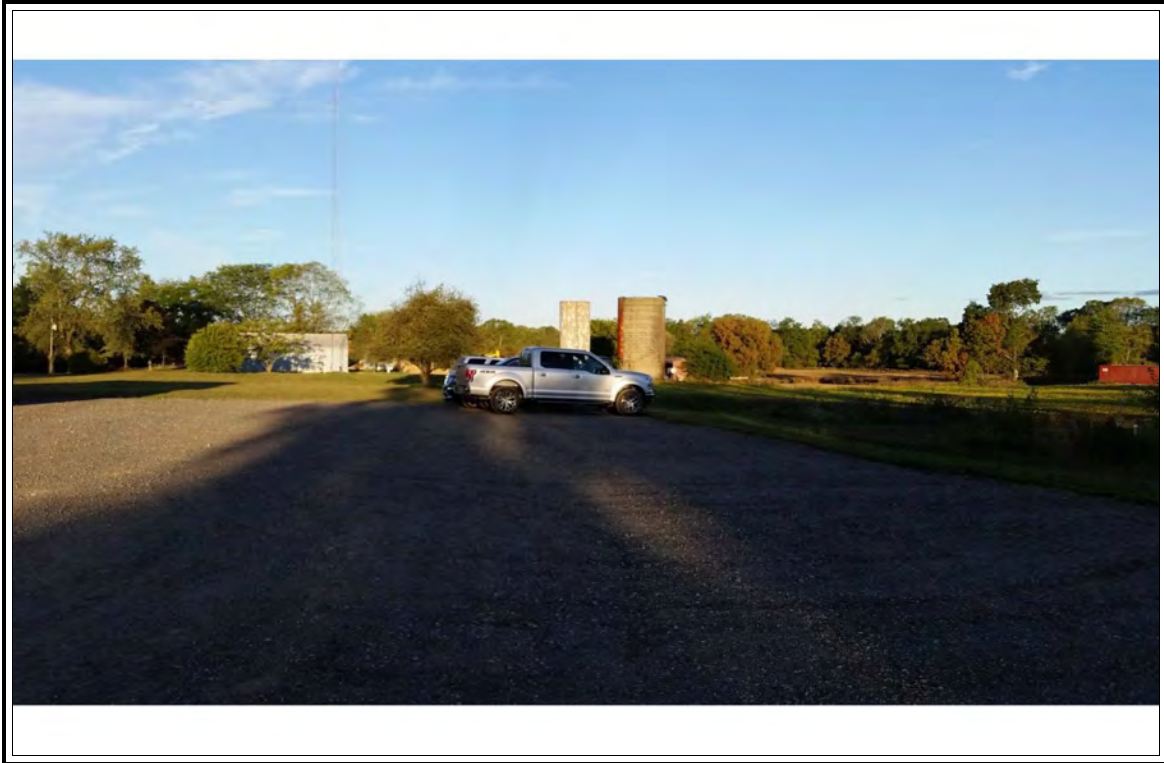




ABOVE: Office Building Interior

BELOW: Office Building Interior

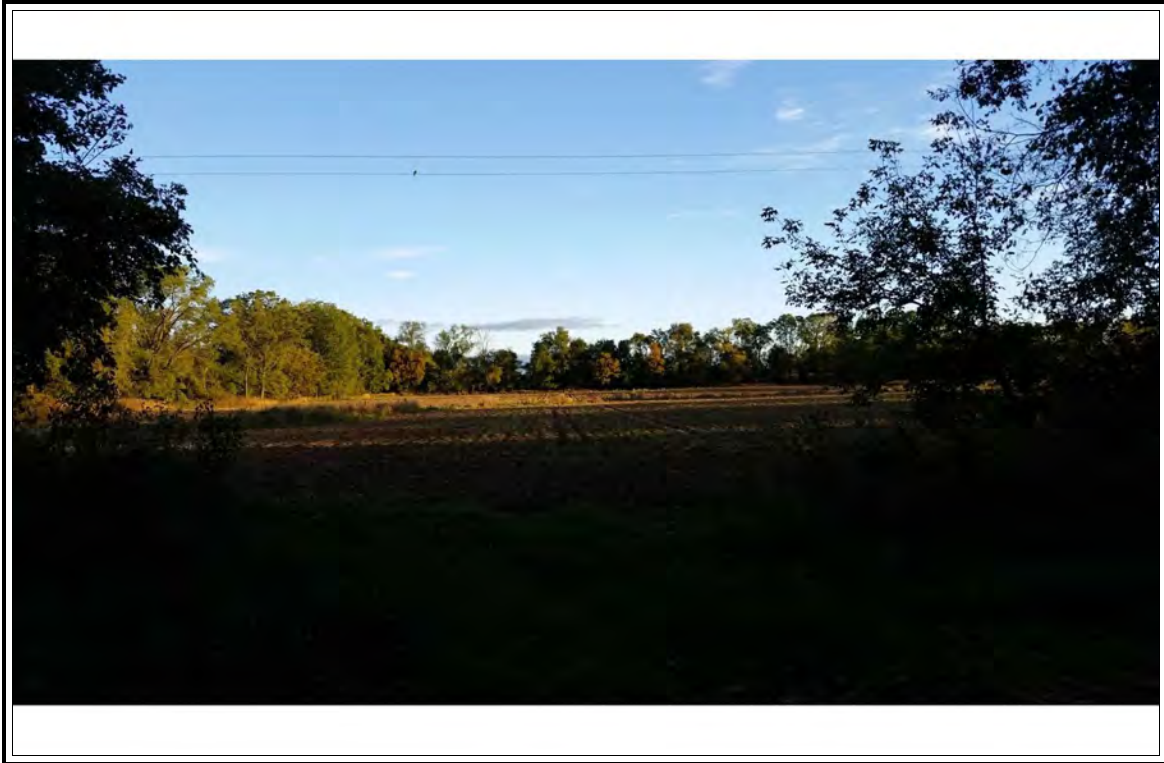




ABOVE: Parking Lot

BELOW: Proposed Location of Storage Building Looking NE





ABOVE: Cropland From Burmeister Rd. Looking North

BELOW: Barn #2





ABOVE: Barn #1

BELOW: Shed

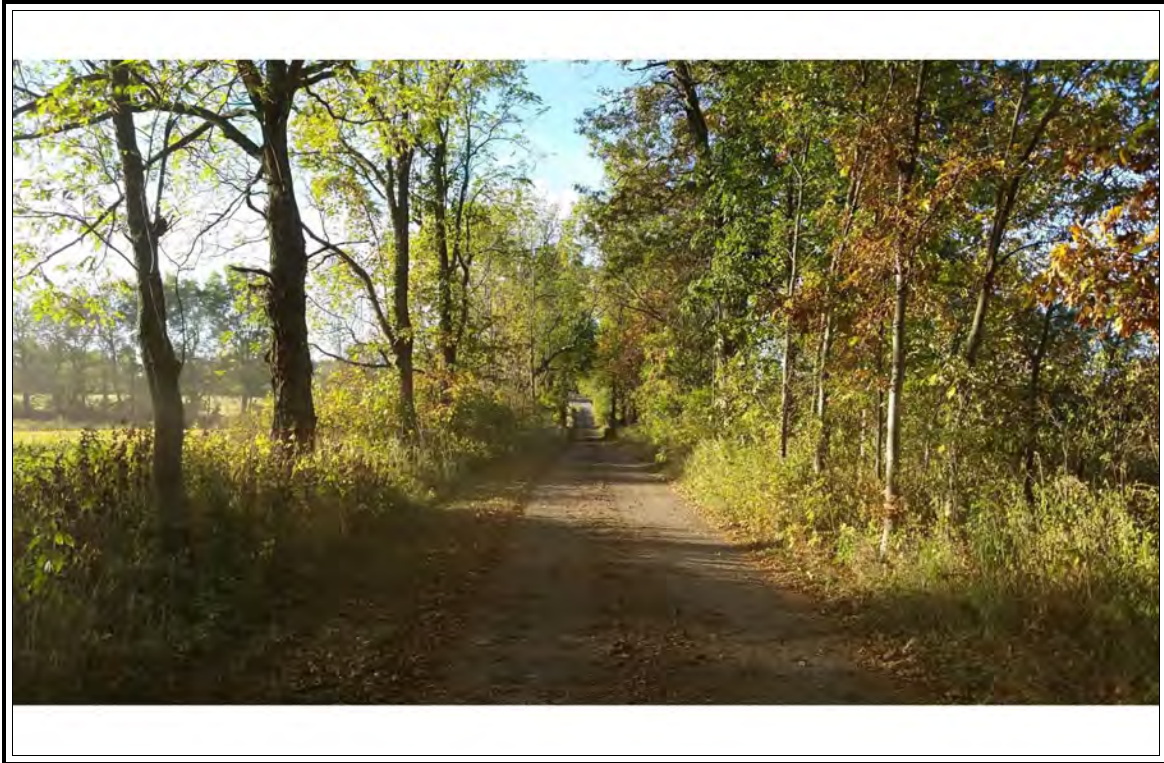




ABOVE: Wood Boiler

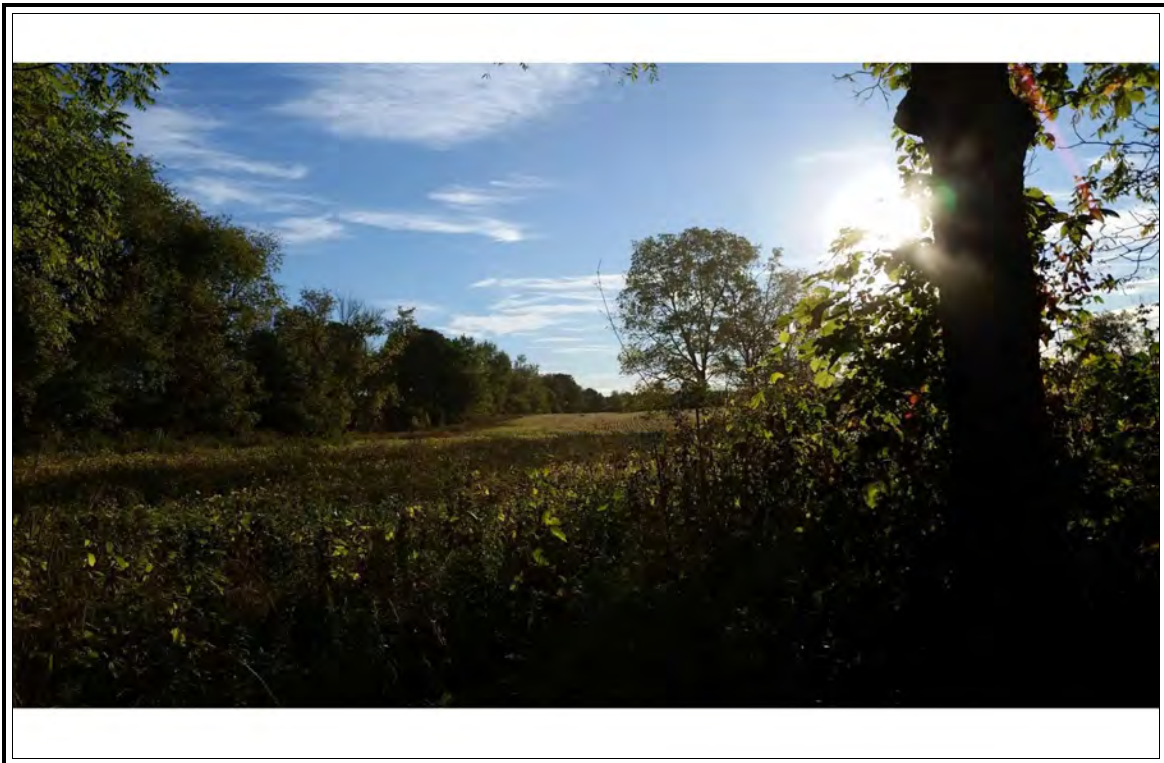
BELOW: Cropland in Northern Portion of Property Looking NE





ABOVE: Interior Lane Looking South from Northern Portion of Property

BELOW: Cropland from Interior Lane Looking NW



Addenda



## Addenda

**LEGAL DESCRIPTION****Tax ID#Q -17-11-400-004**

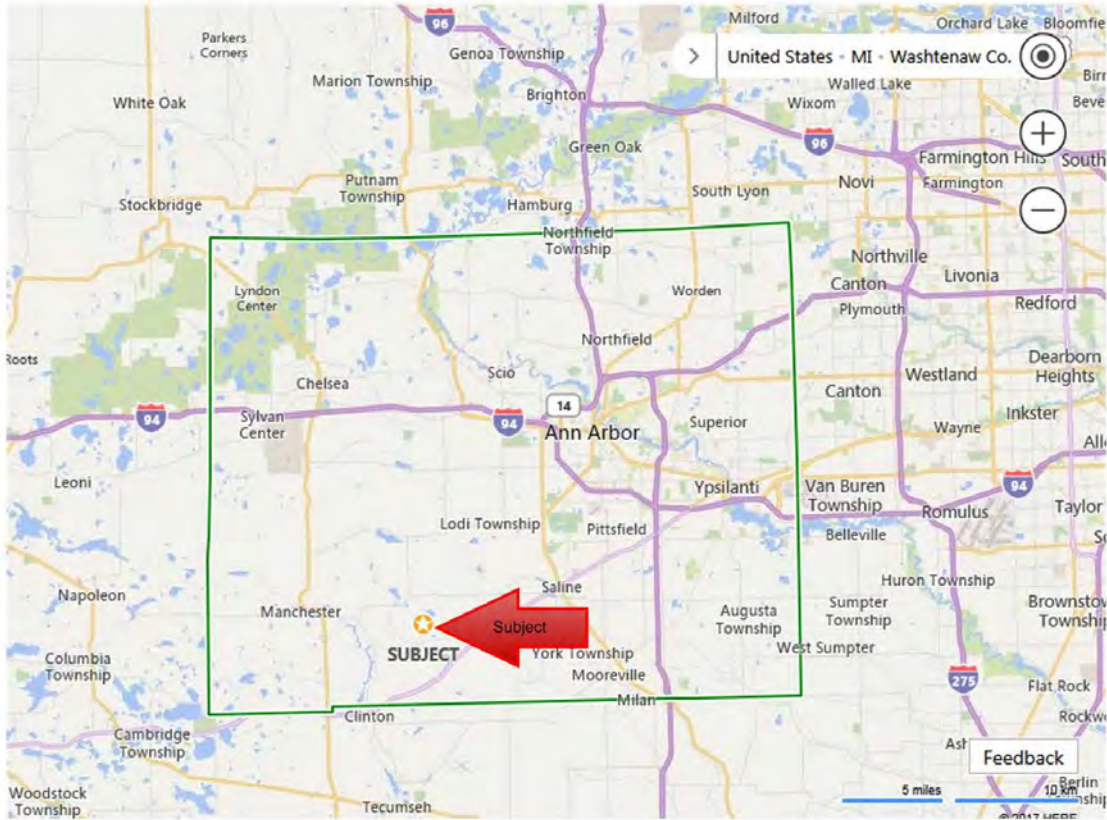
OWNER REQUEST BR 11-10A THE SE 1/4 SEC 11, EXC THE E 30 RDS IN WIDTH THEREOF, ALSO EXC 30 AC IN THE NW COR, SAID 30 AC BEING 40 RDS N&S AND 120 RDS E&W, ALSO EXC COM AT S 1/4 COR SEC 11, TH EAST 560 FT TO A POB, TH NORTH 450 FT, TH EAST 500 FT, TH SOUTH 450 FT, TH WEST 500 FT TO THE POB. PT OF SW 1/4 SEC 11, T4S-R4E. 94.84 AC.  
SPLIT ON 04/03/2012 FROM Q -17-11-400-002;

**Tax ID#Q -17-11-400-005**

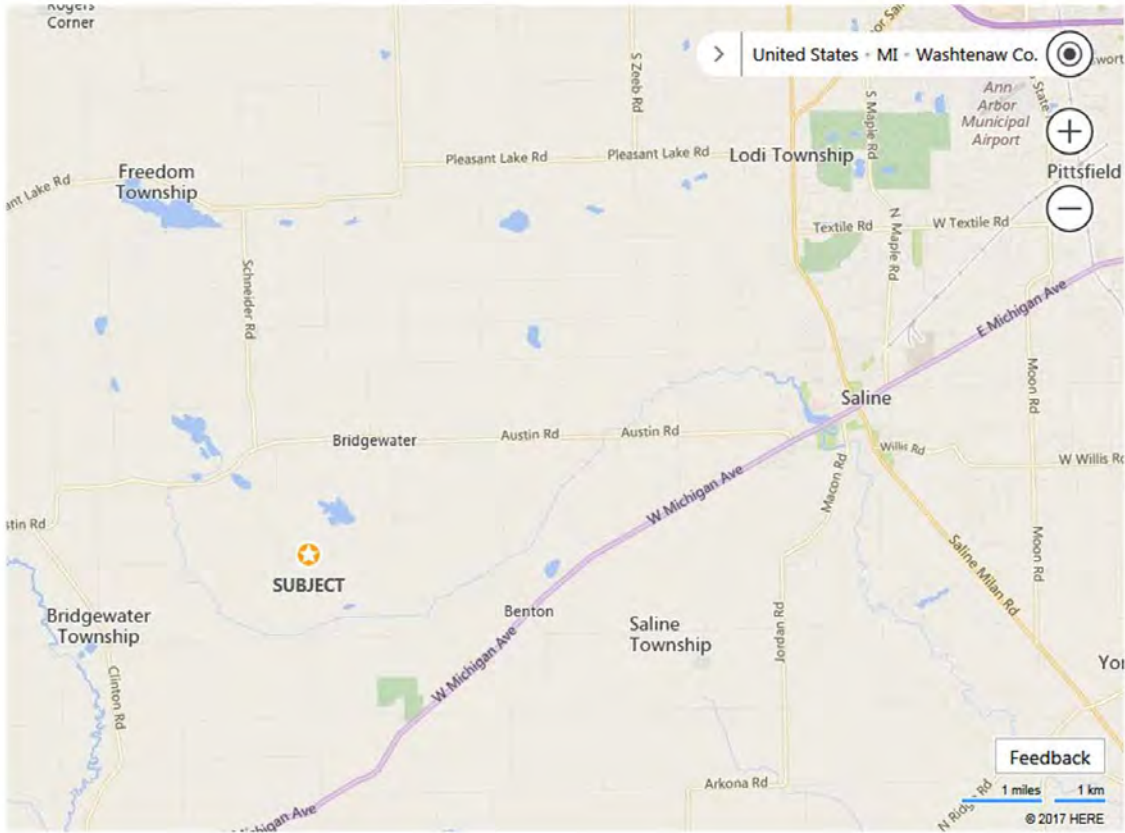
OWNER REQUEST BR 11-10B COM AT S 1/4 COR SEC 11, TH EAST 560 FT TO A POB, TH NORTH 450 FT, TH EAST 500 FT, TH SOUTH 450 FT, TH WEST 500 FT TO THE POB. PT OF SE 1/4 SEC 11, T4S-R4E. 5.16 AC.  
SPLIT ON 04/03/2012 FROM Q -17-11-400-002;



Addenda



Addenda

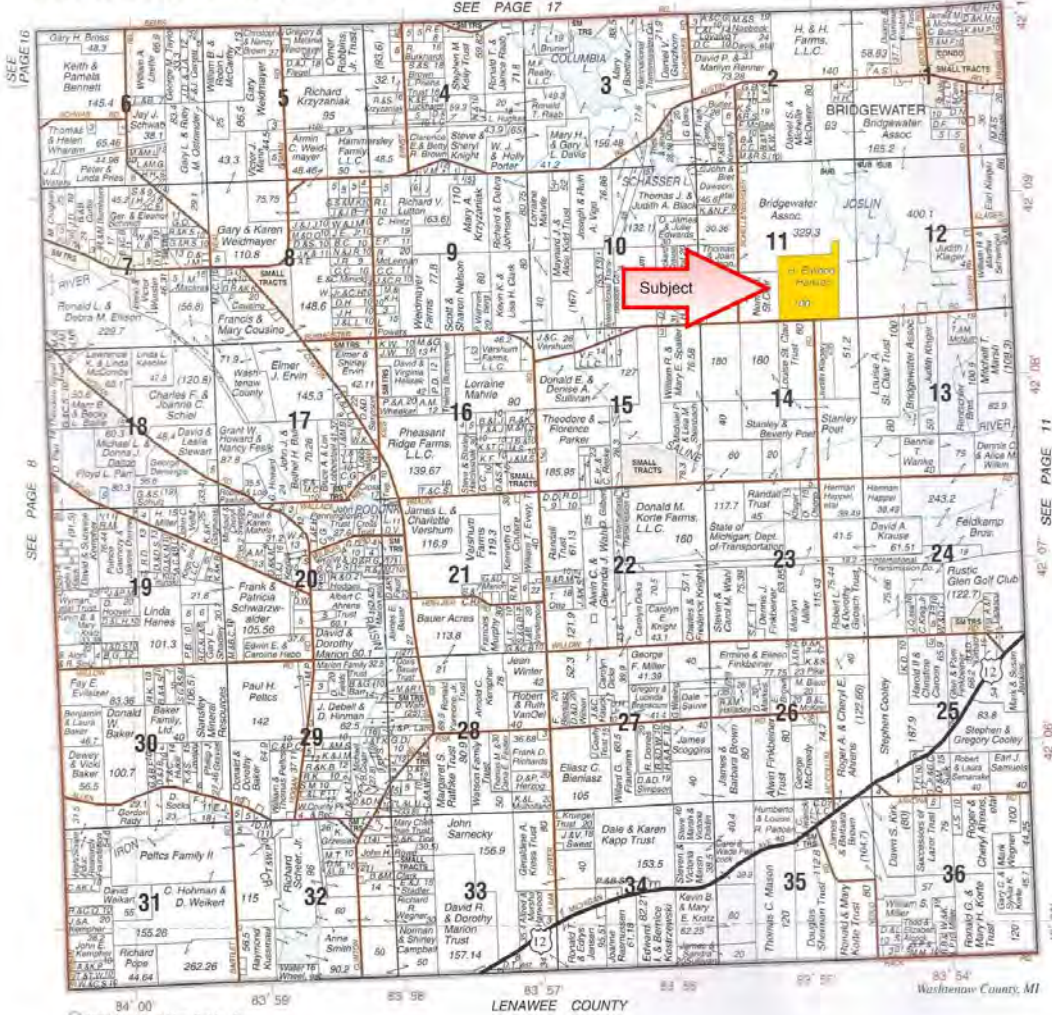


Addenda

# BRIDGEWATER

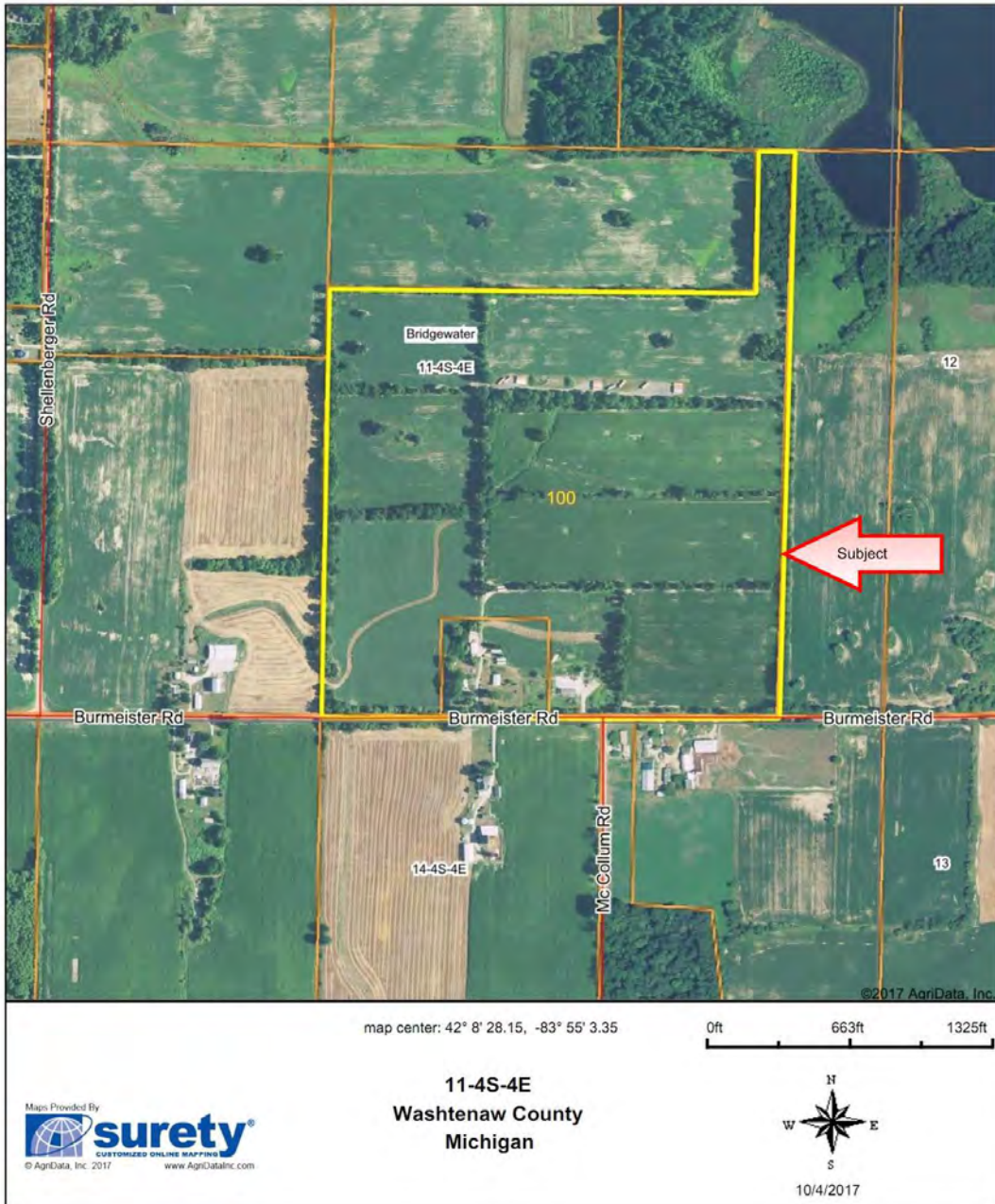
# T.4S.-R.4E.

SEE PAGE 17



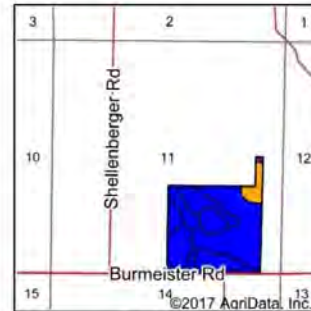
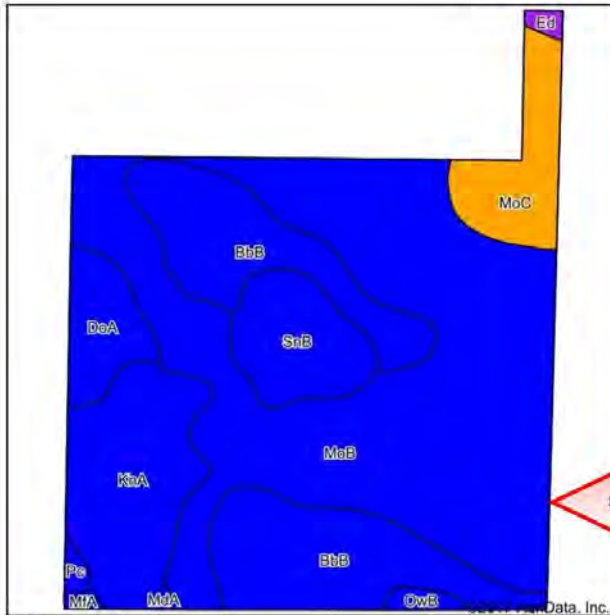
Addenda

Aerial Map

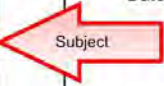


Addenda

Soils Map



State: Michigan  
 County: Washtenaw  
 Location: 11-4S-4E  
 Township: Bridgewater  
 Acres: 100  
 Date: 10/4/2017



Soils data provided by USDA and NRCS.

Area Symbol: MI161, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn
MoB	Glynwood loam, 2 to 6 percent slopes	49.13	49.1%		ile	133
BbB	Blount loam, 2 to 6 percent slopes	20.81	20.8%		ile	140
KnA	Kibbie fine sandy loam, 0 to 4 percent slopes	11.54	11.5%		ile	125
SnB	Sisson fine sandy loam, 2 to 6 percent slopes	6.47	6.5%		ile	115
MoC	Morley loam, 6 to 12 percent slopes	5.89	5.9%		ile	100
DoA	Dixboro-Kibbie fine sandy loams, 0 to 4 percent slopes	4.23	4.2%		ilw	115
OwB	Owosso-Miami complex, 2 to 6 percent slopes	0.66	0.7%		ile	115
Pe	Pella silt loam	0.48	0.5%		ilw	140
Ed	Edwards muck	0.39	0.4%		vsw	
MJA	Metamora sandy loam, 0 to 4 percent slopes	0.26	0.3%		ile	120
MdA	Matherton sandy loam, 0 to 4 percent slopes	0.14	0.1%		ile	100
<b>Weighted Average</b>						<b>129</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Addenda



**TomKat Construction, Inc**  
 2450 Nottawa Lake Dr. Marshall, MI. 49068  
 Phone 269 213-7275 or 269 558-2002

**Preliminary planning Estimate**

Date: 8/14/ 2017

Customer: Rich Clark

Address: 9700 Burmiester Rd Bridgewater, MI

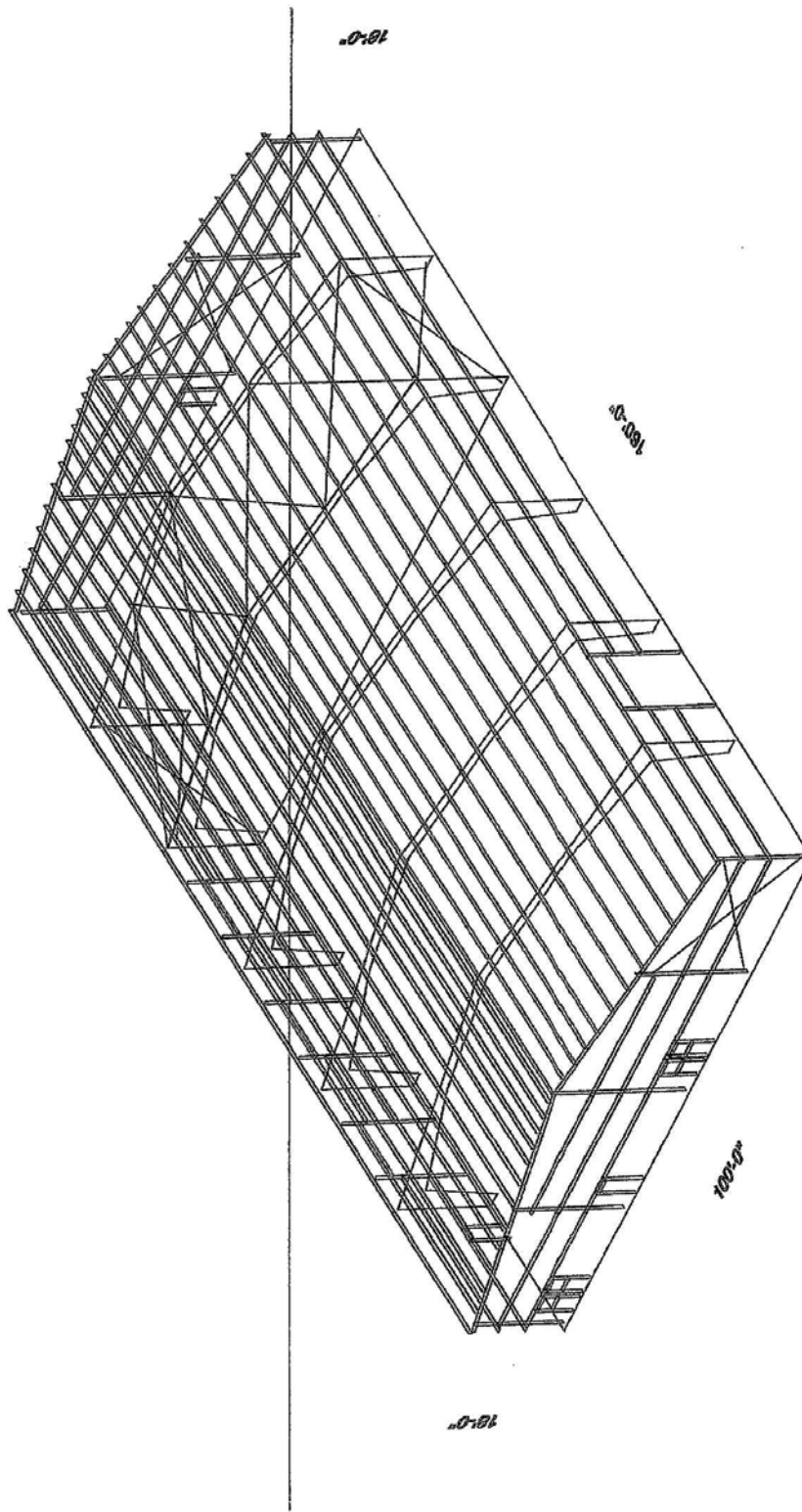
Project Overview: Erect a 100 x 160 x 18, PEMB as described in the RFQ. Only the items listed below are included along with all labor, materials, equipment, etc. If no cost is associated with the item it is assumed to be excluded unless otherwise stipulated.

Detail:

Item	Description	Cost	
1) Building:	Basic Building Pkg.	\$154,186.00	26
2) Erection:	Labor, Tools & Equipment	104,000.00	21 12
3) Excavation:	Site prep	TBD	2.1
4) Foundation:	*Pier and bond beam 10000	53,000.00	46x46x42
5) Floor:	5in. RI Concrete	<del>80,000.00</del>	36x36x42
6) Insulation:	Office area R-25 walls, R-36 roof	55,000.00	12x24+ above grade
	Balance of parameter walls and Roof R-13, includes installation	15,444.00	
		<del>14,500.00</del>	
7) Doors /Windows:			
8) Electrical:	N/A		By others
9) Plumbing:	N/A		By others
10) Heat/AC:	N/A		By others
11) Architect:	N/A	4,500.00	
12) Other:	Travel expense/lodging	Included	
13) Freight:	Pittsburg PA to site	4,200.00	
14) Sales Tax:		6,249.00	
	<b>TOTAL COST</b> Items 1 through 14 above only:	<b>\$436,079.00</b>	

Note: All OH door installs - by others, any flashing of roof penetrations by others or at additional cost. \*= Estimated cost.

Addenda



Addenda

## MARK A. WILLIAMS ~ ACCREDITED RURAL APPRAISER

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VALUE MIDWEST | 6446 MORRIS STREET - PO BOX 125 | MARLETTE, MI 48453-0125  
 EMAIL: [MARK@VALUEMIDWEST.COM](mailto:MARK@VALUEMIDWEST.COM) | CELL: 810.252.6938 | OFFICE: 989.635.0086 | FAX: 866.860.7904

**EXPERIENCE**

- 2003-Present     **President/Certified General Appraiser**  
Value Midwest  
Marlette, Michigan
  
- 1994-2003       **President/Certified General Appraiser**  
Agricultural Advisors Ltd.  
North Branch, Michigan
  
- 1992-1994       **Associate Appraiser**  
Hodge Appraisal Group Ltd.  
Lapeer, Michigan
  
- 1987-1988       **Agricultural Financial Consultant**  
Gardner & Associates  
Port Huron, Michigan

**EDUCATION**

- 1971-1974       **Central Michigan University**  
B.A. - Journalism/Public Relations  
Mt. Pleasant, Michigan
  
- 1990-1991       **Eastern Michigan University**  
Post Graduate Studies  
Ypsilanti, Michigan

**LICENSES HELD**

- Certified General Appraiser – Michigan - #1201003316
- Certified General Appraiser – Indiana - #CG41100033
- Certified General Real Estate Appraiser – Ohio - #2012002810
- Certified General Real Estate Appraiser – Texas - #TX 1380074 G
- Certified General Real Property Appraiser – Iowa - #CG03131
- Certified General Real Property Appraiser – Nebraska - #CG290109R
- Certified General Appraiser – Colorado - #CG100035633
- Certified General Appraiser – North Dakota - #CG-21512
- Certified General Appraiser – Montana - #REA-RAG-LIC-7206
- Certified General Appraiser – South Dakota - #1363CG



## Addenda

## MARK A. WILLIAMS ~ ACCREDITED RURAL APPRAISER

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**APPRAISAL COURSES COMPLETED**

Holloway Real Estate Institute

American Society of Farm Managers and Rural Appraisers

Northern Michigan University

American Society of Appraisers

<b><u>Year</u></b>	<b><u>Course Title</u></b>
1992	Real Estate Appraisal "One" Uniform Standards of Professional Appraisal Practice Fundamentals of Rural Appraisal Challenge
1993	Principles of Rural Appraisal
1994	Advanced Rural Appraisal Special Purpose Structures Seminar Appraising Multi-Family Units
1995	Permanent Plantings Seminar
1997	Surveying and Legal Descriptions
1999	Appraisal Report Writing
2001	Conservation Easements Seminar Environmental Due Diligence
2002	Uniform Agricultural Appraisal Report Income Capitalization (Part I)
2003	UAAR Seminar – 2 Day 2004-2005 National USPAP Update Real Estate Institute "One"
2004	Property Management and Managing Risk Appraising the Oddball: Nonconforming & Difficult Properties Michigan Appraisal Law Legal Update
2006	Eminent Domain Yellow Book (UASFLA) Appraisal Review Under UASFLA (A-380)
2007	Introduction to Appraisal Review Appraisal Review Under USPAP
2008	Michigan Law (for recertification) 2008-2009 National USPAP Update Advanced Approaches to Value for Rural Appraisal (A-300)
2009	Advanced Appraisal Review Case Studies (A-390) Valuation of Cons. Ease. & Other Partial Interests in RE
2010	ASFMRA Instructor Workshop Expert Witness Preparation and Testimony 2010-2011 National USPAP Update
2011	Instructing Basic Appraisal Procedures (A-102) 2012-2013 National USPAP Update
2012	Report Writing Land and Site Valuation Michigan Appraisal Law Using Your HP12C Financial Calculator Michigan Code of Ethics Michigan Agency Law
2013	Permanent Plantings Key Issues of Grain Elevator Valuation Introduction to Commercial Greenhouse Appraisal
2014	2014-2015 National USPAP Update

## Addenda

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**MARK A. WILLIAMS ~ ACCREDITED RURAL APPRAISER**

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**APPRAISAL COURSES COMPLETED (CONTINUED)**

<b><u>Year</u></b>	<b><u>Course Title</u></b>
2014	Michigan Agency Law
2015	Rural Sales Analysis and Confirmation Understanding and Using Comparable Transactions Introduction to Statistical Analysis for Appraisers Valuation of Confined Animal Feeding Operations 7 Hour National USPAP Course
2016	Michigan Law Update Appraising Natural Resources Personalities of Agriculture and Business ASFMRA 87 <sup>th</sup> Annual Convention Rapid Fire Case Studies
2017	The Valuation of Partial Acquisitions, C-421 Report Writing

Addenda

**MARK A. WILLIAMS ~ ACCREDITED RURAL APPRAISER**

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**AREAS OF SPECIALIZATION**

- |                                    |   |
|------------------------------------|---|
| Area Wide Market Analysis          | Orchards  |
| Christmas Tree Farms               | Partial Interest                                |
| Cluster Developments               | Partial Takings                                 |
| Commercial Buildings               | Poultry Facilities                              |
| Conservation Easements             | Recreational Ag Properties                      |
| Commercial Properties              | Residential                                     |
| CRP Interests                      | Rural Residential Properties                    |
| Dairy Production Facilities        | Riding Arenas                                   |
| Development Properties             | Merchantable Timber/High Quality Veneer Parcels |
| Estate Properties                  | Single Family Houses                            |
| Expert Witness/Agricultural Issues | Subdivision Analysis                            |
| Hog Confinement Facilities         | Vacant Land                                     |
| Industrial Projects                | Vegetable Farms                                 |
| Multi-Family Developments          |   |

**FOR WHOM HE COMPLETED APPRAISAL AND/OR CONSULTING ASSIGNMENTS**

- |  |   |
|--|---|
| Agricultural Mortgage Company of America       | Northstar Bank                          |
| American Farmland Mortgage                     | PNC Bank                                |
| American Farmland Trust                        | Pulte Development Company               |
| Ann Arbor Greenbelt Project                    | Republic Bank                           |
| Eastern Michigan Bank                          | Ronald Rickard, Attorney                |
| Exchange National Bank                         | Stephen Rayment, Attorney               |
| Exchange State Bank                            | Thumb National Bank & Trust             |
| Farm Service Agency                            | Tri County Bank                         |
| Goldstein Orchards                             | Triple C Development                    |
| Grand Traverse Regional Land Conservancy       | United States Department of Agriculture |
| Greenstone Farm Credit                         | Farmers Home Administration             |
| Hoeksema & Jager Celery Farm                   | Natural Resources Conservation Services |
| Leelanau County Conservancy                    | United States Department of Interior    |
| Little Traverse Conservancy Conservation Trust | Bureau of Indian Affairs                |
| Marquette Bank                                 | National Park Service                   |
| Michigan Apple Corporation                     | Office of the Special Trustee           |
| National City Bank                             | United States Forest Service            |
| Nexity Bank                                    |   |

**MEMBERSHIPS AND AFFILIATIONS**

- |  |            |
|--|------------|
| American Society of Farm Managers and Rural Appraisers | Accredited |
| American Society of Farm Equipment Appraisers          | Member     |
| American Farmland Trust                                | Member     |
| The Nature Conservancy                                 | Member     |
| Michigan Farm Bureau                                   | Member     |

Addenda

# MARK A. WILLIAMS ~ ACCREDITED RURAL APPRAISER

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Addenda

# GEORGE HUNGER ~ CERTIFIED GENERAL APPRAISER

GEORGE HUNGER | 8011 HOLLOW CORNERS ROAD | ALMONT, MI 48003  
 EMAIL: [GEORGE@HUNGERAPPRAISALS.COM](mailto:GEORGE@HUNGERAPPRAISALS.COM) | CELL: 586.980.9573

**EXPERIENCE**

- 2016 – Present      **Certified General Appraiser**  
 Hunger Appraisal Services  
 Almont, Michigan
- 2008-2016        **State Licensed Appraiser**  
 Self Employed  
 Almont, Michigan
- 2006-2008        **Limited Real Estate Appraiser**  
 Williams Appraisal  
 Inlay City, Michigan
- 2005-2007        **Real Estate Salesperson**  
 GMAC Brokers Network  
 Romeo, Michigan

**EDUCATION**

- 2004 - 2005        **Spring Arbor University**  
 1998 - 1999        Troy, Michigan.
- 1991 - 1995        **Macomb Community College**  
 Warren, Michigan
- 1985 - 1990        **Armada High School**  
 Armada, Michigan

**LICENSES CURRENTLY HELD**

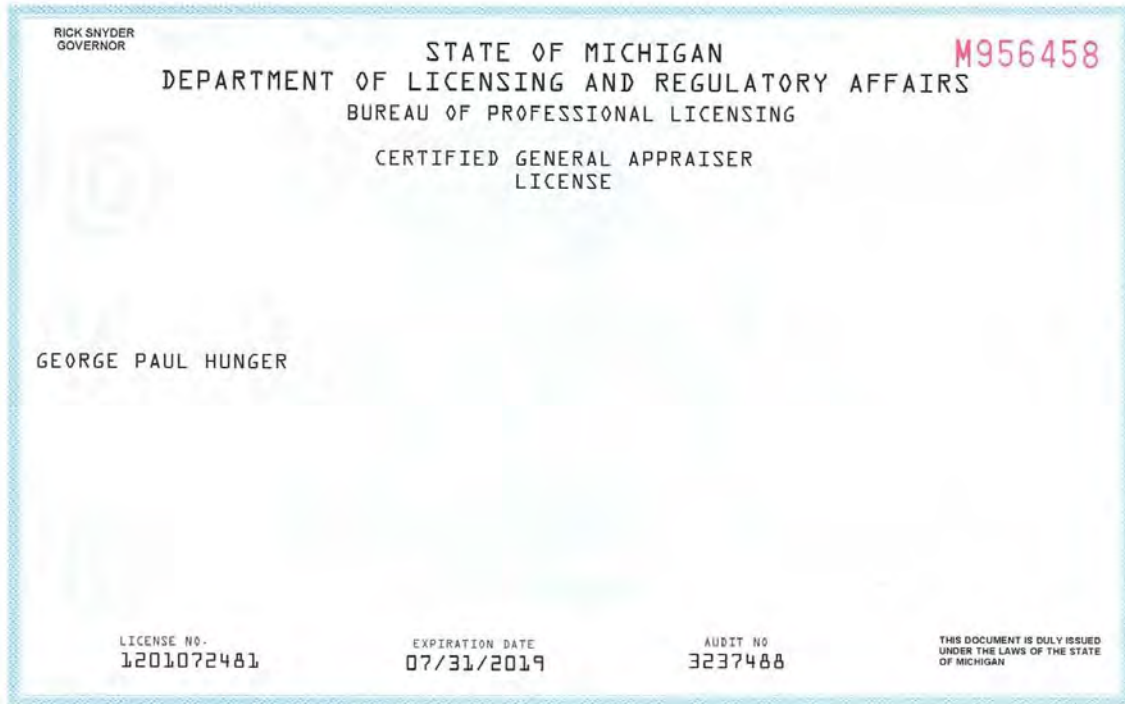
Certified General Appraiser - State of Michigan - #1201072481

**APPRAISAL COURSES COMPLETED**

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>2005    Appraisal One - Basic Appraisal Principles<br/>                     Appraisal Concepts 2<br/>                     National USPAP Practice</li> <li>2006    Understanding 1031 Tax-Free Exchanges<br/>                     Fair Housing / Case Law / MI Laws &amp; Rules</li> <li>2007    Introduction to Income Capitalization &amp; Real<br/>                     Estate Applications (G-330)</li> <li>2008    Intermediate Approaches to Value for Rural<br/>                     Appraisal (A-200)<br/>                     Basic Appraisal Principles<br/>                     2008-2009 National USPAP Update</li> <li>2010    2010-2011 National USPAP Update</li> <li>2011    Michigan Appraisal Law<br/>                     REO &amp; Foreclosures<br/>                     Even Odder: More Oddball Appraisals<br/>                     Foundations in Sustainability: Greening the<br/>                     Real Estate &amp; Appraisal Industry</li> </ul> | <ul style="list-style-type: none"> <li>2013    Cost Approach for General Appraisers (A-301)<br/>                     Michigan Appraisal Law<br/>                     2012-2013 National USPAP Update</li> <li>2014    General Appraiser Market Analysis Highest &amp; Best<br/>                     Use</li> <li>2015    Sales Comparison for General Appraisers (A-302)<br/>                     Statistics, Modeling and Finance<br/>                     Michigan Appraisal Law<br/>                     2014-2015 National USPAP Update<br/>                     General Appraiser Income Approach<br/>                     General Report Writing &amp; Case Studies</li> <li>2017    Advanced Rural Case Studies (A-400)<br/>                     Michigan Appraisal Law<br/>                     2016-2017 National USPAP Update</li> </ul> |
|---|--|

Addenda

GEORGE P. HUNGER ~ CERTIFIED GENERAL APPRAISER



E&O Declaration



**LIA Administrators & Insurance Services**  
**APPRAISAL AND VALUATION**  
**PROFESSIONAL LIABILITY INSURANCE POLICY**  
**DECLARATIONS**



**ASPEN AMERICAN INSURANCE COMPANY**  
 (A stock insurance company herein called the "Company")  
 175 Capitol Blvd, Suite 100  
 Rocky Hill, CT 06067

Date Issued	Policy Number	Previous Policy Number
04/24/2017	AAI006072-02	AAI006072-01

THIS IS A CLAIMS MADE AND REPORTED POLICY. COVERAGE IS LIMITED TO LIABILITY FOR ONLY THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND THEN REPORTED TO THE COMPANY IN WRITING NO LATER THAN SIXTY (60) DAYS AFTER EXPIRATION OR TERMINATION OF THIS POLICY, OR DURING THE EXTENDED REPORTING PERIOD, IF APPLICABLE, FOR A WRONGFUL ACT COMMITTED ON OR AFTER THE RETROACTIVE DATE AND BEFORE THE END OF THE POLICY PERIOD. PLEASE READ THE POLICY CAREFULLY.

Item

<p><b>1. Customer ID:</b> 168636  <b>Named Insured:</b>                  VALUE MIDWEST                  WILLIAMS &amp; ASSOCIATES, INC.                  6446 Morris Street, PO Box 125                  Marlette, MI 48453</p>	
<p><b>2. Policy Period:</b> From: 05/01/2017 To: 05/01/2018                  12:01 A.M. Standard Time at the address stated in 1 above.</p>	
<p><b>3. Deductible:</b> \$5,000 Each Claim</p>	
<p><b>4. Retroactive Date:</b> 05/01/2009</p>	
<p><b>5. Inception Date:</b> 05/01/2016</p>	
<p><b>6. Limits of Liability:</b> A. \$1,000,000 Each Claim                  B. \$1,000,000 Aggregate</p>	
<p><b>7. Mail all notices, including notice of Claim, to:</b>                  LIA Administrators &amp; Insurance Services                  1600 Anacapa Street                  Santa Barbara, California 93101                  (800) 334-0652; Fax: (805) 967-0652</p>	
<p><b>8. Annual Premium:</b> ██████████</p>	
<p><b>9. Forms attached at issue:</b> LIA002 (12/14) LIA MI (11/14) LIA MI NOT (11/14) LIA012 (12/14)                  LIA013 (10/14) LIA131 (10/14)</p>	

This Declarations Page, together with the completed and signed Policy Application including all attachments and exhibits thereto, and the Policy shall constitute the contract between the Named Insured and the Company.

04/24/2017  
 \_\_\_\_\_  
 Date  
 LIA-001 (12/14)

By   
 \_\_\_\_\_  
 Authorized Signature  
 Aspen American Insurance Company

Engagement Letter



6446 Morris Street  
P O Box 125  
Marlette, MI 48453

Phone 989-635-0086  
Fax 866-860-7904  
info@valuemidwest.com

*Appraisals & Consulting for Agribusiness, Commercial, Residential & Specialty Properties*

September 27, 2017

Jackie Heldt  
Ann Arbor State Bank  
125 West William  
Ann Arbor, MI 48104  
734-418-0582  
jhheldt@a2sb.com

Re: Hansen Farm Land Trust Property  
Parcel ID's: Q-17-11-400-004 & Q-17-11-400-005

Ms. Heldt,

In reply to your request, please review and acknowledge the following agreement to provide appraisal services for the real property known as parcel id's: Q-17-11-400-004 & Q-17-11-400-005 located in Saline, Michigan (herein referred to as the "subject property").

Scope of Work:

Upon your acceptance, Value Midwest (VM) will appraise the "fee simple" market value of the above referenced property in an "as is" basis and an "as will be" basis. The sales approach will be completed for the "as is" value and the cost approach will be utilized for the "as will be" value and sales approach if applicable. Value Midwest will perform a complete appraisal to be reported in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP).

Client/Intended User:

The client for this project is Ann Arbor State Bank. Intended users are any legal/financial counsel authorized by the client.

Intended Use:

Use by the Client for market value determination of fair market value.

Time frame:

Work upon the assignment is to begin immediately upon signed engagement, with final results due no later than 21 days from receipt of signed engagement.

Appraisal fee:

The fee for this assignment will be \$2000 (Two Thousand dollars). The full fee is due 30 days after delivery of report. We will submit invoice with completed appraisal.

Contact: A contact name and phone number is required for inspection purposes:

Terms and conditions are valid for **seven (7)** days from date of engagement letter. The fee and period of performance is subject to change if the scope of work is modified. We look forward to providing you with excellent service and reliable valuations. Please contact us with any questions you may have regarding the above terms.

Accepted:

Jackie Heldt 9/28/17  
Authorized Signature Date

Mark A. Welland 9/27/17  
Value Midwest Date



## Engagement Letter

**Conditions of Engagement**

- 1) The Client should consider the appraisal as only one factor together with its independent investment considerations and underwriting criteria in its overall investment decision. Unless Value Midwest consents in writing, the appraisal cannot be used by any party or for any purpose other than the Client for the purpose specified in this engagement letter.
- 2) Federal banking regulations require banks and savings and loan associations to employ appraisers where a FIRREA compliant appraisal must be used in connection with mortgage loans or other transactions involving federally regulated lending institutions, including mortgage bankers/brokers. Because of that requirement, this appraisal, if ordered independent of a financial institution or agent, may not be accepted by a federally regulated financial institution. This appraisal will be prepared in accordance with the Uniform Standards of Professional Appraisal Practice of The Appraisal Foundation, the Standards of Professional Practice and the Code of Ethics of the Appraisal Institute.
- 3) The appraisal report will be subject to our standard Assumptions and Limiting Conditions, which will be incorporated into the appraisal. All users of the appraisal report are specifically cautioned to understand any Extraordinary Assumptions and Hypothetical Conditions which may be employed by the appraiser and incorporated into the appraisal.
- 4) If the appraisal is referred to or included in any offering material or prospectus, the appraisal shall be deemed referred to or included for informational purposes only and Value Midwest, its employees and the appraiser have no liability to such recipients. VM disclaims any and all liability to any party other than the party which retained VM to prepare the appraisal.
- 5) In the event the Client provides a copy of this appraisal to, or permits reliance thereon by, any person or entity not authorized by Value Midwest in writing to use or rely thereon, Client hereby agrees to indemnify and hold VM, its affiliates and the respective shareholders, directors, officers and employees, harmless from and against all damages, expenses, claims and costs, including attorney's fees, incurred in investigating and defending any claim arising from or in any way connected to the use of, or reliance upon, the appraisal by any such unauthorized person or entity.
- 6) The fee for the appraisal report will be due upon completion. Payment of the fee is not contingent on the appraised value, outcome of the appraisal report, a loan closing, or any other prearranged condition. Additional fees will be charged on an hourly basis for any work, which exceeds the scope of this proposal, including performing additional valuation scenarios, additional research and conference calls or meetings with any party, which exceed the time allotted by Value Midwest for an assignment of this nature. If we are requested to stop working on this assignment, for any reason, prior to our completion of the appraisal, VM will be entitled to bill the Client for the time expended to date at VM's hourly rate of \$150 for Robert J. Lentz and Mark A. Williams; and \$50 for Support Staff.
- 7) Client will have up to twenty-one (21) days from receipt of the appraisal report to communicate its review to Value Midwest. VM will respond to Client's review of VM's appraisal report within five (5) business days of Client's communication to VM. Value Midwest reserves the right to bill Client for responding to Client's review beyond this time period.
- 8) If VM or any of its affiliates or any of their respective employees receives a subpoena or other judicial command to produce documents or to provide testimony involving this assignment in connection with a lawsuit or proceeding, VM will use reasonable efforts to notify the Client of our receipt of same. However, if VM or any of its affiliates are not a party to these proceedings, Client agrees to compensate VM or its affiliate for the professional time and reimburse VM or its affiliate for the actual expense that it incurs in responding to any such subpoena or judicial command, including attorneys' fees, if any, as they are incurred. VM or its affiliate will be compensated at the then prevailing hourly rates of the personnel responding to the subpoena or command for testimony.
- 9) By signing this agreement Client expressly agrees that its sole and exclusive remedy for any and all losses or damages relating to this agreement or the appraisal shall be limited to the amount of the appraisal fee paid by the Client. In the event that the Client, or any other party entitled to do so, makes a claim against Value Midwest or any of its affiliates or any of their respective officers or employees in connection with or in any way relating to this engagement or the appraisal, the maximum damages recoverable from VM or any of its affiliates or their respective officers or employees shall be the amount of the monies actually collected by VM or any of its affiliates for this assignment and under no circumstances shall any claim for consequential damages be made.
- 10) It is acknowledged that any opinions and conclusions expressed by the professionals of Value Midwest or its affiliates during this assignment are representations made as employees and not as individuals. VM's or its affiliate's responsibility is limited to the Client, and use of our product by third parties shall be solely at the risk of the Client and/or third parties.
- 11) The fees and expenses shall be due VM as agreed in this letter. If it becomes necessary to place collection of the fees and expenses due VM in the hands of a collection agent and/or an attorney (whether or not a legal action is filed) client agrees to pay all fees and expenses including attorney's fees incurred by VM in connection with the collection or attempted collection thereof.

9700 Burmeister Rd, Actual Building Construction Costs

Item	Vendor	Cost
PEMB Steel Building	Rhino	\$128,000.00
Concrete Foundation & Floor	Dysert Concrete	\$120,115.00
Building Erection (labor)	International Steel	\$69,900.00
Overhead Doors	Ann Arbor Door Systems	\$22,330.00
Engineering	Barr Engineering	\$1,267.50
Heater Units	Anderson	\$1,726.00
Interior Lighting	Madison Electric	\$12,308.44
Electrical	Doug Wilbur	\$2,302.50
Chelsea Lumber	Windows	\$1,633.29
AA Anchor Bolts	Anchor Bolts	\$611.03
<b>Total building costs</b>		<b>\$360,193.76</b>



7390 Salem Road | Northville, MI 48168  
 PH: 248-349-6565 | FX: 248-349-8992  
 www.aaanchorbolt.com

INVOICE	
DATE	4/19/2018
INVOICE #	13021

BILL TO
Ace Pyro 13001 East Austin Road Manchester, MI 48158

SHIP TO
Ace Pyro corner- Burmeister & McCollum 9700 Burmeister Road Saline, MI 48176

P.O. NO.		TERMS	Sales Person	SHIP VIA	DATE SHIPPED
041818-01		TBD	KR	AADEL	4/25/2018
QTY SH...	Job Number	B/O	DESCRIPTION	PRICE	AMOUNT
48	13021-01	0	3/4" 27" long plus 3" bend with 5" rolled thread, 2 heavy nut & 2 USS washer, F1554 grade 55 material	3.83	183.84
40	13021-02	0	1" 27" long plus 3" bend with 5" rolled thread, 2 heavy nut & 2 USS washer, F1554 grade 55 material	6.69	267.60
1	1	0	Delivery Fee	125.00	125.00
			Michigan Sales Tax	6.00%	34.59

IF SUBJECT TO SALES TAX, PLEASE ADD WHEN REMITTING. US FUNDS ONLY

ALL CLAIMS FOR SHORTAGE OR DAMAGE MUST BE REPORTED WITHIN 24 HOURS OF RECEIPT.

25% RESTOCKING FEE

<b>Total</b>	\$611.03
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$611.03



ANDERSON'S OUTDOOR  
WOOD FURNACE CENTER  
N5526 State Hwy 57  
Plymouth, WI 53073

# Invoice

Date	Invoice #
11/5/2018	65940

**PAID**  
**11/05/2018**

Bill To	Ship To
ACE PYRO ATN AARON 13001 E AUSTIN ROAD MANCHESTER, MI 48158	ACE PYRO- RESIDENTIAL 9700 Burmeister Rd, Manchester, MI 48158

P.O. No.	Terms	Due Date	Rep	Project	Customer Phone
	Due on receipt	11/5/2018	I		734-428-0900

Item	Description	Qty	Rate	Amount
2 speed 24x24 am ... ON OFF ON SWI...	2 speed 24x24 am air handler AKA 200 ON OFF ON SWITCH FOR 2 SPEED AIR HANDLERS SMALL DISCOUNT FOR MULTIPLE ORDERS	4 4	423.50 8.00	1,694.00T 32.00T

DELIVERED	<b>Subtotal</b>			
	<b>Sales Tax (0.0%)</b>			
	<b>Total</b>			
	<b>Payments/Credits</b>			
	<b>Balance Due</b>			
Label Proofed	Parts Pulled	Marked Delv'd Online	Marked Delv'd QB	Emailed Tracking
Phone #				
262-339-0061				



ANDERSON'S OUTDOOR  
WOOD FURNACE CENTER  
N5526 State Hwy 57  
Plymouth, WI 53073

# Invoice

Date	Invoice #
11/5/2018	65940

**PAID**  
**11/05/2018**

Bill To	Ship To
ACE PYRO ATN AARON 13001 E AUSTIN ROAD MANCHESTER, MI 48158	ACE PYRO- RESIDENTIAL 9700 Burmeister Rd, Manchester, MI 48158

P.O. No.	Terms	Due Date	Rep	Project	Customer Phone
	Due on receipt	11/5/2018	I		734-428-0900

Item	Description	Qty	Rate	Amount
	<p>THIS HAS SHIPPED COMPLETE</p> <p>As we are NOT responsible for any shortages or damages not reported on the bill of lading, we recommend that you carefully inspect your order and list any discrepancies on the bill of lading before signing it. If damages and shortages are properly noted on the bill of lading, we will file the claim for shortages/damages with the freight company. If you want a lift gate or any other additional services after package has shipped out, you will be charged a minimum of \$100 for those services.</p> <p>YOUR ORDER HAS SHIPPED ON 11/6/18 VIA FED EX FREIGHT THE PHONE NUMBER TO CALL FOR TRACKING IS 866-393-4585 YOUR TRACKING NUMBER IS CALLED A PRO# AND THAT NUMBER IS PRO# 4120259824</p>			

DELIVERED	<b>Subtotal</b>	\$1,726.00
All parts and services were delivered:	<b>Sales Tax (0.0%)</b>	\$0.00
Customers Signature: _____	<b>Total</b>	\$1,726.00
Please Note our "No Returns" Policy!	<b>Payments/Credits</b>	-\$1,726.00
	<b>Balance Due</b>	\$0.00

Label Proofed
Phone #
262-339-0061

Parts Pulled
--------------

Marked Delv'd Online
----------------------

Marked Delv'd QB
------------------

Emailed Tracking
------------------

# ANN ARBOR DOOR SYSTEMS, INC.

## Proposal

**Date:** September 22, 2017

**To:** ACE Pyro  
9700 Burmister  
Saline, MI 48176

**Phone:** Richard Clark Ph: 734-428-0900 e-mail: ricch@acepyro.com

### Description Of Work To Be Performed:

We propose to furnish labor and materials to install the sectional overhead type door as described below:

**Quote #1 \$6500.00**

Furnish and install Two (2) 14'-2"x 14'-0" Haas Model 616, polyurethane insulated (R- Value = 13.35) ribbed steel section door finished painted white. Door track to be 2" angle mount to steel jambs 36" of high lift on 2" track. Torsion spring counter balance system.

This quote includes full weather-stripping on bottom, sides and top of exterior of the new door.

**Quote #2 \$3,880.00**

Furnish and install Two (2) 9'-2" x 10'-2" Haas Model 616, polyurethane insulated ( R-Value= 13.35 Ribbed steel section door finished painter white. Door track to be 2" angle mount to steel with 84" of high lift. Torsion spring, Full weather seal on bottom, sides and top of exterior of new doors.

**Quote #3 \$11,950.00**

Furnish and install two (2) 6x8 Model P26830HL Mechanical Pit Dock Levelers and bumpers  
Furnish and install two (2) 11'x 11'- 6" Model SH402-36 Truck Shelters. By Rotary Products INC.

**Terms:** 25% down, Balance Net 30 Days

**Customer's Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Sales Representative:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Shaun Clark service Manager/ Commercial Sales**



# Barr Design Group, LLC

502 S. Main St., Goshen, IN 46526  
Tel: 574-534-6531 Fax: 574-534-6565 Email: info@barrdesigngroup.com



April 23, 2018

Ace Pyro  
Attn: Rich Clark

RE: Project 18-253 Foundation Design.

Dear: Rich

Please accept our sincere thanks for allowing us to prepare your engineering. Our staff is here to serve you, and will do everything possible to merit the confidence you have shown by using Barr Design Group. If there is anything we could do to improve our service please let us know your opinion is extremely important to us.

Because you are a valued customer you are offered a 2.5% discount on this invoice if paid before 5/8/18. The discount for this project would be \$32.50. The total for this invoice with discount will be \$1,267.50.

Please call on us whenever we can be of further service.

Sincerely,

Tracy M. Barr



# Barr Design Group, LLC

502 S. Main St., Goshen, IN 46526

Tel: 574-534-6531 Fax: 574-534-6565 Email: info@barrdesigngroup.com



TO:
Ace Pyro

## Invoice

DATE
4/23/2018

AMOUNT DUE	AMOUNT ENC.
\$1,300.00	

DATE	TRANSACTION	AMOUNT	BALANCE
04/22/2018	Balance forward		0.00
04/23/2018	18-253 Foundation Design- Completed Drawing Package	1,300.00	1,300.00

CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	AMOUNT DUE
1,300.00	0.00	0.00	0.00	0.00	\$1,300.00

All fees and expenses are due within 30 days of the date on the invoice. All fees and expenses will be invoiced net plus 1.25% per month interest from the date of first invoice if not paid before the second billing (one month after the initial billing.)



Chelsea Lumber Co.  
 8370 Boettner Rd  
 Bridgewater, MI 48115  
 Phone: (888) 429-7062



**QUOTE BY:** Miike Sweeny  
**SOLD TO:** Mike Sweeny Special Order  
 Mike  
 BLC

**QUOTE #:** JMGS00046  
**SHIP TO:**

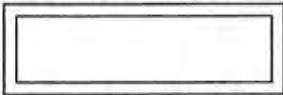
**PROJECT NAME:** Ace Pyro Building

**PO #:**

**REFERENCE:**

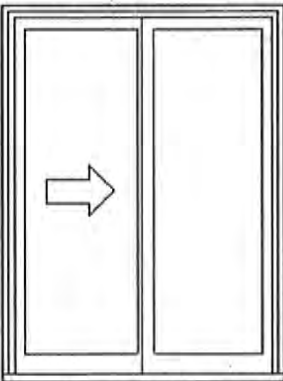
**Ship Via:** Ground/Next Truck

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-1	Rough Opening: 72 X 24	BLVFW57224 Frame Size: 71 1/2 x 23 1/2 Actual Size: 71 1/2 -in X 23 1/2 -in Builders Vinyl Fixed Window Single Hung/Slider Nail Fin (1 1/4" setback), White Ext/White Int , Energy Saver Low-E Clear Argon US National-AAMA PG20, DP+20/-20, U-Factor: 0.28, SHGC: 0.36, VT: 0.63, CR: 58.00, ER: 26.00, CPD: JEL-A-173-05345-00001 PEV 2017.4.0.2062/PDV 6.394 (11/22/17) OH	\$124.96	6	\$749.76



Viewed from Exterior. Scale: 1/4" = 1'

Line-2	Rough Opening: 36 X 48	BLVSL23648 Frame Size: 35 1/2 x 47 1/2 Actual Size: 35 1/2 -in X 47 1/2 -in Builders Vinyl Sliding Window 2 Panel Nail Fin (1 1/4" setback), White Ext/White Int , XO (LH) Vent Width = 18 , Energy Saver Low-E Clear Argon Standard Screen with Fiberglass Mesh, White Int Hardware, Style Cam Lock(s), 2 Locks, *Does Not Meet Egress*, US National-AAMA PG20, DP+20/-20, U-Factor: 0.30, SHGC: 0.35, VT: 0.60, CR: 55.00, ER: 22.00, CPD: JEL-A-176-05079-00001 PEV 2017.4.0.2062/PDV 6.394 (11/22/17) OH	\$197.77	4	\$791.08
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Viewed from Exterior. Scale: 1/2" = 1'

**Total:** \$1,540.84  
**Michigan(6%)** \$92.45  
**NET TOTAL:** \$1,633.29  
**Total Units:** 10

Douglas Wilson  
 11553 N. Shore Dr  
 Whitmore Lake mi. 48189

**Job Invoice**

SOLD TO		DATE ORDERED	ORDER TAKEN BY
ACE PYRO		8-1-18	
9700 BURMEISTER RD		PHONE NO.	CUSTOMER ORDER #
MANCHESTER MI.		JOB LOCATION	
		JOB PHONE	STARTING DATE
		TERMS	

QTY.	MATERIAL	UNIT	AMOUNT	DESCRIPTION OF WORK	
3	600 MCM LUGS	12.50	37.50	INSTALL 400A TRANSFER SWITCH	
				INSTALL 400A DISTRIBUTION PANEL	
				LAYOUT -	
				PERMIT	
				<b>MISCELLANEOUS CHARGES</b>	
				PERMIT 240.00	
				<b>TOTAL MISCELLANEOUS</b>	
		<b>LABOR</b>	<b>HRS.</b>	<b>RATE</b>	<b>AMOUNT</b>
		Doug -	2	112.50	225.00
		Doug -	2		225.00
		Doug - 10-16	10		1125.00
		Doug - 10-17	4		450.00
		<b>TOTAL MATERIALS</b>	<b>37</b>	<b>50</b>	
				<b>TOTAL LABOR</b>	<b>2025.00</b>

WORK ORDERED	TOTAL LABOR	2025.00
DATE ORDERED	TOTAL MATERIALS	37.50
DATE COMPLETED	TOTAL MISCELLANEOUS	240.00
CUSTOMER APPROVAL SIGNATURE _____	SUBTOTAL	
AUTHORIZED SIGNATURE _____	TAX	
	GRAND TOTAL	\$2302.50

**DYSERT CONCRETE**  
 1750 S. Cooper Street  
 Jackson, MI 49203  
 (517)782-2200  
 doug@dysertconcrete.net  
 http://dysertconcrete.com



## ESTIMATE

**ADDRESS**

Rich Clark  
 ACE Pyro  
 9700 Burmeister Rd  
 Saline, MI 48176

**ESTIMATE #** 5057  
**DATE** 04/25/2018

ACTIVITY	QTY	RATE	AMOUNT
Re-Revised Plans Dated 4/12/18			
<b>Services</b>	1	9,180.00	9,180.00
Excavate Trench For New Building Foundation Backfill with Materials Supplied/Imported By Owner Compact Imported Materials In Place			
<b>Services</b>	1	41,825.00	41,825.00
Material and Labor To Install: 408 Feet of 8" x 16" Footings 408 Feet of 8" x 3' Poured Concrete Wall 50 Feet of 12" x 16" Footings 50 Feet of 12" x 7' Poured Concrete Wall 6000 Feet of #4 Re-Bar (12) 2'6"x 2'6" x 8" Pads (10) 3'6"x 3'6" x 8" Pads (21) 16" x 14" x 3' Columns (1) 16" x 14" x 7' Column 50 Sheets of 2" Styrofoam 10 Hairpins			
<b>Services</b>	1	60,150.00	60,150.00
Material and Labor To Install: 11,500 SF 4" Concrete Floor 2,500 SF 6" Concrete Floor Wire Mesh 6 Mil Visqueen Set 2 Dock Levelers (supplied by others) Concrete Pumping 4' of Formed Trench with Curb Angle (trench top and plumbing is by owner)			
<b>Services</b>	1	1,400.00	1,400.00
Material and Labor To Install: 13' x 18' x 4" Concrete Parking Pad			
<b>Services</b>	1	7,560.00	7,560.00
Material and Labor To Supply and Install:			

ACTIVITY	QTY	RATE	AMOUNT
----------	-----	------	--------

14 Pipe Bollards  
 4" Bollard- Schedule 40 Steel  
 With HDPE Sleeve (specify color-- red, yellow or blue)

**T 5050 Terms**

Standard terms are \$20,000.00 down payment and upon completion as invoiced.

Payments by credit card are subject to 3% processing fee.

**T YouDarlene**

\*\*\*\*\*

If you have any questions please contact  
 Darlene Reichard  
 517-358-0357 cellular  
 darlene@dysertconcrete.net  
 www.dysertconcrete.com

We cannot guarantee concrete will not crack. We are not responsible for damage due to frost, poor soil conditions and de-icing salts. It is not our responsibility to verify foundation design, damp proofing/ waterproofing/ drainage package & soil conditions are adequate and to code. It is your responsibility to take precautions against damage from backfill and frost.

TOTAL

**\$120,115.00**

Accepted By

Accepted Date

# International Steel

201 Patton Avenue ♦ Lake Placid, FL 33852 ♦ (863)840-4518 Office ♦ (888)685.9402 Fax

January 18, 2018

**Project Information:** Rich Clark

Rich Clark  
9700 Burmiester Road  
Saline, MI 48176

**Proposal Provided By:**

**Kacee Hopper**  
Business Development  
Lake Placid, FL 33852  
T+ 863.840.4518  
F+ 888.685.9402

**Proposal No.:** E11-2781MW REVISED

**Qualifications and Estimated costs for erection of the proposed 100' x 140' x 18' Pre-Engineered Steel Building with a 2:12 Roof Pitch, (4) 3070 Walk Doors, (3) 10' x 14' Frame Outs, (1) 14' x 14' Frame Out, (6) 6020 Frame Outs, (4) 3040 Frame Outs, (1) Transverse Partition Wall, Standing Seam Roof System, Liner Panels on All Walls, 6" VBR Roof Insulation and 4" VBR Wall Insulation located in Saline, MI.**

International Steel, Inc. is pleased to submit the following proposal for your review and consideration. The proposal covers all costs in accordance with your recent request for the above referenced project.

Our Base Bid **includes** the following by Trade:

**Building Erection the above Pre-Engineered Steel Building**

**Pre-Engineered Metal Building Scope of Duties for Erection**

- Install all pre-engineered structural steel, columns, frames, girt, purling and listed framed openings
- Install (4) 3070 Walk Doors
- Install 6" VBR Roof Insulation and 4" VBR Wall Insulation
- Install Liner Panels to Roof on All Interior Walls
- Install (1) 100' Partition Wall, Insulated, Sheeted on Both Sides
- Install 24 Gauge Standing Seam Roof System
- Install 26 Gauge R Type Panels on Walls
- Install flashing/trim located around the entire building
- Steel Erector - Sub Contractor to provide materials list details needed per building delivery
- Check manifest to make sure all materials arrived and keep inventory of materials throughout job
- Sub- Contractor will notify General Contractor/Owner, within 1- 3 Days if any parts are missing and request for additional materials at this time.
- No damage to slab from steel – staging area required by General Contractor/Owner.
- Contractor/Owner to provide portable toilet if facilities are unavailable.
- Proposal does not include any specialty licenses or permits

**NOTE:**

**\* ITEMS EXCLUDED IN THIS PROPOSAL SUPPLY & INSTALL OF ANCHOR BOLTS**

**\*\* PRICE MAY VARY DUE TO JOB LOCATION AND SITE CONDITIONS ONCE DETERMINED**

# International Steel

Steel Division

Kacee Hopper –President of Business Development

**Amount of Bid Proposal per specs for INSTALLATION:**

**\$69,900.00**

**SIXTY NINE THOUSAND NINE HUNDRED DOLLARS AND NO/100**

**\*\*\*PAYMENT SCHEDULE: TBD.**

**Pricing Alternate(s):**

- NONE

**\*\*\*PRICE IS BASED ON PRELIMINARY SPECIFICATIONS. PRICE MAY VARY ONCE ENGINEERED ERECTION DRAWINGS ARE AVAILABLE.**

**Standard Clarifications:**

- No Bond Fees Included
- No Design Fees Included
- No Permit(s) / Fee(s) and Inspection(s), No Special Licensing Fees Included
- No Architectural and/or Structural Drawings Included
- No Roof Seamer or Platform Included in Erection Bid
- Excludes Unforeseen conditions
- Temporary power / lighting provided by Owner
- Owner to provide at least 25' clear area around perimeter of slab
- Barricades and Signage to be priced as Alternate upon request
- Excludes Night work and/or premium time unless otherwise priced / agreed
- Proposal based on Plan Set(s) provided by Rhino Steel Buildings.
- This proposal may be withdrawn by us if not accepted within 30 days

Thank you for the opportunity to have bid this project, please do not hesitate to call us should you have any questions or concerns related to the information provided herein.

Sincerely,

**Kacee Hopper**  
**Business Development**  
**steelbuildit@gmail.com**  
**863.840.4518**

SIGNATURE OF ACCEPTANCE: \_\_\_\_\_



MADISON ELECTRIC - ANN ARBOR

QUOTE

4649 Runway Blvd.  
Ann Arbor, MI 48108  
(734)665-6131  
www.madisonelectric.com

Quote #	6017678-00
Ship Point	MADISON ELECTRIC - ANN ARBOR
Via	Our Truck
P/O	ace pyro
Entered	02/15/18
Printed	02/15/18 13:41
Instructions	rich 877-223-3552
Reference	

Bill To: 204706 -  
CASH SALE - ANN ARBOR BRANCH  
CASH SALE  
ANN ARBOR, MI 48106-

Ship To  
CASH SALE - ANN ARBOR BRANCH  
CASH SALE  
ANN ARBOR, MI 48106-

Quote Good For 30 Days From Entered Date  
Quantity Available To Ship Calculated At Time of Quote  
All Quotes Are Plus Freight Unless Otherwise Stated

Customer P/O	Taken By	Sales Out	Placed By
ace pyro	Jim Eberle	House Acct	

Ln #	Product Description	Quantity Ordered	Available To Ship	Unit Price	Price U/M	Amount (Net)
1	HOLPHG30L4K70CRIASPGW* hol phg 30l 4k 70cri as p g wgg pf-121-a cd-6 2008-18-11684-1	21	21	552.94	each	11,611.74

1	<b>Lines Total</b>			<b>Material Subtotal</b>		11,611.74
				<b>Sales Tax</b>		696.70
				<b>Quote Total</b>		12,308.44

QUOTE

Taken By: Jim Eberle

Phone: 734-665-6131

Email: Jim.Eberle@MadisonElectric.com

Customer Copy

Page 1 of 1

Do not write below this line





# RHINO STEEL BUILDING SYSTEMS

4305 1-35 North - Denton, TX 76207 www.rhinobldg.com

Phone: 940.383.9566 Fax: 940.484.6746 Toll Free: 1.888.320.7466

Over 37% repeat and referral business in 2013

<b>Sales Manager:</b>	<b>Dirk Davis</b>
<b>Quote:</b>	<b>113017-3</b>

## CUSTOMER INFORMATION

<b>Name:</b>	<b>Rich Clark</b>	<b>Date:</b>	<b>1/18/2018</b>
<b>Address:</b>	<b>9700 Burmeister Road</b>		
<b>City:</b>	<b>Saline</b>	<b>State:</b>	<b>MI</b>
<b>Phone:</b>		<b>Zip:</b>	<b>48176</b>
	<b>Fax:</b>		<b>County:</b>

## BUILDING SPECIFICATIONS

<b>Width:</b>	100	<b>Bldg Code:</b>	MIBC 12	<b>Live Load:</b>	20	<b>Wall Color:</b>	Choice of Colors
<b>Length:</b>	140	<b>Collateral Load:</b>	3 lbs	<b>Bay Spacing:</b>	23.33	<b>Roof Color:</b>	Galvalume
<b>Eave Ht:</b>	18	<b>Wind Load:</b>	115	<b># Bays:</b>	6	<b>Trim Color:</b>	Choice of Colors
<b>Roof Pitch:</b>	2:12	<b>Ground Snow:</b>	20	<b>Girt Condition:</b>	Bypass	<b>Column:</b>	Tapered

## ACCESSORIES

<b>Walk Doors:</b>	<b>4 - 3070 Solid, Lever Lock and Key, Insulated, Keyed Alike, Panic, Closers</b>	<b>Included</b>
<b>Framed Openings:</b>	<b>3-10x14, 1-14x14, 6-6x2, 4-3x4 with Full Cover Trim</b>	<b>Included</b>
<b>Windows:</b>	By Others.	
<b>Gutters &amp; Downs:</b>	Gutters on Both Sidewalls with One Downspout per Frame Line	Included
<b>Partition Wall:</b>	<b>(1) Transverse Parttion Wall at 70'-0 sheeted both sides and 4" insulation.</b>	<b>Included</b>
<b>Roofing:</b>	24 Gauge Standing Seam Roof Panel (Galvalume) with crimper.	Included
<b>Insulation:</b>	<b>6" Roof and 4" Walls White Vinyl Back Insulation.</b>	<b>Included</b>
<b>Overhead Doors:</b>	By Others.	
<b>Liner Panel:</b>	<b>All walls have liner panel to roof with 3'-6" girt. Color of choice.</b>	<b>Included</b>
<b>Notes:</b>	Clear Span, Base Channel and Trim (no sheet notch needed)	Included

	<b>BUILDING PRICE WITH FREIGHT</b>	<b>\$ 141,600.00</b>
	<b>DISCOUNT IF BUILDING PURCHASED BEFORE: 01/26/18</b>	<b>\$ 13,600.00</b>
	<b>TOTAL DELIVERED PRICE (ADD TAX)</b>	<b>128,000.00</b>

## RHINO STEEL BUILDINGS - STANDARD FEATURES and BENEFITS

**26 Gauge PBR Panels** – Rhino Standard PBR for roof and wall panels feature extra overlap for increased strength and water resistance.

**25 Year Warranty** – on all silicon polyester roof and wall panels from chalking or fading.

**Formed Base Trim** – A colored steel edge that the wall panel rests on resulting in two major benefits: eliminates the need for concrete sheet notch and prevents panels from resting on concrete which may later cause rusting.

**Full Cover Trim** – added to all framed openings to enhance looks and resulting in more finished look.

**Weather Proofing** – At base, eave and rake. Another standard feature that includes closures strips, mastic, and flashing to ensure a weather tight building.

**Price includes** - 3 sets of engineer stamped drawings and anchor bolt plans.

<b>Building Price:</b>	<b>\$ 128,000.00</b>
<b>Deposit:</b>	
<b>Balance on Delivery:</b>	

\* 25% Deposit to order the building, Balance due C.O.D.  
 \* Anchor bolts are not included unless otherwise noted.  
 \* Price is valid 01/26/18.  
**\* Freight is Included**

\*Customer is responsible for confirming loads with local authority.\*

\*Please add Sales Tax if Applicable\*





Send completed Loss Notice to the appropriate office  
**MEADOWBROOK CLAIMS SERVICE**

PO BOX 5174  
 SOUTHFIELD, MI 48086-5174  
 PHONE: 248-358-1100  
 FAX: 248-358-3251

## PROPERTY LOSS NOTICE

3501 LAKE EASTBROOK S.E STE 150  
 GRAND RAPIDS, MI 4956  
 PHONE: 1-800-752-7477  
 FAX: 1-616-942-0390

DATE (MM/DD/YY) 06/10/2020	DATE (MM/DD/YY) & TIME OF LOSS unknown A.M. P.M.	PREVIOUSLY REPORTED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<b>MEMBER</b>		
NAME & ADDRESS Bridgewater Township 10990 Clinton Rd Manchester, MI 48158		PERSON TO CONTACT Laurie Fromhart
		BUSINESS PHONE (Area Code, Number, Extension) 734-223-2766
		RESIDENCE PHONE (Area Code and Number) 734-223-2766
WHERE TO CONTACT	WHEN TO CONTACT As soon as possible	
<b>LOSS</b>		
LOCATION OF LOSS 8820 Krazer Rd, Saline, MI 48176	POLICE OR FIRE DEPT. TO WHICH REPORTED	
KIND OF LOSS (Fire, Wind, Explosion, Etc.) Hail Damage to Garage Roof	PROBABLE AMOUNT OF ENTIRE LOSS Don't know	
DESCRIPTION OF LOSS (Use reverse side, if necessary) Recently discovered garage roof leaking at our sewer plant after heavy rain storm. Inspected by contractor that discovered numerous holes in roof caused by hail.		
<b>MISCELLANEOUS INFORMATION</b>		
OTHER INSURANCE (List companies, policy numbers, coverages & policy amounts)		
REMARKS Pictures of roof damage attached.		

REPORTED BY Laurie Fromhart	REPORTED TO Judy Thomson-Torosian	SIGNATURE OF INSURED <i>Laurie Fromhart</i>
Print name: Laurie Fromhart	Print name: Judy Thomson-Torosian	Print name: Laurie Fromhart
Print title: Twp. Supervisor	Print title: Service Sales manager	Print title: Twp. Supervisor



**R.D. Kleinschmidt, Inc.**  
*We Build Our Reputation Around Your Home.*

19860 Sharon Valley Road  
 Manchester, Michigan 48158  
 Phone: (734) 428-8836

email: [info@rdkleinschmidtinc.com](mailto:info@rdkleinschmidtinc.com)

Fax (734) 428-1030

# PROPOSAL

Proposal  
 72849 R

TO	<b>Bridgewater Township: Sewer Barn</b>  <b>8820 Kaiser Rd.</b>  <b>Saline, MI. 48176</b>  <b>Salesman: Devin Stace</b>	PHONE	DATE
		223-2766 Lori	7/14/2020
		JOB NAME / LOCATION	
		JOB NUMBER	JOB PHONE

We hereby submit specifications and estimates for:

**Roof Area: Pole Barn**

- \*\* Tear off existing roofing material
- \*\* Provide and install ice & water shield up 72" from the eaves around the entire house
- \*\* Provide and install synthetic underlayment over remainder of roof
- \*\* Provide and install "standard color" 29 gauge exposed fastner metal panels over entire area
- \*\* Provide and install metal eave trim
- \*\* Provide and install metal gable trim
- \*\* Provide and install ridge vent
- \*\* Provide and install metal flashings and counter flashings
- \*\* Provide and install pipe boots on all vent pipes
- \*\* Clean up and dispose of all job related debris upon completion of work
- \*\* Price: \$4,485.00

OPTION: To remove insulation and add blown fiberglass to an R-value of R-48 would be \$2,300.00 (Yes or No?)

A 10 Year Warranty on Workmanship by Installer.

We Propose hereby to furnish material and labor — complete in accordance with the above specifications, for the sum of:

**Four Thousand Four Hundred Eighty-five and 00/100\*\*\*\*\*** dollars (\$ **4,485.00** )

Payment to be made as follows:

- One Third Down When Job Begins**
- Balance Upon Completion**
- 3 % Charge for Using Credit Cards**

If this proposal is acceptable to you, please sign, date and return both copies to us within 30 days. We will then sign and return one copy to you.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Authorized Signature \_\_\_\_\_

Note: This proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days.

**Acceptance of Proposal** — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature *Gaurio Fromhart*  
 Signature \_\_\_\_\_

7/16/20



Send completed Loss Notice to the appropriate office  
**MEADOWBROOK CLAIMS SERVICE**

PO BOX 5174  
 SOUTHFIELD, MI 48086-5174  
 PHONE: 248-358-1100  
 FAX: 248-358-3251

## PROPERTY LOSS NOTICE

3501 LAKE EASTBROOK S.E STE 150  
 GRAND RAPIDS, MI 4956  
 PHONE: 1-800-752-7477  
 FAX: 1-616-942-0390

DATE (MM/DD/YY) 07/16/2020	DATE (MM/DD/YY) & TIME OF LOSS Unknown A.M. P.M.	PREVIOUSLY REPORTED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<b>MEMBER</b>		
NAME & ADDRESS Bridgewater Township 10990 Clinton Rd Manchester, MI 48158		PERSON TO CONTACT Laurie Fromhart BUSINESS PHONE (Area Code, Number, Extension) 734-223-2166 RESIDENCE PHONE (Area Code and Number) 734-223-2166
WHERE TO CONTACT	WHEN TO CONTACT As soon as possible	
<b>LOSS</b>		
LOCATION OF LOSS 8820 Kaiser Rd, Saline, MI 48176	POLICE OR FIRE DEPT. TO WHICH REPORTED	
KIND OF LOSS (Fire, Wind, Explosion, Etc.) Water damage to roof insulation	PROBABLE AMOUNT OF ENTIRE LOSS \$ 2300.00	
DESCRIPTION OF LOSS (Use reverse side, if necessary) Water damage to garage roof insulation caused from leaking roof as a result of hail damage.		
<b>MISCELLANEOUS INFORMATION</b>		
OTHER INSURANCE (List companies, policy numbers, coverages & policy amounts)		
REMARKS See estimate from RD Kleinschmidt		

REPORTED BY Laurie Fromhart	REPORTED TO Karen Gines	SIGNATURE OF INSURED <i>Laurie Fromhart</i>
Print name: Laurie Fromhart	Print name: Karen Gines	Print name: Laurie Fromhart
Print title: Twp Supervisor	Print title: Claims Adjuster II	Print title: Twp Supervisor



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Fax (734)428-1030

# PROPOSAL

Proposal #  
**73137**

TO **Bridgewater Township: Sewer Barn**

**8820 Kaiser Rd.**

**Saline, Mi. 48176**

**Salesman: Devin Stace**

PHONE

**223-2766**

DATE

**7.20.2020**

JOB NAME / LOCATION

JOB NUMBER

JOB PHONE

We hereby submit specifications and estimates for:

**Roofing Area: Insulation**

- \*\* Remove existing insulation due to water infiltration
- \*\* Provide and install fiberglass blown insulation to an R-40 value
- \*\* Clean up and dispose of all job related debris upon completion of work
- \*\* Price: \$2,300.00

We Propose hereby to furnish material and labor — complete in accordance with the above specifications, for the sum of:

**Two Thousand Three Hundred and 00/100\*\*\*\*\*dollars (\$ 2,300.00 ).**

Payment to be made as follows:

- One Third Down When Job Begins**
- Balance Upon Completion**
- 3 % Charge for Using Credit Card**

**If this proposal is acceptable to you, please sign, date and return both copies to us within 30 days. We will then sign and return one copy to you.**

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Authorized Signature \_\_\_\_\_

Note: This proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days.

**Acceptance of Proposal** — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Date of Acceptance: \_\_\_\_\_

## Barb Fuller Bband Questions

---

From: Barb Fuller (barb@provide.net)

To: bridgewaterwpsupervisor@yahoo.com

Date: Thursday, July 23, 2020, 09:51 AM EDT

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Good Morning Laurie –

Hope you're healthy!

Could you please provide answers to these 5 questions about your Township Hall's internet service?

- 1) Do you have an internet connection at the Township Hall ?
- 2) Can the public access the Township Hall internet from the Township Hall parking lot?
- 3) Who is the ISP (internet service provider) ?
- 4) What is the speed of the internet connection ?
- 5) What is the monthly cost of the Township's internet service ?
- 6) If available, would the Township be interested in having a high speed fiber connection to the Township Hall ?

Thanks for getting back to me at your earliest opportunity!

Barb Fuller, Chair

Washtenaw County Broadband Task Force

[barb@provide.net](mailto:barb@provide.net)

C: (734) 646-5100

## Back-To-School Hotspot for your Township Hall ?

---

From: Barb Fuller (barb@provide.net)  
To: barb@provide.net  
Cc: gmunce@umich.edu; moutinhl@washtenaw.org  
Date: Friday, July 24, 2020, 11:44 AM EDT

---

Good Morning –

In response to the pandemic, I am writing to let you know of a recently developed program to deploy cellular hotspots to Township Halls to provide a location for students and other residents to go for internet connectivity.

Please take a few moments to answer these two quick questions for our planning purposes.

Thank you! Stay safe. Be well.

Barb Fuller, Chair BBTF

barb@provide.net

C: (734) 646-5100

**Question 1:** Yes or No Is your Township's internet service accessible to people in the parking lot of your Township Hall?

**Question 2:** If you answered NO to question #1, are you interested in having a cellular hotspot installed at your Township Hall to make internet available in your Township Hall parking lot?

**Background:** As Washtenaw County approaches the start of the 2020-2021 school year, it is becoming even more critical for students in the County to have access to internet connectivity. The Washtenaw County Board of Commissioners created the Broadband Task Force (BBTF) to recommend long term sustainable solutions that will provide broadband access to all County residents. However, most of these solutions, such as funding and building fiber optic infrastructure, will take months or years to execute.

To provide some short-term relief that can be implemented immediately, the BBTF is exploring deployment of cellular hotspots at township halls in underserved parts of the County. The cellular hotspots can provide a location for students and other residents to go for internet connectivity. While cellular connectivity is not a replacement for wireline solutions, and connectivity at a central location is not a replacement for home connectivity, this solution is better than nothing and can be implemented near the start of the school year. The cellular hotspot would be purchased by the BBTF for your Township. Additionally, 12 months of internet service would be covered by the BBTF as well.

This program is not intended to replace any current service you may have, rather it is to provide expanded coverage to township residents.

**What we need** from you is confirmation that you would like to be a part of this program. At the Township Hall we will need access to an electrical outlet and a window sill or wall that faces the parking lot.

The BBTF is moving as quickly as possible to provide internet access in time for school this fall. I look forward to hearing from you.

Barb Fuller, Chair BBTF

barb@provide.net

C: (734) 646-5100



# WASHTENAW COUNTY OFFICE OF THE SHERIFF



JERRY L. CLAYTON  
SHERIFF

2201 Hogback Road ♦ Ann Arbor, Michigan 48105-9732 ♦ OFFICE (734) 971-8400 ♦ FAX (734) 973-4624 ♦ EMAIL [sheriffinfo@ewashtenaw.org](mailto:sheriffinfo@ewashtenaw.org)

MARK A. PTASZEK  
UNDERSHERIFF

July 1, 2020

Laurie Fromhart  
Bridgewater Township Supervisor  
10990 Clinton Rd  
Manchester, MI 48158

Dear Ms. Laurie Fromhart,

The Sheriff's Office is pleased to provide the attached June 2020 police services report for Bridgewater Township. This report provides a variety of information including time in the Township by position, traffic enforcement activity, total calls for service (including the State Police), and Deputies from other contract jurisdictions who responded to calls in Bridgewater Township. Also included is the breakdown of calls for the month, which includes the date and area where the incident was located.

As a reminder for residents they can sign up for "Up-to-the-minute updates" from the Washtenaw County Sheriff's Office by email or cell phone at [www.nixle.com](http://www.nixle.com).

Also available to residents is the ability to sign up for house checks if they are going out of town for a period of time. The house watch form can be found at <https://www.washtenaw.org/1743/House-Watch>.

If you have questions, wish further information or clarification please contact me at [peltiers@washtenaw.org](mailto:peltiers@washtenaw.org) or at 734-864-6282.

Respectfully submitted on behalf of Sheriff Clayton,

*Shane Peltier*

Shane Peltier, Lieutenant  
Sheriff's West Operations

## Bridgewater Township Monthly Report

INCIDENT	DATE/TIME	CFS Verified Offense	ADDRESS	CITY
200033509	6/1/20 09:01 AM	L3523 - MSP Calls - WD	AUSTIN RD / SCHELLENBERGER RD	BRIDGEWATER TWP
200033757	6/2/20 08:32 AM	L3597 Non Terminal - WVD	11100 BLOCK LIMA CENTER RD	BRIDGEWATER TWP
200034246	6/3/20 20:23 PM	L3523 - MSP Calls - WD	8300 BLOCK BOETTNER RD	BRIDGEWATER TWP
200034342	6/4/20 09:32 AM	C3812 - Animal Pick-up - Alive	9000 BLOCK BURMEISTER RD	BRIDGEWATER TWP
200034565	6/5/20 02:33 AM	L3523 - MSP Calls - WD	12000 BLOCK W MICHIGAN AVE	BRIDGEWATER TWP
200034589	6/5/20 09:53 AM	L3523 - MSP Calls - WD	13600 BLOCK E AUSTIN RD	BRIDGEWATER TWP
200035280	6/7/20 21:08 PM	L3597 Non Terminal - WD	9000 BLOCK NEAL RD	BRIDGEWATER TWP
200035401	6/8/20 13:29 PM	L3523 - MSP Calls - WD	CLINTON RD / HOELZER RD	BRIDGEWATER TWP
200035657	6/9/20 12:52 PM	L3523 - MSP Calls - WD	AUSTIN RD / BOETTNER RD	BRIDGEWATER TWP
200035721	6/9/20 18:02 PM	L6199 BOL - Be on the Lookout - WD	W MICHIGAN AVE / W WILLOW RD	BRIDGEWATER TWP
200035968	6/10/20 16:26 PM	L6199 BOL - Be on the Lookout - WD	W BEMIS RD / SCHNEIDER RD	BRIDGEWATER TWP
200035989	6/10/20 17:13 PM	C3702 Traffic Complaint / Road Hazard	9800 BLOCK CLINTON RD	BRIDGEWATER TWP
200036355	6/11/20 21:34 PM	L3523 - MSP Calls - WD	BRAUN RD / CLINTON RD	BRIDGEWATER TWP
200036383	6/11/20 23:29 PM	L3597 Non Terminal - WD	11700 BLOCK HOELZER RD	BRIDGEWATER TWP
200036420	6/12/20 05:47 AM	L3523 - MSP Calls - WD	E AUSTIN RD / ERNST RD	BRIDGEWATER TWP
200036767	6/13/20 12:37 PM	L3597 Non Terminal - WD	12000 BLOCK W MICHIGAN AVE	BRIDGEWATER TWP
200036770	6/13/20 12:46 PM	L3597 Non Terminal - WD	12000 BLOCK W MICHIGAN AVE	BRIDGEWATER TWP
200037410	6/16/20 07:22 AM	C3730 - Traffic Complaint / Traffic Miscellaneous A Comple	CLINTON RD / FISK RD	BRIDGEWATER TWP
200037411	6/16/20 07:37 AM	C3730 - Traffic Complaint / Traffic Miscellaneous A Comple	CLINTON RD / HOELZER RD	BRIDGEWATER TWP
200037417	6/16/20 07:55 AM	C3730 - Traffic Complaint / Traffic Miscellaneous A Comple	CLINTON RD / BURMEISTER RD	BRIDGEWATER TWP
200038056	6/18/20 17:17 PM	L3597 Non Terminal - WD	12700 BLOCK CLINTON RD	BRIDGEWATER TWP



## Bridgewater Township Monthly Report

INCIDENT	DATE/TIME	CFS Verified Offense	ADDRESS	CITY
200038182	6/19/20 09:56 AM	L6199 BOL - Be on the Lookout - WD	E AUSTIN RD / EISMAN RD	BRIDGEWATER TWP
200038649	6/20/20 23:35 PM	L3597 Non Terminal - WD	11500 BLOCK BRAUN RD	BRIDGEWATER TWP
200039255	6/23/20 14:53 PM	L3523 - MSP Calls - WD	9100 BLOCK W WILLOW RD	BRIDGEWATER TWP
200039458	6/24/20 11:44 AM	L6199 BOL - Be on the Lookout - WD	E MICHIGAN AVE / MCCOLLUM RD	BRIDGEWATER TWP
200039556	6/24/20 18:35 PM	L3523 - MSP Calls - WD	9100 BLOCK W WILLOW RD	BRIDGEWATER TWP
200039968	6/26/20 10:13 AM	L3523 - MSP Calls - WD	8700 BLOCK KAISER RD	BRIDGEWATER TWP
200040226	6/27/20 05:50 AM	C3702 Traffic Complaint / Road Hazard	HOGAN RD / WALLACE RD	BRIDGEWATER TWP
200040889	6/29/20 13:59 PM	L3523 - MSP Calls - WD	9800 BLOCK KIES RD	BRIDGEWATER TWP
200041048	6/30/20 07:03 AM	L3523 - MSP Calls - WD	12000 BLOCK W MICHIGAN AVE	BRIDGEWATER TWP



# BRIDGEWATER TOWNSHIP MONTHLY POLICE SERVICES DATA

## June 2020

JERRY L. CLAYTON  
SHERIFF

Incidents	Month 2020	Month 2019	% Change	YTD 2020	YTD 2019	% Change
Traffic Stops	3	4	-25%	12	12	0%
Citations	3	5	-40%	13	27	-52%
Calls for Service Total	43	28	54%	196	168	17%
Calls for Service <i>MSP Handled</i>	26	8	225%	96	66	45%
Calls for Service <i>WCSO Handled</i>	3	7	-57%	28	41	-32%
Calls for Service <i>Administratively cleared</i>	13	13	0%	78	60	30%
Animal Complaints <i>(ACO Response)</i>	1	0	+	1	5	-80%
<b>Into Area Time</b>	<b>Month <i>(minutes)</i></b>	<b>YTD <i>(minutes)</i></b>	+ = Positive Change - = Negative Change			
Animal Control	110	110				
Deputy Sheriff	0	25				
Investigative Ops (DB)	0	180				
County Wide Patrol	660	1205				
Secondary Road Patrol	144	1486				
Command	0	30				
Animal Control	County funded animal control officer responding to complaints involving domestic animals or wild animals that have been domesticated.					
Deputy Sheriff	Deputies under contract by another jurisdiction who perform law enforcement duties in non-contract areas.					
Investigative Ops (DB)	County funded detectives/investigators who have additional training, experience, and equipment to perform higher level law enforcement duties.					
County Wide Patrol	County funded county wide road patrol deputies who primarily perform law enforcement duties in non-contracting areas.					
Secondary Road Patrol	A partially funded grant to provide traffic enforcement on secondary roads throughout the county. Respond to and investigate traffic related incidents on secondary roads. On call investigators for serious injury and fatal motor vehicle crashes.					

## Re: Senior + Public Health Millage

---

From: Laurie Fromhart (bridgewaterwpsupervisor@yahoo.com)

To: beemans@washtenaw.org

Date: Wednesday, July 15, 2020, 01:05 PM EDT

---

Hi Shannon,

Thanks for the follow up on this. I'm completely opposed to this millage and frankly think the Commissioners have lost their minds! More taxes is not the answer here. I would be happy to discuss this in more detail over the phone.

Thanks,  
Laurie

[Sent from Yahoo Mail on Android](#)

On Wed, Jul 15, 2020 at 12:07 PM, Shannon Beeman  
<beemans@washtenaw.org> wrote:

Dear Laurie,

Recently, my fellow commissioners brought forth a millage proposal for a combined senior services and public health millage (details below my signature). While I support these needed services, I'm struggling with this being the right time to bring forward a millage for a vote by Washtenaw County residents. Many are still struggling with unemployment and other issues related to the pandemic.

I welcome your perspective via email or a phone conversation. Thanks for your time and insights.

Many thanks,

Shannon Beeman  
Commissioner, District 3  
Washtenaw County Board of Commissioners  
www.washtenaw.org  
beemans@washtenaw.org  
734.323.0539 cell

A RESOLUTION CERTIFYING TO THE WASHTENAW COUNTY CLERK BALLOT LANGUAGE FOR A SIX-YEAR MILLAGE OF ONE HALF (0.5) MILL PER YEAR TO BE PLACED ON THE NOVEMBER 3, 2020 ELECTION BALLOT  
WASHTENAW COUNTY BOARD OF COMMISSIONERS

WHEREAS, the Headlee Amendment to the Michigan Constitution and Proposition A have artificially reduced the amount of property taxes which all Michigan local governmental entities, including Washtenaw County, receive to pay for their various programs; and

WHEREAS, Washtenaw County faces critical challenges in many human service areas, especially human services related to public health and services for senior residents; and

WHEREAS, Washtenaw County residents receive public health services through the County's Health Department; and

WHEREAS, Senior services are best provided for based on the recommendations of a Senior Services Commission; and

WHEREAS, the Washtenaw County Board of Commissioners has created a Senior Services Commission for consultation on related services; and

WHEREAS, as costs increase to provide these vital services, the County is faced with either directing more of its general fund to these areas which reduces the funding for other critical County programs for County citizens or, reducing services entirely or in part in order to maintain a balanced budget; and

WHEREAS, Due to their nature, many public health services are especially important for the health of senior residents, and major public health challenges can be most impactful to the senior population; and

WHEREAS, the human services provided by these County efforts are fundamental to the roles and responsibilities of counties as enumerated in the Michigan Constitution; and

WHEREAS, federal and state funding for these vital services are not provided for in a manner sufficient nor applicable to meet existing and anticipated needs; and

WHEREAS, the human services provided by these County entities are by nature responsive to issues which are far broader than the scope or jurisdiction of county government; and

WHEREAS, additional funding would permit the County's human services entities to better address issues proactively which would ultimately prove to be much more effective in outcome and cost; and

WHEREAS, new and existing services shall be provided in ways that intentionally account for, and seek to mitigate or eliminate, existing racial and socioeconomic service delivery and accessibility disparities within Washtenaw County and its communities; and

WHEREAS, the County is now proposing a new six-year millage of a half (.5) mill designed to fund the following purposes: 50% of the amount collected will be used for public health services and 50% of the amount collected will be used for senior services to be presented to Washtenaw County voters at the November 3, 2020 general election.

NOW THEREFORE, BE IT RESOLVED that the Washtenaw County Board of Commissioners states as follows:

There shall be submitted to the electors of the County of Washtenaw at the general election to be held on November 3, 2020, the following proposition:

**A PROPOSITION TO INCREASE THE TAX LIMITATION WITHIN WASHTENAW COUNTY BY ONE HALF (.5) MILL FOR SIX YEARS TO PROVIDE FUNDING FOR THE OPERATION AND PRESERVATION OF WASHTENAW COUNTY'S HEALTH DEPARTMENT, AND THE PROVISION OF COUNTY SENIOR SERVICES**

#### Washtenaw County Public Health and Senior Services Millage

For the purposes of supporting and strengthening the Washtenaw County Health Department's provision of public health services, and to provide senior services throughout the County, shall the Constitutional limitations on the total amount of taxes which may be assessed in one (1) year upon all taxable property within Washtenaw County, Michigan, as provided for by Section 6 of Article IX of the Michigan Constitution of 1963, be increased up to 0.50 mill (\$0.50 per \$1,000 of State Taxable Value) as a new additional millage for a period of six (6) years, beginning with the December 1, 2020 levy and extending through the 2025 levy, which shall raise in the first year an estimated \$8,800,000, of which 50% shall be used to provide these vital public health services and 50% shall be used for vital senior services?

Shall the limitation on the amount of taxes which may be imposed each year for all purposes on real and tangible personal property in Washtenaw County, Michigan be increased as provided in Section 6, Article IX of the Michigan Constitution and the Board of Commissioners of the County be authorized to levy a tax not to exceed 0.50 mill (\$0.50 per \$1,000 of State Taxable Value) as a new additional millage for a period of six (6) years, beginning with the December 1, 2020 levy and extending through the 2025 levy, to provide funding (50% of the amount collected) to the Washtenaw County Health Department for continuation and strengthening of vital public health services and to provide funding (50% of the amount collected) for the provision of vital senior services throughout the County? If approved and levied in full, this millage will raise an estimated \$8,800,000 in the first year.

YES \_\_\_\_\_

NO \_\_\_\_\_

2. The Washtenaw County Board of Commissioners hereby certifies to the County Clerk the following question as the appropriate ballot wording for the November 3, 2020 general election for the above-state proposition:

A PROPOSITION TO INCREASE THE TAX LIMITATION WITHIN WASHTENAW COUNTY BY ONE HALF (.5) MILL FOR SIX YEARS TO PROVIDE FUNDING FOR THE OPERATION AND PRESERVATION OF WASHTENAW COUNTY'S HEALTH DEPARTMENT, AND THE PROVISION OF COUNTY SENIOR SERVICES.

#### Washtenaw County Public Health and Senior Services Millage

For the purposes of supporting and strengthening the Washtenaw County Health Department's provision of public health services, and to provide senior services throughout the County, shall the Constitutional limitations on the total amount of taxes which may be assessed in one (1) year upon all taxable property within Washtenaw County, Michigan, as provided for by Section 6 of Article IX of the Michigan Constitution of 1963, be increased up to 0.50 mill (\$0.50 per \$1,000 of State Taxable Value) as a new additional millage for a period of six (6) years, beginning with the December 1, 2020 levy and extending through the 2025 levy, which shall raise in the first year an estimated \$8,800,000, of which 50% shall be used to provide these vital public health services and 50% shall be used for vital senior services?

Shall the limitation on the amount of taxes which may be imposed each year for all purposes on real and tangible personal property in Washtenaw County, Michigan be increased as provided in Section 6, Article IX of the Michigan Constitution and the Board of Commissioners of the County be authorized to levy a tax not to exceed 0.50 mill (\$0.50 per \$1,000 of State Taxable Value) as a new additional millage for a period of six (6) years, beginning with the December 1, 2020 levy and extending through the 2025 levy, to provide funding (50% of the amount collected) to the Washtenaw County Health Department for continuation and strengthening of vital public health services and to provide funding (50% of the amount collected) for the provision of vital senior services throughout the County? If approved and levied in full, this millage will raise an estimated \$8,800,000 in the first year.

3. The election shall be held in accordance with Chapter XXVII of the general election laws of the State of Michigan.

4. The Washtenaw County Clerk is hereby requested to carry out all appropriate statutory duties as set forth in this Resolution and the general election laws of the State of Michigan so that the question of adoption may be submitted to the voters on November 3, 2020.

5. Each city and township clerk shall give appropriate notice of the submission of the aforesaid proposition as provided by law which notice shall contain the statement of the Washtenaw County Treasurer as to previously voted tax limitation increases affecting property within Washtenaw County.

#### Public Health Information:

##### Mission and Background

The mission of the Washtenaw County Health Department (WCHD) is to assure, in partnership with the community, the conditions necessary for people to live health lives through prevention and protection programs. Our vision is a healthy community where every resident enjoys the best possible state of health and well-being. Public health exists to prevent disease, promote health and prolong life among the population as a whole and acts like a health care provider for the entire community. WCHD has made it a priority to identify and reduce health inequities to achieve our vision.

##### Public Health Services

WCHD provides a wide variety of public health services that touch all residents of our county. Our most recent annual report highlights the impact that we have through the provision of essential public health services, as well as community partnerships to address health inequities. As a local health department, we play a critical role in investigating and controlling disease outbreaks, such as Hepatitis A that led us to provide nearly 950 adult vaccinations and working to control the spread of Eastern Equine Encephalitis early last fall.

The COVID-19 pandemic has put a spotlight on the need to invest more fully in our public health infrastructure and work to reduce disparities in health outcomes. COVID-19 has disproportionately impacted African American, low income, and elderly residents in our county. African Americans make up 12% of the county's population yet represent 34% of COVID-19 cases. Individuals 60 years of age and older represent 41% of total cases, 69% of hospitalizations, and 94% of deaths due to COVID-19. WCHD has been at the forefront of the response by facilitating improved access to community testing, providing infection control and testing support to skilled nursing and long-term care facilities, conducting case investigation and contact tracing for every case reported to the health department, and developing information and resources for multiple audiences and in various languages. This work will be ongoing for the foreseeable future, including planning for mass vaccination efforts.

#### Future Planning and Investment

WCHD has set ambitious goals in its 2020-2024 strategic plan to improve health for all by advancing health equity practice, promoting environmental justice, and responding proactively to public health needs through innovative and community-driven strategies. With the ongoing aging of our county's population and the needs of seniors, particularly those living in poverty, and seniors representing immigrant and refugee populations, strengthening the following areas of service tailored to this population will be critical to healthy aging in place:

- Promoting access to health and dental care (community health workers, Medicare coverage)
- Chronic disease prevention focused in diabetes, obesity, and cardiovascular disease
- Nutrition and access to healthy foods (such as Senior Project Fresh program)
- Expanding rural public health services and connections
- Injury prevention and emergency preparedness (extreme weather events, preventing falls)
- Combatting social isolation and promoting mental health (adapting #WishYouKnew campaign)

Even with small increases in recent years, Michigan ranks towards the bottom of states in their level of public health funding. Locally, Washtenaw County's current public health funding model translates into an investment of less than \$4 per permanent resident. WCHD is constrained by limited funding when there is much more we could do to improve health equity and promote optimal health for all county residents.

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DTE Community Lighting Communications

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From: COMM\_LIGHTING Account (comm\_lighting\_account@dteenergy.com)

To: bridgewaterwpsupervisor@yahoo.com

Date: Monday, June 8, 2020, 03:10 PM EDT

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June 8<sup>th</sup>, 2020

Dear Community Lighting Customer,

As a valued customer, we are writing to update you on the recent rate case and how it could impact your community. Per the 2016 energy legislation, the Michigan Public Service Commission (MPSC) requires a 10-month review of any rate case. This case followed that process and was submitted in July 2019. Following this review, the MPSC approved new rates for DTE Energy electric customers. The new rate was effective May 15<sup>th</sup>, 2020:

- A municipal streetlight customer is expected to see an average 4% increase in their monthly streetlight bills

Amid the health and financial hardships that many Michiganders are experiencing because of the COVID-19 pandemic, DTE is taking several measures to assist its customers:

- DTE has extended its service protection period until at least June 12th and is providing between \$30 to \$40 million in bill relief for all electric customers during the months of June and July which are typically peak summer usage months
- The power supply recovery cost relief will be reflected on June and July bills

For those cities that made a proactive and prudent investment in energy efficient LED fixtures over the past five years, the city will continue to see an approximate 35-40% savings in their streetlight bill.

We value our partnership with your municipality and look forward to hearing any concerns that you may have regarding this rate case or any other issue. For additional information, please contact your assigned Account Manager or call us at 800.548.4655.

You can also email your questions to [comm\\_lighting@dteenergy.com](mailto:comm_lighting@dteenergy.com).

Raymond Zoia

(313) 643-3682

Raymond.Zoia@dteenergy.com



## Connecting Communities Application

Complete and submit the following form along with support materials. Project applications must be received by **5:00 PM on September 15** for funding consideration in 2020. Please answer the following questions. (Limit each response to 250 words. Additional pages may be submitted).

<i>Project Title:</i> _____		
<i>Funding Type (check all that apply):</i>		
<input type="checkbox"/> Feasibility/engineering study	<input type="checkbox"/> Engineering	<input type="checkbox"/> Construction
\$ _____	\$ _____	
<i>Amount Being Requested (each category)</i>	<i>Estimated Total Project Costs</i>	
<i>Project Description:</i> _____		
_____		
_____		
_____		
<i>Approximate Project Length</i>		<i>Proposed Starting &amp; End Points</i>
_____		_____
<i>Community Name and Address</i>		
_____		
<i>Project Manager Name</i>		<i>Title</i>
_____		_____
<i>Telephone</i>		<i>Email</i>
_____		_____
<i>Authorized Signature</i>	<i>Print Name &amp; Title</i>	<i>Date</i>
_____	_____	_____

<b>WCPARC use only</b>	
Received by: _____	Date: _____



Community:  
Project Title:

1. What are the benefits of this project?
2. What community facilities are proposed to be connected by this project?
3. If constructed, how will the trail be maintained?
4. What planning documents show the location of this trail? Provide page reference.
5. What natural and cultural features can be seen from the trail?

Community:  
Project Title:

6. What are likely objections to this project? How will these be addressed?
7. What efforts will be made to reduce the environmental impact of this project?
8. How will this project be funded?
9. List confirmed and proposed funders.
10. What background work has already been completed for the project?

Community:  
Project Title:

11. What permits are needed for this project (not applicable to feasibility studies)?

12. What background work needs to be completed for the project?

All Funding Applications (*please check-off*):

- Application
- Resolution of Support from executive body where the proposed trail will be located
- Attach an 8.5"x11" map of the proposed/planned trail location
- Up to 10 (ten) images of proposed/planned trail location
- One (1) paper and one (1) digital copy

Construction Funding Application Only (*please check-off*):

- Cost Opinions for total project, drafted by a professional consultant
- Completed feasibility study, "in progress" engineering drawings, or demonstrated constructability

**Submit application to:**

**Kira Macyda, Park Planner, P.O. Box 8645, Ann Arbor, MI 48107-8645 and  
macydak@washtenaw.org.**



## Connecting Communities Program Description

The Washtenaw County Parks and Recreation Commission (WCPARC) is committed to the continued development of non-motorized trails throughout the County and has made significant investments in non-motorized trail development. Through the Connecting Communities initiative, WCPARC is committing \$600,000 per year through 2020. The initiative's intent is to work in partnership with local communities and other organizations, providing funds to supplement those provided or obtained by the partner organization.

Funding is available for construction projects, planning/feasibility studies, or engineering. Eligible projects will be those that provide valuable, non-motorized connections between communities and activity centers, offering a healthy alternative for recreation, transportation, fitness and energy conservation.

### Application Process and Timing:

Applications for Connecting Communities funding will be reviewed once per year. In June, the new grant round will be announced. **Final applications are due by 5:00 PM on September 15.**

Staff will review and prioritize applications, with input from the Greenways Advisory Committee. Recommendations for funding will be made to the Parks and Recreation Commission, typically at their November meeting. The awarded funds will not be made available to the applicant until a Project Agreement has been executed and stipulated deadlines have been met. Please note that this is a reimbursement-based grant program.

### Eligible Applicants:

Eligible applicants include local units of government or public entities in Washtenaw County. All construction project areas must be within the County borders.

### Competitive Project Types:

- Important links between communities, parks, or other points of interest
- Highway, river, railroad and other barrier crossings (grade separation structures)
- Trail development within utility and abandoned railroad corridors
- Trails adjacent to waterways
- Trails that connect with the county park system
- On-road bike lanes and shoulder improvements providing important links
- Major multi-jurisdictional project
- Locally cost prohibitive project of regional or county wide significance

Projects generally **not** considered eligible for county assistance:

- Trails constructed with staff or volunteer labor
- Trails solely within existing local parks
- Replacement or restriping of existing trails/trail facilities
- Limited use hiking or nature trails (non-hard surfaced)
- Trails related to building structures and parking lots
- Streetscape improvements or sidewalks
- Site furnishings (lighting, benches, bike racks, etc.)
- Street crossing improvements
- Utility relocations
- Fencing, buffers and barriers
- Trail maintenance equipment
- Local signage or traffic controls
- Publications and marketing
- Staff overhead costs

\*Communities with an active Connecting Communities grant are not eligible to apply for additional funds until the previously approved project is completed, and the grant has been closed out.

#### Eligible Project Types

*All projects must comply with the Americans with Disabilities Act (ADA).*

Funding is available for:

1. Planning/feasibility studies or engineering (up to \$100k per year)
2. Construction (up to \$500k per year)

Note: Applicants may choose to apply for funding from multiple project categories in the same grant cycle; however, limited funding is available and not all requested funds may be awarded. If applying in multiple categories, applicant must demonstrate need for both categories in the same grant cycle, including a funding plan (with contingency), project schedule, availability of land for construction, understanding of permit and regulatory requirements, and other relevant information.

#### Feasibility and Engineering Studies

Many successful trail projects begin with a detailed professional assessment of which options are feasible to achieve the desired goals of the project. This process is known as a feasibility or engineering study. It is intended to engage the necessary stakeholders, including the public, to determine several key project conditions, such as: a preferred route, order of magnitude cost opinion for construction, regulatory requirements, maintenance considerations, and potential pitfalls of the project. It is often the first step to give local leaders the necessary information to make decisions on how, or if, the community should continue to pursue the project. This process typically takes three to twelve months to complete, depending on the complexity of the project.

If there is a desire for a non-motorized project in an area but the precise route has not been determined, it is recommended to start with a feasibility/engineering study. Only studies prepared by a professional consultant will be considered for funding. Components of funded Feasibility and Engineering Studies must include or address (where applicable):

- Executive summary;
- Background and intent/goals of the project;
- Inventory and analysis of existing conditions, including connectivity amongst people, non-motorized infrastructure, green space, and other destinations;
- Analysis of available alternatives to achieve the goals of the project;
- Selection of a preferred option, including a conceptual trail plan and cross sections;
- Maps, such as: project location, site boundaries, natural features, etc.;
- Opinion of probable cost and implementation/phasing strategy (i.e., financial feasibility);
- Potential funding sources (consider addressing potential grant requirements);
- Demonstrated public participation and stakeholder engagement;
- Availability of land to construct the project. If the proposed project is not entirely on land that is owned by the applicant, include documentation of discussions with the necessary land managers (may include Rights-of-Way, utility covenants, or other easements);
- Regulatory requirements and the likelihood of receiving permits from the appropriate agencies;
- Project operations, maintenance and security (local ability to perform the required tasks); and
- Photos of the project area.

#### Engineering Drawings

Typically, a feasibility or engineering study should be completed before funding for engineering drawings may be awarded. This requirement may be waived at the discretion of the Director if the applicant can otherwise demonstrate a need for the project, its viability, and provide documentation of probable project costs.

Engineering plans must comply with ADA and all other applicable regulatory and permit requirements. Plans must be prepared by a licensed engineer, landscape architect, or similar professional consultant. Overhead costs associated with applicant's staff shall not be considered expenses eligible for reimbursement. This process typically takes six to twelve months to complete, depending on the complexity of the project.

#### Construction

It is desirable to WCPARC to award construction funding to projects that have completed all or most of the background process (planning, feasibility study, engineering, etc.). Applicants in this category should be ready for construction to begin within the next 24 months. Application should demonstrate why the project is ready for:

Construction project requirements:

- Shall be competitively bid and awarded to a qualified contractor
- Shall comply with ADA and all other applicable regulatory and permit requirements
- Shall provide a resolution from an authorized public entity agreeing to maintain the proposed facilities to be safe and open for use by the general public for a minimum of twenty years, if constructed
- Engineering plans will be or were prepared by a licensed engineer, landscape architect, or similar professional consultant
- Overhead costs associated with applicant's staff shall not be considered expenses eligible for reimbursement

*If you are not sure which project type to apply for, please contact Kira Macyda at 734-971-6337.*

### Review Criteria

Applicants must document a compelling need for the project and its value to county residents. WCPARC has greatest interest in supporting projects with *county-wide significance*. In reviewing project applications, the following review criteria will be applied to select projects that:

- Are components of the existing or planned greenway network (as shown on an existing planning or parks map);
- Link or have high potential to connect significant destinations or existing trails. Highest priority will be given to projects that connect to a WCPARC park or facility;
- Directly relate to the county's important natural features (e.g., Huron River, River Raisin, Saline River, etc.). NOTE: Huron River Corridor has been identified as WCPARC's highest priority;
- Involve partnerships of two or more adjacent communities or other entity (such as schools or Washtenaw County Road Commission);
- Have a high use potential;
- Provide a wide range of functions (e.g., recreation, transportation, education/interpretation, conservation, water quality, tourism/economic, etc.); and
- Demonstrate previous public engagement (construction projects) or the plan to engage the public (planning/feasibility studies and engineering.).

Secondary rating criteria (applied to high ranking projects)

1. Project quality
2. Site suitability
3. Land availability or encumbrances (i.e., willingness of landowners to sell, grant easement)
4. Probability of funding from outside groups or agencies
5. Special considerations (e.g., community need, funding history, visibility, geographical balance, development intensity, safety, local match/funding partners, etc.)

*Washtenaw County Parks and Recreation Commission reserves the right to modify these criteria whenever it feels the interest of the County will be so served.*

**Commissioner Llamas****Commissioner McCollum**

Earlier this year, the Washtenaw County Board of Commissioners (BOC) voted to expand the Washtenaw County Board of County Road Commissioners from three to five members.

In May, the BOC appointed two new road commissioners to fill these newly created seats. Welcome to **Commissioner Gloria Llamas** from Pittsfield Township and **Commissioner Jo Ann McCollum** from Ypsilanti Township! [Click here to meet the entire WCRC board.](#)

Due to the coronavirus pandemic, in April, our board started using the Zoom meeting format and plans to continue hosting virtual board meetings through at least July. These meetings are held on the first and third Tuesday of the month at 1 p.m. via Zoom. Anyone can join and participate in the meeting from their computer, smart phone or touch-tone phone. [Click here to learn how to join a virtual meeting.](#)

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## Roads and Non-Motorized County-Wide Millage

On August 4, voters will be asked to renew and restore the County-Wide Roads and Non-Motorized Millage, first approved by voters in 2016. If approved, this 0.5 mill tax would fund more than 215 miles of road improvements across the county and at least 10 non-motorized projects over the next four years (2021 - 2024).

[Click here to learn about this important funding source.](#)

We hope you can join us virtually on Tuesday, July 14 at 6:30 p.m. on Zoom to learn even more and ask questions of WCRC staff.



**Washtenaw County Road Commission  
TOWNSHIP/STAFF REPORT**

**For the period of May 25 thru June 7, 2020**

**Board Meeting Date: June 16, 2020**

**TOWNSHIP REPORT**

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**MAINTENANCE**

Scraping of gravel roads and patching of paved roads were performed throughout the county. In addition, the following maintenance activities were performed in individual townships:

**ANN ARBOR TOWNSHIP**

- Drainage & Backslopes – Country Club Road, Maple Road
- Sealcoating – Whitmore Lake Road

**AUGUSTA TOWNSHIP**

- Boom Mow – Liss Road
- Limestone Patch – Bunton Road, Fuller Road, Hitchingham Road, Judd Road, Rosbolt Road, Torrey Road, Tuttle Hill Road: 180 tons

**BRIDGEWATER TOWNSHIP**

- Culvert Replacement – Sheridan Road
- Limestone Patch – Allen Road: 63 tons

**DEXTER TOWNSHIP**

- Fallen Trees – Dexter Townhall Road, Fleming Road, Riker Road, Toma Road
- Local Road Dust Control – Colby Road, Donner Road, Fleming Road, Madden Road, McGuinness Road, McKinley Road, Quigley Road, Riker Road, Stofer Road, Waterloo Road, Webb's Shore Drive, Wylie Road: 35,100 gallons
- Shoulder Maintenance –Hankerd Road: 41 tons

**FREEDOM TOWNSHIP**

- Fallen Trees – Waters Road
- Gravel Patch – Lima Center Road: 22 tons
- Limestone Patch – Schneider Road: 10 tons
- Local Road Dust Control – Altenbrent Road, Bemis Road, Bethel Church Road, Eisman Road, Ellsworth Road, Esch Road, Hieber Road, Koebbe Road, Kothe Road, Lima Center Road, Luckhardt Road, Pfaus Road, Schneider Road, Spies Road, Steinbach Road, Textile Road, Weber Road: 63,200 gallons

**Washtenaw County Road Commission  
TOWNSHIP/STAFF REPORT**

**For the period of June 8, 2020 thru June 28, 2020**

**Board Meeting Date: July 7, 2020**

**TOWNSHIP REPORT**

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**MAINTENANCE**

Scraping of gravel roads and patching of paved roads were performed throughout the county. In addition, the following maintenance activities were performed in individual townships:

**ANN ARBOR TOWNSHIP**

- Boom Mow – Huron River Drive
- Fallen Trees – Maple Road
- Fog Seal – Whitmore Lake Road
- Limestone Patch – Country Club Road: 12 tons
- Local Road Dust Control – Maple Road: 3,000 gallons
- Sweeping – Huron River Drive, Whitmore Lake Road

**AUGUSTA TOWNSHIP**

- Boom Mow – McKean Road
- Cleaned Pipes – Tuttle Hill Road
- Drainage & Backslopes – Bunton Road, Judd Road, Liss Road
- Limestone Patch – Arkona Road, Bunton Road, Liss Road, Tuttle Hill Road: 63 tons
- Limestone Patch Shoulders – Rawsonville Road, Stony Creek Road, Whittaker Road: 42 tons
- Local Road Dust Control – Arkona Road, Augusta Street, Bolla Road, Brandywine Lane, Bunton Road, Butler Road, Church Street, Country Lane, Fuller Road, Gooding Road, Gotts Court, Hitchingham Road, Judd Road, Liss Road, Longmeadow Lane, McCrone Road, McKean Road, Meridian Street, Oak Road, Pinehurst Drive, Pitman Road, Potter Street, Rosbolt Road, Rustic Lane, Sikorski Road, Talladay Road, Teaticket Lane, Torrey Road, Tuttle Hill Road, Wright Road: 80,700 gallons

**BRIDGEWATER TOWNSHIP**

- Fallen Trees – Allen Road, Hogan Road, Logan Road, Sheridan Road, Wallace Road, Wilbur Road, Willow Road
- Gravel Patch – Burmeister Road, Willow Road: 38 tons
- Limestone Patch – Haab Road, Parker Road, Rentz Road, Schwab Road, Waters Road: 7 tons

**Washtenaw County Road Commission  
TOWNSHIP/STAFF REPORT**

**For the period of July 13, 2020 thru July 26, 2020**

**Board Meeting Date: August 4, 2020**

**TOWNSHIP REPORT**

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**MAINTENANCE**

Scraping of gravel roads and patching of paved roads were performed throughout the county. In addition, the following maintenance activities were performed in individual townships:

**ANN ARBOR TOWNSHIP**

- Boom Mow –Nixon Road
- Drainage and Backslopes – Maple Road
- Local Road Dust Control – Belgrade Notch Street, Danbury Lane, Englave Drive, Oakcleft Street, Wayside Drive: 2,600 gallons
- Roadside Debris – E Huron River Drive

**AUGUSTA TOWNSHIP**

- Boom Mow – Arkona Road, McKean Road, Rawsonville Road, Willis Road, Willow Road
- Drainage and Backslopes – Arkona Road, McKean Road
- Fallen Trees – McKean Road, Stony Creek Road
- Limestone Patch – Bunton Road, Talladay Road: 55 tons

**BRIDGEWATER TOWNSHIP**

- Gravel Patch – Eisman Road, Klager Road, Schellenberger Road: 37 tons
- Local Road Dust Control – Arkona Road, Braun Road, Burmeister Road, Hack Road, Neal Road, Neblo Road, Schwab Road: 21,500 gallons

**DEXTER TOWNSHIP**

- Chipseal – Dexter Townhall Road, Eagle Point Drive, Fox Ridge Drive, Hankerd Road, McGregor Road, Ridge Line Circle, Timber Ridge Court
- Fallen Trees – Dexter-Pinckney Road
- Gravel Patch – Rainbow Drive: 6 tons
- Gravel Patch Shoulders – Dexter Townhall Road, Glenbrook Road, Hankerd Road: 7 tons
- Grind Stumps – Madden Road
- Limestone Patch – Madden Road: 12 tons
- Local Road Dust Control – Fleming Road, Madden Road, McKinley Road, Riker Road, Waterloo Road: 19,500 gallons
- Primary Road Dust Control – Island Lake Road: 2,500 gallons

## Township Insights 07.24.20 | Weekly legislative and news update from the Michigan Townships Association

From: Michigan Townships Association (jenn@michigantownships.org)

To: bridgewaterwpsupervisor@yahoo.com

Date: Friday, July 24, 2020, 10:09 PM EDT

# Michigan Township INSIGHTS

Weekly News and Information from the Michigan Townships Association | July 24, 2020

### Measures balance state's FY 2020 budget—impact CVT and CARES Act funding for townships

The Legislature and governor used a combination of measures this week to balance the state's FY 2020 budget. The budget deal included the passage of two supplemental appropriation bills, an executive order and work project liquidations along with a \$350 million transfer from the Budget Stabilization Fund and an injection of federal CARES Act dollars to eliminate the deficit.



A key component of the agreement included the elimination of \$43.5 million in August CVT (statutory) revenue sharing payments to townships, cities and villages—to be replaced with federal CARES Act funding at approximately 150 percent of the August payments. Currently, the federal funds are limited to eligible CARES-related expenditures.

Additionally, language was added to a [supplemental appropriations bill](#) to clarify eligibility for CARES Act funding [previously appropriated for public safety/public health payroll reimbursement and first responder hazard pay premiums](#). MTA worked to include the change to allow requested flexibility for local government authorities and intergovernmental agencies that employ local public safety or public health personnel. Existing application forms for the [First Responder Hazard Pay Premiums Program](#) and [Public Safety and Public Health Payroll Reimbursement Program](#) should be completed and submitted as soon as possible.



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#### ONLINE

lets your *entire township* get the education you need, anytime, anywhere, at your convenience. This NEW [township-wide annual subscription to MTA's online learning courses](#) offers [three different levels](#), so you can choose the right fit for your township. [Sign up today!](#)

#### MTA QUICK LINKS

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[Members-only Website](#)  
[Answer Center](#)  
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# Bridgewater Township

## Zoning Administrator Report

June 2020

During this month, the following applications were received, reviewed, and acted upon. Also included is a summary of ordinance enforcement and administration activities:

### Zoning Compliance Certificates and Administrative Site Plan Approval:

1. **Zoning Compliance Certificate – Harvest Solar/Ruth Knoll (9842 Fisk Rd.).** Application for zoning approval to install roof-mounted solar panels on an existing accessory building in the rear yard, and to construct two (2) separate freestanding array accessory structures of unknown height and width in the McCollum Road front yard of this corner lot. Approved per revised plans.
2. **Zoning Compliance Certificate – Jeffrey (12671 Wilbur Rd.).** Application for zoning approval to construct a new 16-foot by 31-foot swimming pool and surround in the rear yard. Approved per revised plans.
3. **Zoning Compliance Certificate – Flynn (9015 Austin Rd.).** Application for zoning approval to construct a new 18-foot round above-ground swimming pool in the rear yard. Approved per revised plans.
4. **Zoning Compliance Certificate – The Bank Tavern (8452 Boettner Rd.).** Application for zoning approval to install temporary outdoor seating in the side yard as a temporary accessory use in response to COVID-19-related restrictions on indoor seating capacity. Approved.
5. **Zoning Compliance Certificate – Bono (10601 E. Austin Rd.).** Application for zoning approval to construct a new covered front porch and a new rear deck for an existing single-family dwelling. Approved.
6. **Zoning Compliance Certificate – Ward (9100 Schellenberger Rd.).** Application for zoning approval to demolish an existing dwelling and a detached accessory structure, and to construct a new single-family dwelling and attached garage. Approved per revised plans and contingent upon adjustment of the existing driveway location during construction to remove an encroachment on to the neighboring lot.

### Ordinance Enforcement:

7. **10910 Braun Rd., Manchester (West) – vehicles in the yard.** In response to notification of a previous complaint from a neighbor last November, the owner had taken steps to remove several inoperable vehicles from the property, and to relocate a remaining vehicle off of the front lawn. At the time, the owner confirmed to my office that the remaining vehicles and trailer were properly licensed and operable. During a follow up site visit in response to a new complaint, I noted that there were no new vehicles or trailers in the yard. I contacted the owner and received an update regarding the remaining vehicles and trailer and confirmed that they are licensed and operable.
8. **9015 Austin Rd., Saline (Flynn) – unlawful temporary signs.** In response to a complaint, I contacted the owner to make them aware that displaying temporary signs within the Austin Rd. right-of-way is a violation of Section 13.03C of the Zoning Ordinance. After learning of the violation and receiving answers to her questions about the ordinance standards, the owner took prompt action to relocate the signage out of the right-of-way.
9. **10902 Braun Rd., Manchester (Robinson) – resolution of the unlawful business use in the AG (General Agriculture) District.** The owner removed all business equipment, vehicles,

trailers, and inventory from the property by 5/19/2020, which I confirmed remotely via photographs from the owner and a site visit view from the shared driveway easement. Unfortunately, the owner subsequently returned to storing commercial fertilizer apparatus and associated fertilizer inventory in the pole barn. This generated a new complaint from a neighbor. After receiving notice of the violation from my office with a request for removal of this business equipment, the owners promptly responded to confirm that they would correct the violation.

An in-person final inspection to close out this enforcement activity had been tentatively scheduled for 6/15/2020. Unfortunately, I had to postpone it because of a family member's COVID19 exposure. I have since learned that the owners have made statements to multiple Township officials that they are being "harassed" and alleging unethical behavior on my part. Mr. Robinson has also demanded that a police officer be present for the inspection, which is simply impractical. With that in mind, I have chosen not to reschedule the in-person inspection for the moment to avoid any opportunity for misunderstanding or a "he-said/she-said" dispute.

*I would respectfully ask that this item be included on an upcoming Board of Trustees agenda, and that Mr. and Mrs. Robinson be invited to attend and address their concerns to the Board directly in a public meeting.* I will plan to attend the meeting, and will be prepared to answer any questions from the Board or the Robinsons regarding these ordinance enforcement activities. This was helpful to resolve the Samuels enforcement matter, and may also be helpful here.

**Ordinance Administration and Other Items of Interest:**

10. **Temporary outdoor seating at The Bank Tavern** (8452 Boettner Rd.). In response to a directive from the state Liquor Control Commission and an enquiry from the Planning Commission Chair, I reviewed the Zoning Ordinance requirements and approval processes that apply to restaurants and outdoor eating areas. I determined that a temporary relocation of a portion of an existing restaurant's indoor seating capacity outdoors to comply with COVID19 virus pandemic-related executive orders temporarily restricting indoor seating capacity can be an acceptable temporary accessory use. A copy of this determination is attached. A zoning permit was subsequently approved for temporary outdoor seating on the north side of the building.
11. **The Historic Blum Farm Event Barn** (10383 E. Austin Rd. – George Barbu). The Twp. Engineer and I have both completed successful final inspections of the as-built site for compliance with the approved site plan and conditions of approval. The Building Inspector also completed a successful final inspection of the building improvements. The only remaining outside agency approval is for the septic system, which is in the final stages of installation. I issued a letter dated 6/15/2020 (attached) to confirm that the event barn business use of the above listed property can lawfully begin as soon as my office has received the confirmation of septic system approval.
12. **Telephone calls and emails.** During the month, I received telephone calls and emails regarding zoning requirements for new homes, pole barns, pools, sheds, signs, and land divisions. I also responded to a question about rules for keeping of chickens and for slaughtering and processing of livestock and poultry.

Respectfully submitted,

**Rodney C. Nanney**  
Zoning Administrator

# BRIDGEWATER TOWNSHIP

**Rodney C. Nanney**  
Zoning Administrator  
10990 Clinton Road  
Manchester, MI 48158

June 9, 2020

David Horney, Chair  
Bridgewater Township Planning Commission  
10990 Clinton Rd.  
Manchester, MI 48158

VIA EMAIL

**Administrative Determination: Allowance for temporary restaurant outdoor seating under COVID19 virus pandemic-related capacity restrictions.**

Dear Mr. Horney:

In response to your question about the Bank Tavern (8452 Boettner Rd.) and current COVID19 capacity restrictions, I have reviewed the Zoning Ordinance requirements and approval processes that apply to restaurants and in particular to outdoor cafes and eating areas. As part of this review, I looked at what approval process and requirements should reasonably apply to a restaurant wishing to establish temporary outdoor seating areas as they reopen for business under the Governor's COVID19 virus pandemic-related executive orders temporarily restricting indoor seating for restaurants to 50% or less of normal capacity.

In the C (Local Commercial) zoning district, a permanently established outdoor café or eating area is an allowable land use, subject to site plan approval and compliance with the parking, lighting, noise, and other standards of Section 5.410 (Outdoor Cafes and Eating Areas) of the Zoning Ordinance. One of the reasons for these requirements is because the addition of a permanent outdoor eating area increases the capacity of the restaurant to serve more patrons at once, potentially increasing impacts on available parking and on neighboring land uses.

**It is my determination as Zoning Administrator that the temporary relocation of a portion of an existing restaurant's indoor seating capacity outdoors to comply with COVID19 virus pandemic-related executive orders temporarily restricting indoor seating capacity **can be an acceptable temporary accessory use associated with the existing Bank Tavern restaurant operation, provided that it is maintained in accordance with the following limitations:****

1. The number of seats available for customers inside and outside is kept equal to or less than the Bank Tavern's pre-existing total seating capacity;
2. The temporary outdoor seating is limited to the existing deck facing Boettner Road, and to the adjacent vacant lot to the north of the existing building;
3. No part of any temporary outdoor seating area on the vacant lot should be located closer to Boettner Road than the front of the existing building, and should be set back at least 15 feet from the north (side) lot line and 35 feet from the west (rear) lot line to comply with zoning district setback requirements;
4. Noise levels from any amplified sound must not exceed 65 decibels at any lot boundary or right-of way, and any new exterior lighting for the temporary outdoor seating area must conform to Section 11.20 (Exterior Lighting) standards; and

5. An administrative zoning permit approval would be required for this project.

**A sketch showing the layout, location, and amount of temporary outdoor seating would need to be submitted with a zoning permit application to my office.** The application form is attached. There is no fee for this application, and I typically respond to the applicant within 24-48 hours. The best way to submit the application and plans would be to scan and email the application materials to me directly at [Rodney@BuildingPlace.net](mailto:Rodney@BuildingPlace.net). The materials can also be faxed to me at (734) 661-0509.

**This administrative authorization shall expire after 120 calendar days, beginning on June 10, 2020 and extending through October 8, 2020.** Minor site plan approval from the Planning Commission for a permanent outdoor café and eating area would be required for this temporary outdoor seating to remain after this period of time.

This administrative determination has been made in accordance with Section 1.06E.1. of the Zoning Ordinance, which specifies the Zoning Administrator's duties and responsibilities.

Please call me with any questions about this information at (734) 483-2271.

Respectfully submitted,

***Rodney C. Nanney***  
Zoning Administrator

Cc: Ms. Christina Spensley and Mr. Chuck Spensley, via email



# BRIDGEWATER TOWNSHIP

**Rodney C. Nanney**  
Zoning Administrator  
10990 Clinton Road  
Manchester, MI 48158

June 15, 2020

Mr. George Barbu  
10383 E. Austin Road  
Manchester, MI 48158

VIA EMAIL

**Final Site Plan Inspection: Confirmation of an approved final site plan inspection for the Historic Blum Farm Event Barn at 10383 E. Austin Rd., parcel no. Q-17-02-300-019.**

Dear Mr. Barbu:

On June 12, 2020, I conducted a final inspection of the above-listed property and found that the site is fully in compliance with the approved site plan. I have also received the following confirmations from the Township Engineer and outside agencies with jurisdiction:

- ✓ The Western Washtenaw Construction Authority has issued a final inspection approval for the building-related construction work necessary for a public assembly use.
- ✓ The Township Engineer has verified that the parking lot improvements and paving now conform to applicable engineering standards and the approved site plan.
- ✓ The Washtenaw County Road Commission has confirmed that the driveway approach conforms to their requirements and has been approved.

The following are the only remaining issues that need to be addressed. The deadlines for completion of each item are noted below:

- Prior to the start of business activity on the property, Mr. Barbu must provide a copy to the Zoning Administrator of the written confirmation of approval from the Washtenaw County Environmental Health Division for the new septic system.
- Prior to the end of the 2021 planting season, Mr. Barbu will need to replace the 13 deceased evergreen trees planted near the southeast corner of the site as part of required screening with new evergreen trees at least six (6) feet in height and of a species native to Michigan.

During my inspection, I noted that 13 of the evergreen trees planted last year had died. The problem appears to be limited to a particular species. Since approved plans for this project do not require the evergreen screen to be planted until one year from the start of the event barn business activity, I have set the deadline for planting of replacement trees as the end of the 2021 planting season.

**Please accept this letter as confirmation that the event barn business use of the above listed property can lawfully begin as soon as my office has received the confirmation of septic system approval.** All event barn business activity on the property must be maintained in strict compliance with the approved special use permit and conditions of approval, which include the operation plan submitted as part of that application.

Please contact me with any questions about this information at (734) 483-2271.

Respectfully submitted,

**Rodney C. Nanney**  
Zoning Administrator

# Bridgewater Township

## Zoning Administrator Report

July 2020

During this month, the following applications were received, reviewed, and acted upon. Also included is a summary of ordinance enforcement and administration activities:

### Zoning Compliance Certificates and Administrative Site Plan Approval:

1. **Zoning Compliance Certificate – Level One-Gilson (13890 E. Austin Rd.).** Application for zoning approval to construct a new 24-foot by 42-foot in-ground swimming pool, surround, and fence in the rear yard. Approved per revised plans.
2. **Zoning Compliance Certificate – DeLucia (11481 Hogan Rd.).** Application for zoning approval to construct a new rear deck for an existing single-family dwelling. Approved.

### Ordinance Enforcement:

3. **10902 Braun Rd., Manchester (Robinson) – resolution of the unlawful business use in the AG (General Agriculture) District.** The owner removed all business equipment, vehicles, trailers, and inventory from the property by 5/19/2020, which I confirmed remotely via photographs from the owner and a site visit view from the shared driveway easement. Although an on-person final inspection has not yet taken place, I did stop by several times during July to view the property from the shared driveway easement. During these visits, I did not observe any conditions that were in violation of Township ordinances.

### Ordinance Administration and Other Items of Interest:

4. **Temporary outdoor seating at The Bank Tavern (8452 Boettner Rd.).** A temporary outdoor seating area has been completed on the north side of the building. Per the approved zoning permit and administrative determination authorizing this as a temporary accessory use, the additional outdoor seating can remain in place for 120 days (through 10/8/2020). To continue beyond that point would require Planning Commission action under the Zoning Ordinance requirements that apply.
5. **The Historic Blum Farm Event Barn (10383 E. Austin Rd. – George Barbu).** This facility is now in operation. All conditions of special use permit and site plan approval have been satisfied.
6. **Telephone calls and emails.** During the month, I received telephone calls and emails regarding zoning requirements for new homes, pole barns, garage additions, pools, and non-farm keeping of horses, and several calls for zoning district and allowable land use information from property appraisal firms.

Respectfully submitted,

**Rodney C. Nanney**  
Zoning Administrator

## Washtenaw County Broadband Task Force

Established by the Washtenaw County Board of Commissioners

Working to Achieve Countywide Broadband Equity by 2022



## Meeting Minutes

Thursday, June 18, 2020  
8:00 – 9:30 A.M.

Via Zoom

Call to Order | Introductions / Roll Call

- The meeting was called to order by Chair Fuller at 8am
- Task force members introduced themselves to public and guests from the Mercury Network
- Members Present
  - Barb Fuller – Chair
  - Ben Fineman – Vice Chair
  - Commissioner Jason Maciejewski
  - Melanie Bell – Plymouth Township Library/MBC
  - Kyle Mazurek- Comcast
  - Michael Moran- Ann Arbor Charter Township
  - Don Stein- Bridgewater Township
  - Mike Compton- Dexter Township
  - Craig Maier- Lima Township
  - Gary Munce – Lyndon Township
  - Marlene Chockley- Northfield Township
  - Jack Knowles- Scio Township
  - John Kingsley- Webster Township
- Members Absent
  - Commissioner Shannon Beeman
  - Valisa Bristle-Freedom Township
  - Jan Godek – York Township
  - Peter Psarouthakis – Sharon Township
  - Tom McKernan – Sylvan Township
- Invited Guests
  - Matthew Sams – Mercury Wireless
  - Garrett Wiseman – Mercury Wireless
- Members of the Public

- Chris Scharrer
- David Brooks
- Patricia Zieske
- Rachel Miller
- Ken Ascher
- Sue Waters
- Karen Woollams
- Lamar Weir (Congresswoman Dingell's office)

I. Approval of the Agenda

- Motion – Bell, Second – Compton
- Agenda approved as presented

II. Approval of Meeting Minutes

A. May 14, 2020

- Chair Fuller – add Knowles as person thanking Lamar
- Motion- Bell, Second -Compton
- May 14 minutes approved as amended

III. CMIC Initial Award Recommendations (Connecting Michigan Communities)

A. Comcast for Dexter Township – Kyle Mazurek

8:10

[https://www.michigan.gov/documents/dtmb/0-Comcast-Dexter\\_Web\\_Posting\\_FINAL\\_v2\\_684806\\_7.pdf](https://www.michigan.gov/documents/dtmb/0-Comcast-Dexter_Web_Posting_FINAL_v2_684806_7.pdf)

- Kyle Mazurek from Comcast reviewed their CMIC grant application and subsequent award.
- Cost to build infrastructure is \$4.73 million
- Comcast requested \$4.13 million
- Grant award was \$1.91 million
- 637 homes will be served, 35 businesses
- Map of these areas are in the grant application (link above)
- There is a challenge period through July 27
  - Anyone can file support or opposition
  - Opposition can include
    - Area already served
    - Implementation would take >3 years
    - Area has been previously selected for Connect America funds
- Buildout must be complete by September, 2023
- Questions:
  - Will you build out all homes in the census block?
    - Yes
  - What will the service speed be?
    - Same as Ann Arbor 1G
  - Has the pricing been determined?
    - Page 1025 of grant application
  - All fiber, coax or both?
    - Fiber to neighborhoods
    - Coax from drop pole to home
    - Generally follow power lines –

- If they are aerial, that's the service,
- Underground= underground service
- Will some homes in the township still be considered un/underserved?
  - Yes, probably
- Kyle asked members and guests to review the comment/support/protest information provided

B. Mercury Wireless – Matthew Sams & Garrett Wiseman

[www.mercurywireless.com](http://www.mercurywireless.com) Kansas City, MO

Counties: Hillsdale, Lenawee, Jackson, Monroe, Washtenaw, Berrien, Cass, Calhoun, Eaton, Ingham, Cass, St. Joseph

- Garrett Wiseman from Mercury Wireless presented the following information:
- Awards in many Michigan counties, including Washtenaw, Monroe, Lenawee, Jackson
- Company is new to Michigan
- Founded in 2017, based in Kansas City, Missouri
- Offers the following services:
  - Broadband
  - Digital voice, enterprise voice
  - Residential, commercial and education sectors
  - Custom private networks
  - Web hosting, email hosting, hosted wifi
  - Network design
- Proposed coverage area in application (link above)
- Will service 2800 households/100 businesses
- Work must be complete by September, 2023
- Uses LTE/CBRS technology
- Fiber and high capacity microwave/backhaul
- Pricing
  - 10/2                   \$ 49.95
  - 30/6                   \$ 89.95
  - 100/20               \$109.95
  - Digital voice       \$14.95 (Unlimited calling)
  - Unlimited usage/no throttling
  - \$99.95 installation fee
  - 2 year contract
- Questions:
  - How many homes in each community will be served?
    - Will provide info via email
  - GIS map available in application
    - Yes
  - Fiber to home in plans?
    - Yes
  - Will towers be constructed?
    - Generally try to co-locate w/existing
  - Plans for expansion?

- Yes, service to surrounding communities if they meet requirement of grant

IV. Updates and Workgroup Progress Reports

A. Consultant Selection - Pre-Engineering & Grant Application Preparation

- Final stages of identifying consultant to fulfill RFP

B. Data Collection/Survey Project

- Executive summary has been delivered (link below)
- 27% response rate
- 64% of households responding do not have access to broadband
- A detailed results document is forthcoming, including maps by township
- Survey data request form will be posted on website soon

V. Action Items

- None

VI. BBTF Member Reports

- How do we get countywide coverage and not leave anyone behind?
  - Will be addressed w/RFP firms

VII. Public Comment

- Patrick Zieske reported that:
  - Sylvan Township has formed a broadband committee
  - Many interested people in the township
  - They are currently evaluating options
  - Want all residents in township served
  - Interested in county's efforts
    - How will they determine who is served?
    - Will it be fiber to home?
  - Response:
    - County strategy is not to serve as grant applicant, nor does it want to be the owner of the infrastructure
    - Private partners will decide who gets service
    - RDOF eligibility determined by FCC form 477
    - USDA Reconnect will allow us to use our survey data
- Lamar Weir thanked the group for their work (on behalf of Congresswoman Dingell), said they are excited for our progress, looking forward to more people being connected and they are glad to be a part of this effort
- David Brooks shared that he is the owner of Back Yard Fiber and is willing to consider providing service in areas that private providers are uncomfortable with
- Rachel Miller asked how the county group recommends guiding our whole county to get a grant.
  - A. Designate a representative from Sylvan Township to sit on the Task Force. They are welcomed to join the group until formal appointment can take place.

- BBTF Member Mike Compton offered assistance to any broadband research committee
- Chris Scharrer – FCC Form 477 data is flawed, some Sylvan township coverage referenced on their map is actually zero. If RDOF comes through, can we use the BBTF survey data in those areas?
  - A. We'll need to research more and ask the FCC.

VIII. Announcements

- No announcements

IX. Adjournment

- Motion to adjourn- Maier, Second – Knowles
- The meeting adjourned at 9:17 am

**NEXT MEETING:** 3<sup>rd</sup> Thursday / via Zoom – July 16, 2020 @ 8:00-9:00AM

Call in information to be disseminated to members and posted publicly on Monday, July 13.

**Link**

<https://www.washtenaw.org/2867/Broadband-Task-Force>

Washtenaw Broadband Data Collection Executive Findings