

GENOA CHARTER TOWNSHIP BOARD
Regular Meeting
March 2, 2026
6:30 p.m.

AGENDA

Call to Order:

Invocation:

Pledge of Allegiance:

Roll Call:

Call to the Public (Public comment must be addressed to the Chairperson and will be limited to three minutes per person) *:

Approval of Consent Agenda:

- 1) Payment of Bills: March 2, 2026
- 2) Request to approve the February 16, 2026 regular meeting minutes.

Approval of Regular Agenda:

- 3) Consideration of a recommendation of approval for the special use, site plan and environmental impact assessment for a proposed family day care home (up to 14 children) located 554 S. Hughes Road on the west side of Hughes Road, south of Golf Club Road. The request is petitioned by Jennifer Duncan.
 - A. Disposition of Special Use Application
 - B. Disposition of Environmental Impact Assessment (1/16/26)
 - C. Disposition of Site Plan (1/21/26)
- 4) Request for approval of **Resolution #1** to Proceed with the Project and Direct Preparation of the Plans and Cost Estimates for the **North Shore Commons Condominium** Private Road Improvement Special Assessment Project (summer tax 2026). (Roll Call)
- 5) Request for approval of **Resolution #2** to Approve the Project, Schedule the First Hearing for March 16, 2026, and Direct Issuance of Statutory Notices for the **North Shore Commons Condominium** Private Road Improvement Special Assessment Project (summer tax 2026). (Roll Call)

- 6) Consideration of approval for the general appropriation of funds for the Fiscal Year beginning April 1, 2026 and ending March 31, 2027 for budget fund numbers: 101, 202, 212, 249, 250, 401, 402, 532 and 853.
- 7) Consideration of approval for the general appropriation of funds for the Fiscal Year beginning April 1, 2026 and ending March 31, 2027 for budget fund number 208.
- 8) Request for approval of **Resolution 260302A** - 2026-2027 General Appropriations Act Budget for the Fiscal Year beginning April 1, 2026 and ending March 31, 2027. (Roll Call)
- 9) Request for approval of **Resolution 260302B** - Wages and Salaries for Appointed Officials. (Roll Call)
- 10) Request for approval of **Resolution 260302C** - Salaries for Elected Officials. (Roll Call)
- 11) Request for approval of a renewal of the Uniform Video Service Local Franchise Agreement with DIRECTV, LLC (formerly AT&T) with an annual video service provider franchise fee of 5% and a public, education and government (PEG) access fee of 2% for an additional ten-year term.

Board Comments

Adjournment

*Citizen's Comments- In addition to providing the public with an opportunity to address the Township Board at the beginning of the meeting, opportunity to comment on individual agenda items or at a second call to the public at the end of the meeting *may* be offered by the Chairman as they are presented.

BOARD PACKET

CHECK REGISTERS FOR TOWNSHIP BOARD MEETING

MEETING DATE: March 2, 2026

All information below through February 25, 2026

February 13, 2026 Bi Weekly Payroll	\$	128,355.89
TOWNSHIP GENERAL EXPENSES	\$	101,151.65
OPERATING EXPENSES SAD (264CK)	\$	1,135.24
OPERATING EXPENSES PARKS AND REC (270CK)	\$	1,252.15
OPERATING EXPENSES DPW (503 FN)	\$	57,535.62
OPERATING EXPENSES DPW RESERVE (504 FN)	\$	44,607.78
OPERATING EXPENSES LAKE EDGEWOOD (593FN)	\$	21.00
OPERATING EXPENSES OAK POINTE (592FN)	\$	109,071.49
TOTAL	\$	443,130.82

CASH REQUIREMENTS

CASH REQUIRED FOR NEGOTIABLE CHECKS &/OR ELECTRONIC FUNDS TRANSFERS (EFT) FOR CHECK DATE **02/13/26: \$50,305.76**

TRANSACTION SUMMARY

SUMMARY BY TRANSACTION TYPE -	TOTAL ELECTRONIC FUNDS TRANSFER (EFT)	50,305.76
	CASH REQUIRED FOR NEGOTIABLE CHECKS &/OR EFT	50,305.76
	TOTAL REMAINING DEDUCTIONS / WITHHOLDINGS / LIABILITIES	7,828.14
	CASH REQUIRED FOR CHECK DATE 02/13/26	58,133.90

TRANSACTION DETAIL

ELECTRONIC FUNDS TRANSFER - Your financial institution will initiate transfer to Paychex at or after 12:01 A.M. on transaction date.

TRANS. DATE	BANK NAME	ACCOUNT NUMBER	PRODUCT	DESCRIPTION		BANK DRAFT AMOUNTS & OTHER TOTALS
02/12/26	BANK OF ANN ARBOR	xxxxxxxxxxxx130	Direct Deposit	Net Pay Allocations	36,031.08	36,031.08
02/12/26	BANK OF ANN ARBOR	xxxxxxxxxxxx130	Taxpay®	Employee Withholdings		
				Social Security	3,219.31	
				Medicare	752.88	
				Fed Income Tax	4,389.66	
				MI Income Tax	1,940.64	
				Total Withholdings	10,302.49	
				Employer Liabilities		
				Social Security	3,219.30	
				Medicare	752.89	
				Total Liabilities	3,972.19	14,274.68
				EFT FOR 02/12/26		50,305.76
				TOTAL EFT		50,305.76

REMAINING DEDUCTIONS / WITHHOLDINGS / LIABILITIES - Unless stated otherwise, Paychex does not remit these funds. You must ensure accurate and timely payment of applicable items.

TRANS. DATE	BANK NAME	ACCOUNT NUMBER	PRODUCT	DESCRIPTION		TOTAL
02/13/26	Refer to your records for account information.		Payroll	Employee Deductions		
				457 EE Pretax	4,661.00	
				457 EE Roth	170.00	
				EE Medical Contribut	1,620.00	
				FSA Medical Pretax	617.26	
				Prim Retire Loan 1	672.59	
				Vol Life Ch Post Tax	1.82	

CASH REQUIREMENTS

(Prior to Processing)

CASH REQUIRED FOR NEGOTIABLE CHECKS &/OR ELECTRONIC FUNDS TRANSFERS (EFT) FOR CHECK DATE 02/13/26: \$78,050.13

TRANSACTION SUMMARY

SUMMARY BY TRANSACTION TYPE -	TOTAL ELECTRONIC FUNDS TRANSFER (EFT)	78,050.13
	CASH REQUIRED FOR NEGOTIABLE CHECKS &/OR EFT	78,050.13
	TOTAL REMAINING DEDUCTIONS / WITHHOLDINGS / LIABILITIES	7,086.91
	CASH REQUIRED FOR CHECK DATE 02/13/26	85,137.04

TRANSACTION DETAIL

ELECTRONIC FUNDS TRANSFER - Your financial institution will initiate transfer to Paychex at or after 12:01 A.M. on transaction date.

TRANS. DATE	BANK NAME	ACCOUNT NUMBER	PRODUCT	DESCRIPTION		BANK DRAFT AMOUNTS & OTHER TOTALS
02/12/26	BANK OF ANN ARBOR	xxxxxxxxxxxx990	Direct Deposit	Net Pay Allocations	56,753.50	56,753.50
02/12/26	BANK OF ANN ARBOR	xxxxxxxxxxxx990	Taxpay®	Employee Withholdings		
				Social Security	4,746.25	
				Medicare	1,110.04	
				Fed Income Tax	6,607.25	
				MI Income Tax	2,976.79	
				Total Withholdings	15,440.33	
				Employer Liabilities		
				Social Security	4,746.26	
				Medicare	1,110.04	
				Total Liabilities	5,856.30	21,296.63
				EFT FOR 02/12/26		78,050.13
				TOTAL EFT		78,050.13

REMAINING DEDUCTIONS / WITHHOLDINGS / LIABILITIES - Unless stated otherwise, Paychex does not remit these funds. You must ensure accurate and timely payment of applicable items.

TRANS. DATE	BANK NAME	ACCOUNT NUMBER	PRODUCT	DESCRIPTION		TOTAL
02/13/26	Refer to your records for account information		Payroll	Employee Deductions		
				457 EE Pretax	1,745.00	
				457 EE Roth	730.00	
				FSA Health	439.97	
				Medical	2,288.00	
				Princ Retire Loan 1	1,098.37	
				Princ Retire Loan 2	545.56	
				Vol CH Life	6.37	
				Vol EE Life	177.85	

CHECK DISPURSEMENT 2/13/26 - 2/25/26

Check Date	Bank	Check #	Invoice	Payee	Description	Amount
					NAME PLATE AND HOLDER, PLASTIC	
02/17/2026	FNBCK	40086	25546	AMERICAN AWARDS & ENGRAVING	NAME BADGE	69.00
02/17/2026	FNBCK	40087	3/1 - 3/31/26	BLUE CROSS & BLUE SHIELD OF MICHIGAN	MEDICAL COVERAGE 6132 CROOKED LAKE RD ACCT# 1030	30,407.59
02/17/2026	FNBCK	40088	1/9 - 2/6/26	CONSUMERS ENERGY	4990 7845	17.00
02/17/2026	FNBCK	40088	1/9 - 2/6/26	CONSUMERS ENERGY	2911 DORR ROAD ACCT#1000 2370 3653	785.31
02/17/2026	FNBCK	40089#	02/26/2026	VISA	VISA CHARGES	199.81
02/17/2026	FNBCK	40089	02/26/2026	VISA	VISA CHARGES	155.89
02/17/2026	FNBCK	40089	02/26/2026	VISA	VISA CHARGES	1,315.18
02/17/2026	FNBCK	40089	02/26/2026	VISA	VISA CHARGES	124.07
02/18/2026	FNBCK	40090	2/13/2026	GENOA TWP CURRENT TAX FUND	DNR PILT - WINTER TAX PAYMENT	10,104.47
02/18/2026	FNBCK	40091	2/1 - 2/15/26	KP ELITE CLEANING LLC	OFFICE CLEANING	2,125.00
02/18/2026	FNBCK	40092	6135333257	VERIZON WIRELESS	1/7 - 2/6/26 ASSESSOR TABLETS	80.02
02/24/2026	FNBCK	40093	3/1/2026	CARDMEMBER SERVICE	LANDS END CHARGES FROM JANUARY	25.89
02/24/2026	FNBCK	40093	3/1/2026	CARDMEMBER SERVICE	LANDS END CHARGES FROM JANUARY	252.58
02/24/2026	FNBCK	40093	3/1/2026	CARDMEMBER SERVICE	LANDS END CHARGES FROM JANUARY	488.05
02/25/2026	FNBCK	40094#	174880432	AMERICAN AQUA	WATER DELIVERY	61.00
02/25/2026	FNBCK	40094	174880979	AMERICAN AQUA	DURA CUBE FOR WATER SOFTENER DROP BOX REPLACEMENT AND	84.00
02/25/2026	FNBCK	40095	7295	AMERICAN MAILBOX SERVICES INC	INSTALLATION	2,293.00
02/25/2026	FNBCK	40096	7971	AMERICAN PLANNING ASSOCIATION	2026 TRANSPORTATION BONANZA FOUNDER LEVEL MEMBERSHIP 1/1/2026 -	90.00
02/25/2026	FNBCK	40097	13944	BRIGHTON AREA CHAMBER OF COMMERCE	12/31/2026	200.00
02/25/2026	FNBCK	40098	2/28/26 - 3/27/26	COMCAST	BUNDLED SERVICES	367.34
02/25/2026	FNBCK	40099	RIS0006870970	DELTA DENTAL	COVERAGE 3/1/26 - 3/31/26	1,635.23
02/25/2026	FNBCK	40100#	FND00031951	EHIM, INC	CLAIMS FOR JANUARY 2026	2,060.84
02/25/2026	FNBCK	40100	FND00031951	EHIM, INC	CLAIMS FOR JANUARY 2026 MEDICAL WRAP AND COBRA	5,358.45
02/25/2026	FNBCK	40100	ADM00035643	EHIM, INC	ADMINISTRATION FEES PC HEARING NOTICES AND MONTHLY	535.00
02/25/2026	FNBCK	40102#	0007539488	GANNETT MICHIGAN LOCALITY	MEETING MINUTES PC HEARING NOTICES AND MONTHLY	72.92
02/25/2026	FNBCK	40102	0007539488	GANNETT MICHIGAN LOCALITY	MEETING MINUTES MASTER PLAN PROFESSIONAL SERVICES	162.77
02/25/2026	FNBCK	40103	136998	GIFFELS WEBSTER	THROUGH 1/31/2026 FIVE CAMERAS INCLUDING DATA	1,708.75
02/25/2026	FNBCK	40104	2026-18210	INSIGHT LPR	STORAGE	28,999.00

CHECK DISPURSEMENT 2/13/26 - 2/25/26

02/25/2026	FNBCK	40105	11/1/25 - 1/31/26	MHOG UTILITIES	GRINDER MAINTENANCE AND SEWER FEES TOWNSHIP HALL	491.30	
02/25/2026	FNBCK	40106#	002039036538	MUTUAL OF OMAHA	COVERAGE 2/1/26 - 2/28/2026	2,369.67	
02/25/2026	FNBCK	40106	002048553131	MUTUAL OF OMAHA	COVERAGE FROM 3/1/26 - 3/31/26	1,347.76	
02/25/2026	FNBCK	40106	002039036538	MUTUAL OF OMAHA	COVERAGE 2/1/26 - 2/28/2026	375.86	
02/25/2026	FNBCK	40107	0016455899	PITNEY BOWES	RED INK FOR POSTAGE METER	265.58	
02/25/2026	FNBCK	40108	240353	PRINTING SYSTEMS	ELECTION -KIT PRODUCTS AV POLL BOOK REPLACEMENT LOCKS FOR ELECTION	38.55	
02/25/2026	FNBCK	40109	2/16 & 2/18/26	RICHARD SOUCY	DROPBOX COVERS	25.40	
02/25/2026	FNBCK	40109	2/16 & 2/18/26	RICHARD SOUCY	REPLACEMENT LOCKS FOR ELECTION DROPBOX COVERS	12.70	
02/25/2026	FNBCK	40110	2975499	SAFE BUILT LLC	PAW GROUNDS PRELIMINARY SOUND STUDY	79.83	
02/25/2026	FNBCK	40111	6056020111	STAPLES	OFFICE SUPPLIES	206.96	
02/25/2026	FNBCK	40112#	IN6362931	XEROX BUSINESS SOLUTIONS	CONTRACT BASE FOR 2/26/26 - 3/25/26	151.57	
02/25/2026	FNBCK	40112	IN6362931	XEROX BUSINESS SOLUTIONS	CONTRACT BASE FOR 2/26/26 - 3/25/26	151.56	
02/25/2026	FNBCK	40101	S106711769.002	ETNA SUPPLY COMPANY	1" IPERL METERS FOR STOCK	5,856.75	
						Total for fund 101 GENERAL FUND	101,151.65
02/17/2026	264CK	4601	0007441316	GANNETT MICHIGAN LOCALIQ	FORESTVIEW 1ST AND 2ND NOTICE	625.04	
02/17/2026	264CK	4601	0007441316	GANNETT MICHIGAN LOCALIQ	FORESTVIEW 1ST AND 2ND NOTICE	510.20	
						Total for fund 202 SAD ROADS AND LAKES	1,135.24
02/25/2026	270CK	5823	2/18/2026	BRIGHTON SENIOR CENTER	REPLENISH SENIOR CENTER FUNDS	1,000.00	
02/25/2026	270CK	5824	11/1/25 - 1/31/26	MHOG UTILITIES	GRINDER MAINTENANCE AND SEWER FEE AT PAVILION	252.15	
						Total for fund 208 PARK/RECREATION FUND	1,252.15
02/17/2026	503FN	6570*#	3/1 - 3/31/26	BLUE CROSS & BLUE SHIELD OF M	MEDICAL COVERAGE	40,827.31	
02/17/2026	503FN	6571*#	2/12 - 3/11/26	COMCAST	6132 CROOKED LAKE ROAD CAMERA AND INTERNET	241.40	
02/17/2026	503FN	6572*#	1/13 - 2/11/26	HOME DEPOT CREDIT SERVICES	HOME DEPOT SUPPLIES	48.40	
02/17/2026	503FN	6572	1/13 - 2/11/26	HOME DEPOT CREDIT SERVICES	HOME DEPOT SUPPLIES	303.06	
02/17/2026	503FN	6572	1/13 - 2/11/26	HOME DEPOT CREDIT SERVICES	HOME DEPOT SUPPLIES	285.50	
02/17/2026	503FN	6572	1/13 - 2/11/26	HOME DEPOT CREDIT SERVICES	HOME DEPOT SUPPLIES	84.77	

CHECK DISPURSEMENT 2/13/26 - 2/25/26

02/17/2026	503FN	6572	1/13 - 2/11/26	HOME DEPOT CREDIT SERVICES	HOME DEPOT SUPPLIES	643.66
02/17/2026	503FN	6572	1/13 - 2/11/26	HOME DEPOT CREDIT SERVICES	HOME DEPOT SUPPLIES	703.44
02/17/2026	503FN	6572	1/13 - 2/11/26	HOME DEPOT CREDIT SERVICES	HOME DEPOT SUPPLIES	145.83
02/17/2026	503FN	6572	1/13 - 2/11/26	HOME DEPOT CREDIT SERVICES	HOME DEPOT SUPPLIES	94.65
02/17/2026	503FN	6573#	3/1/2026	VISA	VISA CHARGES 1/17/26 - 2/4/26	52.99
02/17/2026	503FN	6573	3/1/2026	VISA	VISA CHARGES 1/17/26 - 2/4/26	1,528.51
02/17/2026	503FN	6573	3/1/2026	VISA	VISA CHARGES 1/17/26 - 2/4/26	1,949.66
02/17/2026	503FN	6573	3/1/2026	VISA	VISA CHARGES 1/17/26 - 2/4/26	953.60
02/17/2026	503FN	6573	3/1/2026	VISA	VISA CHARGES 1/17/26 - 2/4/26	10.00
02/17/2026	503FN	6573	3/1/2026	VISA	VISA CHARGES 1/17/26 - 2/4/26	66.94
					1/7 - 2/6/26 OP, JETPACKS AND CELL	
02/18/2026	503FN	6574#	6135333256	VERIZON WIRELESS	PHONE	40.01
					1/7 - 2/6/26 OP, JETPACKS AND CELL	
02/18/2026	503FN	6574	6135333256	VERIZON WIRELESS	PHONE	554.18
					1/7 - 2/6/26 OP, JETPACKS AND CELL	
02/18/2026	503FN	6574	6135333256	VERIZON WIRELESS	PHONE	44.54
					FRAM ANTIFREEZE, DIESEL EXHAUST	
02/25/2026	503FN	6575	8082602958030	ADVANCE AUTO PARTS	FLUID & WASHER FLUID	113.32
02/25/2026	503FN	6576	RIS0006864920	DELTA DENTAL	COVERAGE 3/1/26 - 3/31/26	3,013.67
02/25/2026	503FN	6577	136979	GIFFELS WEBSTER	GIS SYSTEM ADMINISTRATION	47.50
02/25/2026	503FN	6578	11-0236197	MARSHALL'S EXPRESS	OIL CHANGE FOR TRUCK # 9	46.45
02/25/2026	503FN	6579	1079	MONIQUE SPRINGBORN	DECEMBER 25 AND JANUARY 26 WASHES	127.50
02/25/2026	503FN	6580	002048553132	MUTUAL OF OMAHA	COVERAGE FOR 3/1/2026 - 3/31/2026	2,187.75
02/25/2026	503FN	6581	5178	RAHMBERG STOVER AND ASSOCI/	SERVICES FOR NOVEMBER 2025	375.00
02/25/2026	503FN	6582	002761	RANDY'S SERVICE STATION	DIESEL FUEL	2,824.99
02/25/2026	503FN	6583	517ST1-3405427	RED WING BUSINESS ADVANTAGE	WORK BOOTS FOR JACOB MITCHELL	220.99
					Total for fund 233 DPW UTILITIES	57,535.62
02/23/2026	504FN	1334		EXCEL SUPPLIES	TRUCK/EQUIPMENT PURCHASES	44,607.78
					Total for fund 234 DPW RESERVE	44,607.78
					2740 BRECKENRIDGE DR ACCT#1000 2370	
02/17/2026	593FN	4715	1/9 - 2/6/26	CONSUMERS ENERGY	3554	21.00
					Total for fund 590 LAKE EDGEWOOD	
					OPERATING	21.00

CHECK DISPURSEMENT 2/13/26 - 2/25/26

02/17/2026	592FN	6566	1/21-2/20	AT&T	OAK POINTE WATER TREATMENT PLANT	249.41
02/17/2026	592FN	6567	1/9 - 2/6/26	CONSUMERS ENERGY	4505 CLUB DRIVE ACCT# 1000 1776 7318 5341 BRIGHTON ROAD ACCT# 100 1776	477.92
02/18/2026	592FN	6568	1/10 - 2/9/26		5098	624.40
02/25/2026	592FN	6569	0226-147140	BRIGHTON ANALYTICAL LLC	DRINKING WATER CALCIUM BY EPA,	220.00
02/25/2026	592FN	6570*#	2/25/26	GENOA TWP OAK POINTE SEWER	WATER ANIONS, PHOSPHASE ALKALINITY NOV, DEC & JAN SEWER DEBIT FEE INSTALL NEW VFD ON PUMP PER	90,351.76
02/25/2026	592FN	6571*#	841	K & J ELECTRIC, INC.	PROPOSAL CALIBRATIONS INCLUDING FLOWS AT OP	15,000.00
02/25/2026	592FN	6572*#	530382723	UIS SCADA	PLANT CALIBRATE LEVELS, FLOWS AND	358.00
02/25/2026	592FN	6572	530382782	UIS SCADA	PRESSURES CALIBRATIONS AT OP BOOSTER STATIONS INCLUDING PRESSURES, LEVEL AND	1,432.00
02/25/2026	592FN	6572	530382724	UIS SCADA	FLOWS	358.00
Total for fund 592 OAKPOINTE						
OPERATING						109,071.49
TOTAL - ALL FUNDS						314,774.93

Balance Transfers	+	\$0.00
Special	+	\$0.00
Credits	-	\$0.00
Payments	-	\$4,404.95-
Other Charges	+	\$0.00
Finance Charges	+	\$0.00

NEW BALANCE \$1,794.95

Credit Summary

Total Credit Line	\$10,000.00
Available Credit Line	\$8,205.05
Available Cash	\$1,000.00
Amount Over Credit Line	\$0.00
Amount Past Due	\$0.00
Disputed Amount	\$0.00



Write us at PO BOX 105666, ATLANTA, GA
30348-5666

Payment Summary

NEW BALANCE	\$1,794.95
MINIMUM PAYMENT	\$1,794.95
PAYMENT DUE DATE	02/26/2026

NOTE: Grace period to avoid a finance charge on purchases, pay entire new balance by payment due date. Finance charge accrues on cash advances until paid and will be billed on your next statement.

Cardholder Account Summary

Trans Date	Post Date	Plan Name	Reference Number	Description	Amount
01/05	01/06	PBUS01	24692166005105250498221	AMAZON MKTPL*SA4CG35A3 Amzn.com/bill WA	\$47.98
01/07	01/07	PBUS01	24692166007106656828688	AMAZON MKTPL*0E1IT78G3 Amzn.com/bill WA	\$53.82
01/08	01/08	PBUS01	24204296008000201350063	Microsoft-G133317979 800-6427676 WA	\$660.15
01/12	01/12	PBUS01	24011346012100052729470	AMAZON RETA*W823R44D3 WWW.AMAZON.CO WA	\$255.48
01/12	01/12	PBUS01	24011346012100058355148	AMAZON RETA*BI8N529S3 WWW.AMAZON.CO WA	\$33.23
01/12	01/13	PBUS01	24692166012101300059536	AMAZON MKTPL*6Y3MX56I3 Amzn.com/bill WA	\$227.95
01/14	01/14	PBUS01	24011346014100044286256	AMAZON RETA*9O2Q89533 WWW.AMAZON.CO WA	\$8.99
01/15	01/16	PBUS01	24692166015104326981391	AMAZON MKTPL*PM7YJ2CU3 Amzn.com/bill WA	\$22.27
01/15	01/16	PBUS01	24116416015744743550175	HOTELBOOKING*SERVFEE 8007279059 UT	\$17.99
01/16	01/18	PBUS01	24088666016248252697628	Hotel Res-Holiday Inn 833-3782490 DE	\$181.82
01/23	01/25	PBUS01	24011346023100103797804	AMAZON RETA*OE2389EH3 WWW.AMAZON.CO WA	\$119.99
01/27	01/28	PBUS01	24011346027100094865616	MICROSOFT#G137327696 MICROSOFT.COM WA	\$18.38
01/27	01/28	PBUS01	24692166027104709837752	AMAZON MKTPL*082IH9AP3 Amzn.com/bill WA	\$146.90
01/28	01/28		74009776028001204801895	PAYMENT - THANK YOU	\$4,404.95-

election supplies } 101-262-751-000
 election supplies }
 office 365 software }
 equipment } 101-261-751-000
 equipment }
 supplies 101-261-750-000
 election supplies -101-262-751-000
 clerk's pro dev 101-215-910-000
 equipment } 101-261-751-000
 software }
 supplies -101-261-750-000

PLEASE DETACH COUPON AND RETURN PAYMENT USING THE ENCLOSED ENVELOPE - ALLOW UP TO 7 DAYS FOR RECEIPT

**GENOA CHARTER TOWNSHIP BOARD
Regular Meeting
February 16, 2026**

MINUTES

Call to Order

Supervisor Spicher called the regular meeting of the Genoa Charter Township Board to order at 6:30 pm at the Township Hall.

Invocation

Supervisor Spicher led the invocation for the Board and the members of the public.

Pledge of Allegiance

The Pledge of Allegiance was recited.

Roll Call

The following members were present constituting a quorum for the transaction of business: Kevin Spicher, Candie Hovarter, Robin Hunt, Bill Reiber, Rick Soucy, Jodie Valenti, and Todd Walker.

Also present was Township Manager Kelly VanMarter, Township Attorney Joe Seward, and 13 people in the audience.

Call to the Public

The call to the public was opened at 6:31 pm.

Ms. Deborah Beattie of 3190 Pinewood Trail stated she is interested in starting a committee that would be all volunteers and a certified expert.

Mr. Christopher Candela of 3056 W Telluride stated he is running for Circuit Court Judge in Livingston County. He wants to ensure public safety to Livingston County and law and order and efficiently run court rooms.

The call to the public was closed at 6:35 pm.

Approval of Consent Agenda:

It was stated that Agenda Item #3 needed to be changed to “**regular** meeting minutes”.

Moved by Hunt, supported by Walker, to approve the Consent Agenda as amended. **The motion carried unanimously.**

1. **Payment of Bills: February 16, 2026**
2. **Request to approve the January 28, 2026 special meeting minutes.**
3. **Request to approve the February 2, 2026 regular meeting minutes.**

Approval of Regular Agenda:

It was noted that Agenda Item #5 should say “**three hundred (300)** gallon” and not two hundred”

Mr. Reiber questioned the change, stating the Planning Commission recommended approval of 250 gallons. Ms. VanMarter stated the application was for 300 gallons; however, there was a mistake on the agenda item on the Planning Commission agenda also.

Moved by Hunt, supported by Soucy, to approve the Regular Agenda as amended. **The motion carried unanimously.**

4. **Public hearing on the proposed Fiscal Year 2026/2027 Budget for funds 101, 202, 208, 212, 249, 250 and 401.**
 - A. **Call to the Public.**
 - B. **Board Discussion.**

The call to the public was opened at 6:40 pm.

Mr. Jim Carpenter of 47815 Stillmeadow Drive would like to see town hall meetings to discuss the budget so there can be a dialog to receive recommendations from the public. This would build trust with the citizens.

Ms. Susan Nickels of 4935 Fairways Drive is thankful for the classes that the township is sponsoring. She questioned the payment to employees for cell phones, she would like to see separate resolutions for the salary increases for the Township Manager, Treasury, Clerk and Township Manager. The salary for the Assessing Department is not broken down by each person in the department, there are discrepancies in the cost of living raises for employees, and

Ms. Deborah Beattie has the same questions as Susan. She would like to hear the dollar amount of change in salaries and wages from last year to this year. Is there a conflict of interest when the Board is voting on their own salaries?

The call to the public closed at 6:46 pm.

Supervisor Spicher stated the revenue is not less than the expenses. The resolutions for increases for elected officials are done by statute. It will only be for the three elected officials.

Supervisor Spicher stated the employees' contribution for healthcare went up 25 percent. Employees are paying between \$625 and \$780 per year. Ms. Hunt stated that the Human Resources Manager, Kim Lane, was at a Board meeting in November of 2025 to obtain approval for the employee healthcare.

Mr. Soucy stated the budget shows what was spent last year and what is being budgeted for next year. The reasons for the changes are noted in the comments column. Mr. Carpenter stated he wants the Board to have back and forth dialog with the public to discuss the budget.

There was discussion between the Board and members of the public regarding the budget. The Board provided details and answers to questions from the public.

The Board discussed specific items in the budget. Ms. Hunt thanked Kevin, Kelly and Denise for all of their work on the budget. Supervisor Spicher stated the fund balance is 62.7 percent so the Board will need to determine what services this should be spent on. Supervisor Spicher advised the public to contact himself or staff if there are any further questions.

5. Consideration of a special use, site plan and environmental impact assessment for a proposed indoor dog park, coffee shop and bakery. The property is located in the existing Country Corners shopping center, 4060 Grand River Avenue, on the south-east corner of Grand River Avenue and Latson Road.

A. Disposition of Special Use Application

B. Disposition of Environmental Impact Assessment

C. Disposition of Site Plan

Ms. Stacie Phillips, the applicant, and Mr. John Eckstein of Lindhout Associates were present. Ms. Phillips provided a description of the business. Mr. Eckstein provided the site plan and floor plan. Board members asked questions and for clarifications on specific items from Ms. Phillips.

Mr. Reiber is glad that a vacant building in the township will now be occupied.

Moved by Soucy, supported by Walker, to approve the Special Land Use for 4060 Grand River Avenue for an indoor dog park, coffee shop and bakery. The requirements of Sections 19.03 and 7.02.02 (w) of the Zoning Ordinance are generally met. **The motion carried unanimously.**

Moved by Soucy, supported by Hunt, to approve Environmental Impact Assessment Dated December 15, 2025 for 4060 Grand River Avenue for an indoor dog park, coffee shop and bakery shop. **The motion carried unanimously.**

Moved by Hunt, supported by Soucy, to approve the Site Plan dated January 19, 2026 for 4060 Grand River Avenue for an indoor dog park, coffee shop and bakery, conditioned upon the following:

- The applicant shall receive all outside agency approvals and provide copies to the township.
- The motion carried unanimously.**

6. Consideration of a special use, site plan and environmental impact assessment for proposed two (2) three hundred (300) gallon above ground fuel storage tanks. The property is located at 2025 Euler Road, east side of Euler Road, north of Grand River Avenue. The request is petitioned by Merlo Construction Company, LLC.

A. Disposition of Special Use Application

B. Disposition of Environmental Impact Assessment

C. Disposition of Site Plan

Mr. Wayne Perry of Desine Engineering and Mr. Brian Misaras, the applicant, were present. Mr. Perry provided a review of the site and the proposed project.

Mr. Reiber stated that the Planning Commission approved 250 gallon tanks, not 300. Per Mr. Borden of Safebuilt's letter states "Mr. Borden noted that the ordinance states a limit of 300 gallons of fuel storage is allowed; however, he interprets this request as being in compliance with the ordinance because the storage tanks are less than 300 gallons each". Ms. Hunt noted that as Ms. VanMarter stated during the agenda approval, the request is for 300 gallons tanks and the agenda was incorrect.

There was a discussion regarding the grievances made by the adjacent neighbor, noting that Mr. Misaras has been working with the neighbor on their concerns since he received the letter.

Moved by Soucy, supported by Reiber, to approve the Special Land Use for two each, three hundred gallon above ground fuel storage tanks for a previously approved contractors office/storage yard located at 2025 Euler Road. The requirements of Section 19.03 and 13.07 of the Zoning Ordinance are generally met. **The motion carried unanimously.**

Moved by Soucy, supported by Hunt, to approve the Environmental Impact Assessment Dated January 16, 2026 for two each, three hundred gallon above ground fuel storage tanks for a previously approved contractors office/storage yard located at 2025 Euler Road. **The motion carried unanimously.**

Moved by Hunt, supported by Soucy, to approve the Site Plan dated January 19, 2026 for two each, three hundred gallon above ground fuel storage tanks for a previously approved contractors office/storage yard located at 2025 Euler Road. **The motion carried unanimously.**

7. **Consideration of a special use, site plan and environmental impact assessment for a proposed expansion of outdoor storage for the existing Truck and Trailer. The property is located on the west side of Grand Oaks Drive, south of Grand River Avenue. The request is petitioned by Truck and Trailer Specialties.**
 - A. **Disposition of Special Use Application**
 - B. **Disposition of Environmental Impact Assessment**
 - C. **Disposition of Site Plan**

Mr. Jesse Parkinson of The Umlor Group, the applicant's engineer, and Mr. Brian Bouwman, the applicant, were present.

Mr. Bouwan provided the reason for the need for the expansion. He thanked the Supervisor for the invocation at the beginning of the meeting, he is glad the Township no longer participates with SPARK, and Kelly should get a merit raise.

Board members asked questions and for clarifications on specific items from Mr. Bouwman.

Moved by Soucy, supported by Valenti, to approve the Special Land Use for the expansion of outdoor storage for the existing Truck and Trailer Specialties located at 900 Grand Oaks Drive. The requirements of Sections 19.03 and 8.02.02(b) of the Zoning Ordinance are generally met. **The motion carried unanimously.**

Moved by Hovarter, supported by Soucy, to approve the Environmental Impact Assessment dated January 20, 2026 for the expansion of outdoor storage for the existing Truck and Trailer Specialties located at 900 Grand Oaks Drive. **The motion carried unanimously.**

Moved by Hunt, supported by Reiber, to approve the Site Plan dated January 20, 2026 for the expansion of outdoor storage for the existing Truck and Trailer Specialties located at 900 Grand Oaks Drive, with the following conditions:

- The petitioner will add 11 coniferous trees at 6 foot height at the time located at the bottom of the new proposed slope between the disturbance area on the west side.
- Township staff will review the existing landscaping against the approved landscaping plan of seven years ago and if necessary, will be brought back into compliance during an applicable season in 2026.
- The lighting photometrics and plan shall be updated and reviewed by township staff to meet township standards.
- The chain link fence matching the existing chain link fence is acceptable.
- The asphalt millings are acceptable material in this industrial zone.

The motion carried unanimously.

8. Update on the Oak Pointe Water Main Break Preventative Maintenance Plans and Residential Sodium Chloride and PFAS Sampling Efforts as presented by Dr. Greg Tatara.

Dr. Tatara provided information as to why they are not able to identify any stubs that may be located along the water mains. He showed a GIS map showing all of the components of the water and sewer systems covered by MHOG and how staff uses the information. He noted that where the water main break occurred last month, those mains were installed by a private contractor so some of the drawings for this system may not be correct.

He stated that they did not request bids for removing the remaining tee and installing a valve because they are unsure how much pipe they will need to remove so it would be difficult to have companies provide a quote on how much it would cost.

He provided a review of the sodium and PFAS levels in MHOG's water. He noted all customers, except for four homes, are within the state's drinking water standards. They have provided filters for those homes. They sent letters to all customers last week with the results.

9. Consideration of a request for approval of amendments to the DPW Budget for the fiscal year ending on March 31, 2026.

Dr. Tatara showed and provided details of the amended DPW budget for the current fiscal year. The Board and Dr. Tatara discussed specific items in the budget.

Moved by Soucy, supported by Walker, to approve amendments to the DPW Budget for the fiscal year ending on March 31, 2026 as presented. **The motion carried unanimously.**

10. Consideration of a request to approve the April 1, 2026-September 30, 2031 Utility Services Agreement with the Marion, Howell, Oceola, and Genoa Sewer and Water Authority (MHOG) which includes the allocation percentage and a 6 month operating budget.

Dr. Tatara reviewed projects and highlights that MHOG achieved since they changed their contract model from outside consultants to in-house operations in 2011. He then provided details of the proposed agreement. He noted that the language regarding insurance shown in tonight's packet has been revised. The Township will no longer be providing vehicle or health insurance. He provided detailed information of MHOG's budget, noting it will only be for six months because their fiscal year ends in September.

Moved by Soucy, supported by Walker, to approve the April 1, 2026 - September 30, 2031 Utility Services Agreement with the Marion, Howell, Oceola, and Genoa Sewer and Water Authority (MHOG) which includes the allocation percentage and a six-month operating budget

with modifications to the insurance section discussed this evening. **The motion carried unanimously.**

11. Consideration of a request to approve the Asset Transfer Agreement transferring personal property from Genoa Charter Township to the Marion, Howell, Oceola, and Genoa Sewer and Water Authority (MHOG) for the purposes outlined in the Utility Services Agreement.

Dr. Tatara stated this agreement is needed because MHOG will be taking ownership of this equipment from Genoa Township. He noted that these vehicles were paid for by MHOG using fees from the water and sewer customers.

Moved by Soucy, supported by Walker, to approve Asset Transfer Agreement transferring personal property from Genoa Charter Township to the Marion, Howell, Oceola, and Genoa Sewer and Water Authority (MHOG) for the purposes outlined in the Utility Services Agreement with the modification of removing Vehicle #19. **The motion carried unanimously.**

12. Request for approval of the special meeting closed session minutes from January 28, 2026.

- A. If necessary, consider a motion to enter into closed session under the Open Meetings Act, MCL 15.268(1)(h) to consider material exempt from discussion or disclosure by state or federal statute. (Roll Call, requires 2/3 vote)**
- B. Consider motion to adjourn the closed session and reconvene in open session. (Roll Call)**

Mr. Soucy provided the minutes to the board for their review this evening. Ms. Hunt noted a needed minor grammatical change.

Moved by Hunt, supported by Hovarter, to approve the closed session minutes from January 28, 2026 as amended. **The motion carried unanimously with a roll call vote (Reiber - yes; Hunt - yes; Valenti - yes; Hovarter - yes; Walker - yes; Soucy - yes; Spicher - yes)**

Items for Discussion:

13. Discussion regarding adding a second call to the public at the end of the meeting.

Mr. Reiber stated that the Planning Commission has it as an option, and he is in favor of having it as an agenda item for the Township Board. It is a good opportunity for members of the public to ask questions of items that occurred at the meeting.

Supervisor Spicher stated there should not be any back and forth with the call to the public.

Mr. Soucy encouraged residents to contact trustees or staff if they have questions. He does not see a need for a second call to the public. It is allowed at the discretion of the Supervisor. Mr. Walker agrees. He does not see a need to have a formal "Call to the Public" at the end of the meeting.

It was decided to have it at the Board's discretion.

Correspondence

The correspondence in the packet included the 2025 BAFA Year in Review, a resident thanking the township for clearing the sidewalks at the township hall without salt, so she is able to walk her dog, and a letter that Ms. VanMarter sent to the Howell Public Schools Superintendent regarding the concern at a previous call to the public regarding the closeness of one of their baseball fields to Latson Road.

Board Comments

Ms. Hovarter stated four of the trustees went to the Rosa Parks event at Cleary University, she helped at Recycle Livingston on Saturday, and the Midnight in the Tropics event is on March 7th at Crystal Gardens.

Ms. Hunt stated the last day to pay winter taxes is March 2, 2026.

Mr. Reiber stated there potentially may not be a Planning Commission meeting in March. Mr. Soucy stated there will be a ZBA meeting in March.

On Monday, September 23 at 6:30 pm, there will be a joint meeting regarding the results of the Master Plan Survey.

Mr. Jim Carpenter stated he does not want a call to the public because that limits the discussion between the public and the Board, a discussion would be better. He thanked Kelly for addressing the baseball field issue.

Ms. Beattie stated there should be a Planning Commission meeting next month. There are always ordinance updates that need to be discussed. It was noted that a Planning Commission meeting costs approximately \$1,300. Supervisor Spicher suggested more of a town hall to discuss ordinance amendments.

Adjournment

Moved by Hunt, supported by Reiber, to adjourn the meeting at 9:14 pm. **The motion carried unanimously.**

Genoa Charter Township Board Meeting
February 16, 2026
Unapproved Minutes

Respectfully Submitted,

Patty Thomas
Recording Secretary

Approved: Rick Soucy, Clerk
Genoa Charter Township

Kevin Spicher, Supervisor
Genoa Charter Township

DRAFT



MEMORANDUM

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

TO: Honorable Board of Trustees
FROM: Amy Ruthig, Planning Director
DATE: February 24, 2026
RE: 554 S. Hughes Road – Group Daycare Home (up to 14 children)
Special Land Use, Site Plan and Environmental Impact Assessment

In consideration of the approval recommendation by the Township Planning Commission on February 9, 2026, please find the attached the site plan application, special land use application, site plan and environmental impact assessment for your consideration. The applicant proposes a 7-12 group child daycare (up to 14 children for less than a 24-hour day). The property is located at 554 S. Hughes Road, west side of Hughes Road, south of Golf Club Road. The request is petitioned by Jennifer Duncan. The property is zoned Lakeshore Resort Residential (LRR).



SUPERVISOR

Kevin Spicher

CLERK

Rick Soucy

TREASURER

Robin L. Hunt

TRUSTEES

Jodie Valenti

Bill Reiber

Candie Hovarter

Todd Walker

MANAGER

Kelly VanMarter

In order to accommodate the proposed project, a Special Land Use is required for a group day care home (7 to 12 children for less than 24 hours per day) within an existing single-family residence. Procedurally, the Planning Commission is to review the special land use, site plan, and environmental impact assessment, and put forth recommendations to the Township Board following a public hearing. The Township Board is to be considered if the special land use approval requirements have been met as stated in Article 19 of the Township Zoning Ordinance.

The project was heard before the Planning Commission on February 9, 2026 following a public hearing and was recommended for approval. If the Township Board finds that the special land use application meets the approvals requirements and based on the Planning Commission's recommendations, I offer the following for your consideration:

SPECIAL LAND USE Moved by _____, Supported by _____ to APPROVE the Special Land Use for a proposed group daycare home for up to 14 children for property located at 554 S. Hughes Road. The requirements of Section 19.03 and 3.03.02 (k) of the Zoning Ordinance are generally met.

ENVIRONMENTAL IMPACT ASSESSMENT Moved by _____, Supported by _____ to APPROVE the Environmental Impact Assessment dated January 16, 2026 Use for a proposed group daycare home for up to 14 children for property located at 554 Hughes Road. for property located at 554 S. Hughes Road.

SITE PLAN Moved by _____, Supported by _____ to APPROVE the Site Plan dated January 21, 2026 Use for a proposed group daycare home for up to 14 children for property located at 554 S. Hughes Road with the following condition:

1. Applicant must obtain and supply the Township with the required State of Michigan licensing.

If you should have any questions, please feel free to contact me.

Best Regards,

A handwritten signature in blue ink that reads "Amy Ruthig". The signature is written in a cursive style and is placed on a light blue rectangular background.

Amy Ruthig



GENOA CHARTER TOWNSHIP
Application for Site Plan Review

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

APPLICANT NAME & ADDRESS: Jennifer Duncan 554 S. Hughes Rd
If applicant is not the owner, a letter of Authorization from Property Owner is needed. Howell, 48843

OWNER'S NAME & ADDRESS: Rick + Jennifer Duncan

SITE ADDRESS: 554 S. Hughes Rd Howell 48843 PARCEL #(s): _____

APPLICANT PHONE: [REDACTED] OWNER PHONE: [REDACTED]

OWNER EMAIL: [REDACTED]

LOCATION AND BRIEF DESCRIPTION OF SITE: acre site at

554 S. Hughes Rd, Howell 48843. Single family residence + 2 sheds.

Property is surrounded by trees + vegetation that creates

a noise + visual buffer between lots on either side as well as
We have many parking spaces + driveway is a turn abound. fencing on one side.

BRIEF STATEMENT OF PROPOSED USE: _____

A group home daycare for 7-12 children.

Hours of operation M-F 6:30am - 5:30pm

Dropoffs and pick ups will be staggered.

THE FOLLOWING BUILDINGS ARE PROPOSED: The daycare is inside

the family home on the main level. We would

also be putting up a fenced in area for the

children at a later date.

I HEREBY CERTIFY THAT ALL INFORMATION AND DATA ATTACHED TO AND MADE PART OF THIS APPLICATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY: Jennifer Duncan

ADDRESS: 554 So Hughes Rd Howell 48843

Contact Information - Review Letters and Correspondence shall be forwarded to the following:

1. Jennifer Duncan of Love, Learn + Laughter Montessori at 
Name Business Affiliation Preschool + Childcare

FEE EXCEEDANCE AGREEMENT

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

SIGNATURE: Jennifer Duncan DATE: 10-2-25
PRINT NAME: Jennifer Duncan PHONE: 
ADDRESS: 554 S. Hughes Rd Howell 48843

Heiland Clark



GENOA CHARTER TOWNSHIP
Special Land Use Application

This application **must** be accompanied by a site plan review application and the associated submittal requirements. (The Zoning Official may allow a less detailed sketch plan for a change in use.)

APPLICANT NAME & ADDRESS: Jennifer Duncan
Submit a letter of Authorization from Property Owner if application is signed by Acting Agent.

APPLICANT PHONE: (734) 635-1249 EMAIL: [REDACTED]

OWNER NAME & ADDRESS: Rick + Jennifer Duncan

SITE ADDRESS: 554 S. Hughes Rd PARCEL #(s): _____

OWNER PHONE: [REDACTED] EMAIL: [REDACTED]

Location and brief description of site and surroundings:

2.08 acre site at 554 S. Hughes Rd Howell 48843 with a single family residence. 2 small sheds on property. Surrounded by trees and vegetation which creates noise and visual buffers between lots on either side. Little awareness of neighbors.

Proposed Use:

A group home child care for 7-12 children within the house. Hours of operation 10:30am - 5:30pm. Drop off/picks will be staggered times. We have many parking spaces and drive way is a turn around

Describe how your request meets the Zoning Ordinance General Review Standards (section 19.03):

a. Describe how the use will be compatible and in accordance with the goals, objectives, and policies of the Genoa Township Comprehensive Plan and subarea plans, and will promote the Statement of Purpose of the zoning district in which the use is proposed.

The homes residential status is compatible with the current residential zoning goals + policies. Many families in Livingston county + surrounding areas are in need of exceptional child care.

b. Describe how the use will be designed, constructed, operated, and maintained to be compatible with, and not significantly alter, the existing or intended character of the general vicinity.

It will be designed within rooms of our home. It will not alter the exterior of the home in anyway.

c. How will the use be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, water and sewage facilities, refuse disposal and schools?

The proposed use will not impact essential public services.

d. Will the use involve any uses, activities, processes, or materials potentially detrimental to the natural environment, public health, safety, or welfare by reason of excessive production of traffic, noise, vibration, smoke, fumes, odors, glare, or other such nuisance? If so, how will the impacts be mitigated?

There will be NO adverse impacts to the environment or local residents created by the proposed child care in the home.

e. Does the use have specific criteria as listed in the Zoning Ordinance (sections 3.03.02, 7.02.02, & 8.02.02)? If so, describe how the criteria are met.

Section 3.03.02

Section 7.02.02 is not applicable, as I am not zoned commercial

Section 8.02.02 is not applicable, as I am not zoned industrial.

I HEREBY CERTIFY THAT ALL INFORMATION AND DATA ATTACHED TO AND MADE PART OF THIS APPLICATION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AGREE TO DESIGN, CONSTRUCT AND OPERATE, AND MAINTAIN THESE PREMISES AND THE BUILDINGS, STRUCTURES, AND FACILITIES WHICH ARE GOVERNED BY THIS PERMIT IN ACCORDANCE WITH THE STATED REQUIREMENTS OF THE GENOA TOWNSHIP ZONING ORDINANCE, AND SUCH ADDITIONAL LIMITS AND SAFEGUARDS AS MAY BE MADE A PART OF THIS PERMIT.

THE UNDERSIGNED Jennifer Duncan STATES THAT THEY ARE THE FREE OWNER OF THE PROPERTY OF PROPERTIES DESCRIBED ABOVE AND MAKES APPLICATION FOR THIS SPECIAL LAND USE PERMIT.

BY: Jennifer Duncan

ADDRESS: 554 S. Hughes Rd Howell, Mi 48843

Contact Information - Review Letters and Correspondence shall be forwarded to the following:

Jennifer Duncan of Love, Learn + Laughster at [Redacted]
Name Business Affiliation Montessori Preschool + child care

FEE EXCEEDANCE AGREEMENT

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

SIGNATURE: Jennifer Duncan DATE: 10/2/25

PRINT NAME: Jennifer Duncan PHONE: [Redacted]

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
February 9, 2026**

MINUTES

CALL TO ORDER: Chairman Grajek called the meeting of the Genoa Charter Township Planning Commission to order at 6:30 p.m. Present were Chris Grajek, Tim Chouinard, Glynis McBain, Marianne McCreary, Greg Rassel, Eric Rauch, and Bill Reiber. Absent was Glynis McBain. Also present were Planning Director Amy Ruthig, Planning Coordinator Bobby Foster, Shelby Byrne of Tetra Tech, and Brian Borden of Safebuilt.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

Moved by Commissioner Rassel, supported by Commissioner Chouinard, to approve the agenda as presented. **The motion carried unanimously.**

DECLARATION OF CONFLICT OF INTEREST: None

CALL TO THE PUBLIC:

The call to the public was opened at 6:31 pm with no response.

OPEN PUBLIC HEARING #1...Consideration of a special use, site plan and environmental impact assessment for a proposed family day care home (up to 14 children) located 554 S. Hughes Road on the west side of Hughes Road, south of Golf Club Road. The request is petitioned by Jennifer Duncan.

- A. Recommendation of Special Use Application**
- B. Recommendation of Environmental Impact Assessment**
- C. Recommendation of Site Plan**

Ms. Jennifer Duncan stated she has spoken with the Fire Marshal, provided the locations of the nearest childcare center, and provided the location of the fence for the play area. It meets the requirements.

Mr. Borden reviewed his letter dated February 3, 2026.

1. Special Land Uses (Section 19.03):

- a. Provided the Commission finds that the proposal will uphold the overall goals of the plan, the proposal may be viewed as compatible with the Township Master Plan.
- b. The applicant must address any comments/concerns raised by the Commission with respect to the compatibility and impact criteria.

- c. The applicant must address any comments provided by the Township Engineer or Brighton Area Fire Authority.
2. Group Day Care Homes (Section 3.03.02k):
 - a. The revised submittal demonstrates compliance with the use conditions.
3. Additional Considerations:
 - a. He suggests that issuance of a State license be included as a condition to a favorable recommendation.
 - b. He requests the applicant provide the Township with a copy of their State license once obtained.

Ms. Byrne reviewed her letter dated January 30, 2026.

1. The petitioner should provide documentation from the Livingston County Health Department documenting the suitability of the existing well for the increased use. The existing residential home is connected to the existing municipal sanitary system with adequate capacity on the west side of the site, so no impact to a private septic system needs to be considered.
2. The existing driveway has six parking spaces, as shown on the provided site plan. Additionally, the existing driveway is over 300 feet long and has a turnaround near the house. Therefore, it is not anticipated that the proposed use will cause any traffic impacts to Hughes Road.

The Brighton Area Fire Authority Fire Marshal's letter dated January 20, 2026 states he has spoken with the applicant and determined that this will, in fact, remain a residence. The applicant will comply with the group home requirements of the State of Michigan and BAFA's requirements for her project.

Commissioner Reiber confirmed that there will be staggered drop off and pick up times to avoid issues with the traffic on the driveway but also requested to have a parking lot on the side of the driveway. Ms. Duncan stated she can review that option after she has operated for some time to determine if it is needed and how it would be done.

Ms. Duncan stated the Health Department has tested the water and checked the well, and he said that he would contact her if there were any concerns. She will be using delivered water for drinking.

The call to the public was opened at 6:41 pm.

Mr. Eric Martin of 520 S. Hughes Road asked how the children will stay on the property as there are blind spots along the private drive and the home is next to a lake. The location of the fence was shown on the plans. Commissioner Rauch stated it is a 25 x 60 square foot area that is completely fenced in.

The call to the public was closed at 6:44 pm.

Moved by Commissioner Rauch, supported by Commissioner Reiber, to recommend to the Township Board approval of the Special Use Application for a family day care home (up to 14 children) located at 554 S. Hughes Road, as the Planning Commission finds that the requirements of Section 19.03 and Section 3.03.02k have been met. **The motion carried unanimously.**

Moved by Commissioner Rauch, supported by Commissioner Rassel, to recommend to the Township Board approval of the Environmental Impact Assessment dated January 16, 2026 for a family day care home (up to 14 children) located at 554 S. Hughes Road. **The motion carried unanimously.**

Moved by Commissioner Rauch, supported by Commissioner Rassel, to recommend to the Township Board approval of the Site Plan dated January 21, 2026 for a family day care home (up to 14 children) located at 554 S. Hughes Road conditioned upon the applicant obtaining and providing to the township the required state licensing. **The motion carried unanimously.**

OPEN PUBLIC HEARING # 2...Consideration of a special use, site plan and environmental impact assessment for proposed two (2) two-hundred and fifty (250) gallon above ground fuel storage tanks. The property is located at 2025 Euler Road, east side of Euler Road, north of Grand River Avenue. The request is petitioned by Merlo Construction Company, LLC.

- A. Recommendation of Special Use Application
- B. Recommendation of Environmental Impact Assessment
- C. Recommendation of Site Plan

Mr. Wayne Perry of Desine Engineering and Mr. Brian Misaras, the applicant, were present. Mr. Perry stated they have relocated the tanks as requested by the Planning Commission.

Mr. Borden reviewed his letter dated February 3, 2026.

1. Special Land Uses (Section 19.03):
 - a. In order to make favorable findings related to compatibility and impacts, the conditions of Section 13.07 need to be met to the Commission's satisfaction.
 - b. The applicant must address any comments provided by the Township Engineer or Brighton Area Fire Authority.
2. Fuel Storage (Section 13.07):
 - b. The applicant must obtain any outside permits required for fuel storage.

Ms. Byrne stated that her outstanding comments have been addressed and she has no further engineering concerns.

The Brighton Area Fire Authority Fire Marshal's letter dated January 26, 2026 stated he has no objection to the proposed fuel storage area as submitted.

Mr. Rauch asked what other agencies will need to approve these tanks. Mr. Perry stated the local fire marshal, and the State of Michigan must provide approval. There was a discussion regarding the possible ordinance change for outside fuel tanks and how that will affect how much fuel is allowed and the new setbacks.

Mr. Reiber questioned if when the site was approved, did it meet all of the requirements of the ordinance. Ms. Ruthig stated yes, there were no variances given. Because of the public comment letter in the packet, he would like to have the site inspected for violations. She noted that when the resident who wrote the letter was building their home, the township advised that their property abuts an industrial property. There have not been any complaints filed against this business until January 7, 2026. Mr. Misaras has spoken to the neighbor previously. He addressed her concern and advised her to contact him with any further issues.

Mr. Rauch would like assurances that the wetlands will be protected.

The call to the public was made at 7:12 pm.

Ms. Denise Policella of 4200 Sweet Road does not see a special use for a contractor's yard on this property. She suggested a berm as a buffer instead of vegetation. Ms. Ruthig stated they do have a special use permit that was approved in May 2024.

Ms. Deb Beattie of 3109 Pine View Trail stated the resident's letter and what is being said here this evening are contradictory. This is very close to the wetland, and the site drains toward the wetlands. The buffer does not mitigate any sight, noise or smell from the site to the residential property.

The call to the public was closed at 7:17 pm.

Ms. McBain confirmed with Ms. Ruthig that no complaints were received from the neighbor until January 7, 2026. Mr. Rauch confirmed this is still an active construction site so the activities on this site will not be the normal business operations when the construction is complete. He explained how the petition is controlling the stormwater drainage and it was approved with their plan.

Moved by Commissioner Rauch, seconded by Commissioner Reiber, to table Open Public Hearing #1 until the February 9, 2026 Planning Commission meeting. **The motion carried unanimously.**

OPEN PUBLIC HEARING # 2...Discussion of a special use, site plan and environmental impact assessment for a proposed family day care home (up to 14 children) located 554 S. Hughes Road on the west side of Hughes Road, south of Golf Club Road. The request is petitioned by Jennifer Duncan.

Ms. Jennifer Duncan and Ms. Elizabeth Stowe were present.

Mr. Borden reviewed his letter dated January 6, 2025.

1. Special Land Uses (Section 19.03):
 - a. Provided the Commission finds that the proposal will uphold the overall goals of the plan, the proposal may be viewed as compatible with the Township Master Plan.
 - b. In order to make favorable findings related to compatibility and impacts, the use conditions of Section 3.03.02(k) must be met to the Commission's satisfaction.
 - c. The applicant must address any comments provided by the Township Engineer or Brighton Area Fire Authority.
2. Group Day Care Homes (Section 3.03.02k):
 - a. The applicant must demonstrate that there is not another group day care home within 1,500 feet of the subject site.
 - b. The plan must be revised to provide a fenced-in area of at least 1,500 square feet.
3. Additional Considerations:
 - a. The applicant must identify the number of clients and employees to ensure compliance with the parking requirements.
 - b. We suggest that issuance of a State license be included as a condition to a favorable recommendation and that copy be provided to the Township as it will be issued after the township's approval.

Ms. Byrne reviewed her letter dated December 30, 2025.

1. The petitioner should provide documentation from the Livingston County Health Department documenting the suitability of the existing well for the increased use. The existing residential home is connected to the existing municipal sanitary system with adequate capacity on the west side of the site, so no impact to a private septic system needs to be considered.
2. The existing driveway has six parking spaces, as shown on the provided site plan. Additionally, the existing driveway is over 300 feet long and has a turnaround near the house. Therefore, it is not anticipated that the proposed use will cause any traffic impacts to Hughes Road.

The Brighton Area Fire Authority Fire Marshal's letter dated February 8, 2026, states the following:

1. It is unclear if the residence is being converted to a stand-alone daycare or will maintain its residential status. Please provide clarification.
2. The daycare shall comply with the applicable edition of the State of Michigan LICENSING RULES FOR FAMILY AND GROUP CHILD CARE HOMES.
3. The driveway width is unclear and needs to be provided at a minimum of 12'.
4. Both sides of the driveway shall be marked as a fire lane with approved signage. Please provide sign details.
5. Parking shall be limited to the shown parking spaces only. Provide dimension of the depth of the spaces. They shall not obstruct the required access width.
6. Please provide details on the scope and level of interior renovation.
7. The daycare shall be provided with interconnected smoke alarms throughout.

The following will apply if the building is no longer used as a residence and will be used only as a daycare.

8. The drive width will be required to be improved to a clear width of 20'. It will also require an approved turnaround for emergency vehicles.
9. The building will be required to meet the Michigan Building Code.
10. The building will be required to be provided with a means of providing fire flow applicable to the structure use and building type.
11. A minimum vertical clearance of 13½ feet shall be maintained along the length of all apparatus access drives. This includes but is not limited to porte-cochere's, lighting, and large canopy trees.
12. The location of a Knox Box shall be indicated on future submittals. The Knox box shall be located adjacent to the structure's main entrance, in a location coordinated with the fire authority.

Ms. Duncan provided the requirements from the State of Michigan for a day care home.

Ms. Duncan stated she will be residing in the home with her husband so items #8 through #12 of the Fire Marshal's letter do not apply.

The commission discussed the parking requirements, square footage required and location of the play area. Mr. Rauch asked if this submission meets the requirements. Ms. Ruthig stated yes; she has followed the precedents that have been set by other homeowner run daycares.

Mr. Chouinard visited the site and there is not a way for two vehicles to be on the driveway at the same time. Ms. Duncan will have the drop off and pick up times staggered to avoid this.

Ms. McBain confirmed that the resident who sent a letter opposing this request lives on the side of the property that is heavily wooded and the play area will also be on the opposite side of their property.

The call to the public was made at 7:45 pm with no response.

The commission advised Ms. Duncan that a new site plan must be submitted and shall include the fenced in play area and that all of BAFA's requirements are met.

Moved by Commissioner McCreary, seconded by Commissioner Chouinard, to table Open Public Hearing #2 until the February 9, 2026 Planning Commission meeting. **The motion carried unanimously.**

OPEN PUBLIC HEARING #3...Discussion of a special use, site plan and environmental impact assessment for a proposed indoor dog park, coffee shop and bakery. The property is located in



February 3, 2026

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Amy Ruthig, Planning Director
Subject:	Group Day Care Home – Special Land Use and Site Plan Review #2
Location:	554 S. Hughes Road – west side of S. Hughes Road, south of Golf Club Road
Zoning:	LRR Lakeshore Resort Residential District

Dear Commissioners:

At the Township’s request, we have reviewed the revised submittal materials for a group day care home in the existing single-family residence at 554 S. Hughes Road.

A. Summary

1. Special Land Uses (Section 19.03):

- a. Provided the Commission finds that the proposal will uphold the overall goals of the Plan, the proposal may be viewed as compatible with the Township Master Plan.
- b. The applicant must address any comments/concerns raised by the Commission with respect to the compatibility and impact criteria.
- c. The applicant must address any comments provided by the Township Engineer or Brighton Area Fire Authority.

2. Group Day Care Homes (Section 3.03.02k):

- a. The revised submittal demonstrates compliance with the use conditions.

3. Additional Considerations:

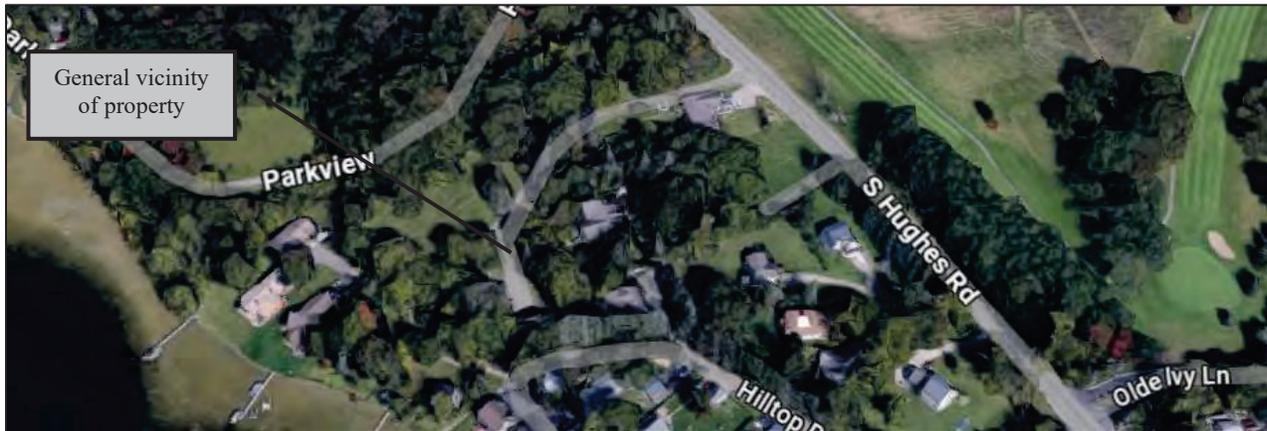
- a. We suggest that issuance of a State license be included as a condition to a favorable recommendation.
- b. We request the applicant provide the Township with a copy of their State license once obtained.

B. Proposal/Process

The applicant proposes to establish a group day care home (7 to 12 children for less than 24 hours per day) within an existing single-family residence.

Table 3.03 lists group day care homes as special land uses in the LRR District. Such uses are also subject to the conditions of Section 3.03.02(k).

Procedurally, the Planning Commission is to review the special land use, site plan, and Environmental Impact Assessment, and put forth recommendations to the Township Board following a public hearing.



Aerial view of site and surroundings (looking north)

C. Special Land Use Review

Section 19.03 of the Zoning Ordinance identifies the review criteria for Special Land Use applications as follows:

- 1. Master Plan.** The Township Master Plan identifies the subject site as Small Lot Single Family Residential, which is intended for the “older homes around Lake Chemung and the Tri-Lakes area” with single-family uses on “lots ranging from 14,520 square feet to 21,780 square feet in size or 2 to 3 units per acre.”

Neither the future land use description nor the residential goals and objectives reference residential care uses. As such, our best method of comparison is via the overall goals of the Plan, which include:

- Accommodate a variety of Land Uses in a logical pattern and complement community goals, the surrounding Land Uses, environment, capacity of roads and the sanitary sewer, and public water system capabilities.
- Provide land owners with reasonable use of their land in a manner that is compatible with adjacent Land Uses and the overall Land Use plan for the Township and the capacity of infrastructure.
- Promote harmonious and organized development consistent with adjacent Land Uses.

Provided the Commission finds that the proposal will uphold these goals, the proposal may be viewed as compatible with the Township Master Plan.

- 2. Compatibility.** The subject area is primarily developed with residential uses, including a mix of housing types and densities. Faulkwood Shores Golf Club is also in the immediate area.

The use conditions of Section 3.03.02(k), which include spacing and safety requirements, are intended to help mitigate potential off-site impacts. As noted in Paragraph D below, the revised submittal demonstrates compliance with the use conditions.

With that being said, the applicant must address additional comments/concerns raised by the Planning Commission as part of this criterion.

- 3. Public Facilities and Services.** Given the nature of the property and the proposed use, the request is not expected to create adverse impacts upon public facilities and services.

However, the applicant must address any comments provided by the Township Engineer and/or Brighton Area Fire Authority with respect to this criterion.

- 4. Impacts.** In general, the nature of the request is not expected to create adverse impacts upon the environment.

With that being said, the applicant must address additional comments/concerns raised by the Planning Commission as part of this criterion.

- 5. Mitigation.** If additional concerns arise as part of the review process, the Township may require additional efforts to mitigate potential adverse impacts.

D. Use Conditions (Group Day Care Homes)

Group day care homes are subject to the use requirements of Section 3.03.02(k), as follows:

- 1. Group day care homes shall be located at least one thousand five hundred (1,500) feet from any other group day care group home.**

The revised submittal includes a map identifying group day care homes in the surrounding area, with none being within 1,500 feet.

Additionally, we conducted several license searches through the State of Michigan Licensing and Regulatory Affairs (LARA) and found the nearest licensed facility to be more than 3 miles away.

- 2. An on-site drive shall be provided for drop offs\loading. This drive shall be arranged to allow maneuvers without affecting traffic flow on the public street.**

The plan included with the submittal depicts an existing on-site driveway with a circle drive design and a pull-off area for vehicles exiting the site (should another vehicle enter at the same time).

Operationally, the applicant will utilize staggered drop-off and pick-off times to avoid numerous vehicles arriving at the same time.

- 3. There shall be a fenced, contiguous open space with a minimum area of one thousand five hundred (1,500) square feet provided on the same premises as the group day care home. The required open space shall not be located within a required front yard.**

The revised plan included with the submittal identifies a 60' x 25' (1,500 SF) fenced-in area southwest of the residence.

E. Additional Considerations

- 1. Parking.** The Zoning Ordinance requires 1 parking space for each 4 clients, plus 1 space per employee.

Based on discussion at the previous Planning Commission meeting, the request results in the need for 6 parking spaces.

The revised plan depicts 6 parking spaces, not including spaces available in the attached garage.

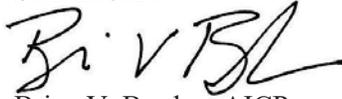
- 2. License.** Group day care homes require a license from the State of Michigan.

If the Commission considers a favorable recommendation on the proposal, we suggest that issuance of a State license be included as a condition.

Additionally, we request the applicant provide the Township with a copy of said license once obtained.

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

Respectfully,
SAFEBUILT

A handwritten signature in black ink, appearing to read "B. V. Borden". The signature is stylized and cursive.

Brian V. Borden, AICP
Planning Manager



January 30, 2026

Ms. Amy Ruthig
Genoa Township
2911 Dorr Road
Brighton, MI 48116

**Re: 554 Hughes Road Daycare
Site Plan Review No. 2**

Dear Ms. Ruthig:

Tetra Tech conducted a second review of the revised site plan submittal for 554 Hughes Daycare submitted January 21, 2026. The application proposes using an existing residential building as a daycare for 7-12 children. The site is located on the west side of South Hughes Road, approximately 500 feet north of Olde Ivy Lane. The only improvement included on the provided site plan is the addition of a 60-foot by 25-foot fenced in area. We offer the following comments:

GENERAL

1. The Petitioner should provide documentation from the Livingston County Health Department documenting the suitability of the existing well for the increased use. The existing residential home is connected to the existing municipal sanitary system with adequate capacity on the west side of the site, so no impact to a private septic system needs to be considered.
2. The existing driveway has six parking spaces, as shown on the provided site plan. Additionally, the existing driveway is over 300 feet long and has a turnaround near the house. Therefore, it is not anticipated that the proposed use will cause any traffic impacts to Hughes Road.

We recommend the petitioner address the above comments to the Township's satisfaction. Please call or email if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads 'Shelby Byrne'.

Shelby Byrne, P.E.
Project Engineer



BRIGHTON AREA FIRE AUTHORITY

615 W. Grand River Ave.
Brighton, MI 48116
o: 810-229-6640 f: 810-229-1619

January 26, 2026

Amy Ruthig
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: 554 Hughes Daycare (Revised Letter)
554 S. Hughes Rd.
Genoa Twp., MI

Dear Amy,

The Brighton Area Fire Department has reviewed the above-mentioned site plan. The revised plans were received for review on January 21, 2026 and the drawings are not dated. The project is based on a 3,070-square-foot residential home to be used as an in-home daycare for 7-12 children. The plan review is based on the requirements of the International Fire Code (IFC) 2024 edition.

The Fire Authority has spoken with the applicant and determined that this will, in fact, remain a residence. The applicant will comply with the group home requirements of the State of Michigan and BAFA's requirements for her project.

If you have any questions about the comments on this plan review please contact me at 810-229-6640.

Cordially,

A handwritten signature in black ink, appearing to read "R. Boisvert".

Rick Boisvert, CFPS
Fire Marshal

cc: Amy Ruthig amy@genoa.org

From: [Amy Ruthig](#)
To: [Bobby Foster](#)
Subject: FW: Special use permit for 554 s Hughes rd
Date: Wednesday, January 7, 2026 5:12:18 PM
Attachments: [image001.png](#)

Please convert to PDF and file hardcopy and PDF.

Thank You,

Amy Ruthig
Planning Director



Genoa Charter Township
2911 Dorr Road, Brighton, Michigan 48116
Office: 810-227-5225 Ext. 114 Direct: 810-224-5824
E-mail: amy@genoa.org, Url: www.genoa.org

From: Dave Komorous [REDACTED]
Sent: Monday, January 5, 2026 10:26 PM
To: Amy Ruthig <amy@genoa.org>
Subject: Special use permit for 554 s Hughes rd

To Whom it May Concern:

We, as homeowners, at 542 s Hughes rd oppose the special use permit at 554 s Hughes rd. We bought our home October of 2020 upon the fact that we had all the peace and tranquility that we wanted and desired. We have two young golden retrievers that are able to run our property at any given time. We are able to sit on our deck at anytime during the day and enjoy the peace that was sold to us. A 14 child daycare that is operating within 50 feet of where my dogs like to be dogs, and within 300 feet of my personal deck where we enjoy our peace time is unacceptable. We did not purchase this residence to hear children laughing, crying, and playing. We purchased to enjoy life. We expect more traffic on the adjacent drive along the south of our residence and probably moms and dads parking in front of our residence on our lawn. We, as homeowners, oppose this special use permit. Thank you for the time to let us voice our concerns

Impact Assessment for 554 S Hughes Rd Howell, Mi 48843

- a. Jennifer Duncan 554 S. Hughes Rd Howell, Mi 48843
- b. Maps and written description/analysis of the project site, existing structures, driveway and parking are submitted on 18x24 sheet.
- c. Impact on natural features: There will be no impact on natural features. No grading or tree removal necessary.
- d. Impact on stormwater management: Stormwater runs off the driveway into grassy areas. No flooding or erosion from the water runoff.
- e. Impact on surrounding land use: There will be no impact on surrounding land use. No air pollution. No increase in light. Only lights used are already attached to the home and are typical of residential homes. When children are playing outside in designated area, it will be normal volume of laughing and playing.
- f. Impact of public facilities and services: No impact on public facilities and services. The driveway used for parking is hundreds of feet away from the road and has a turnaround so no cars will need to back out of the driveway. Hours of operation are Monday-Friday 6:30am-5:30pm. Clients will have staggered drop-off and pick-up times throughout the day. Currently the two owner vehicles will have no impact on traffic for the daycare.
- g. Impact on public utilities: No impact on public utilities. The site is on public sewer and well water. We have weekly Monday trash removal. I anticipate adding 2 extra garbage bags into our trash bin per week as the children in care will mostly be preschool age, with no diapers.
- h. Storage and handling of any hazardous materials: There are none.
- i. Impact on traffic and pedestrians: There are no sight distance limitations turning into or leaving out of the driveway. The daycare opens at 6:30am, drop off times will be 6:30, 6:45, 7, 7:15, 7:30, 7:45, 8, 8:15, 8:30, 8:45, 9 and pick ups will be 3, 3:15, 3:30, 3:45, 4, 4:15, 4:30, 4:45, 5, 5:15, 5:30.
- j. Special provisions: None



(877)-614-7328
greatstarttoquality@ecic4kids.org

** Red dots show all licensed in home through this sight. They are only for licensed in home child care in Michigan. There are NONE even close to me.*

Supporting Excellence in Early Education
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Sort by View Show Results Share

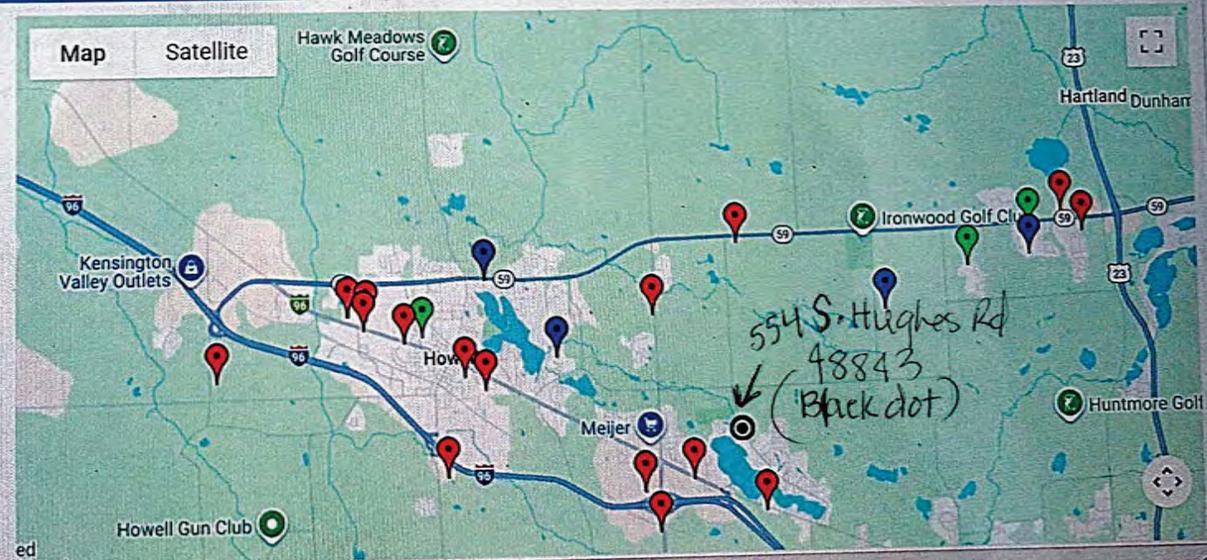
Showing 25 Records Page 1/2, 1 - 25 of 27 results. 1 2 » »»



Demonstrating Quality
Level Expiration 5/22/2026

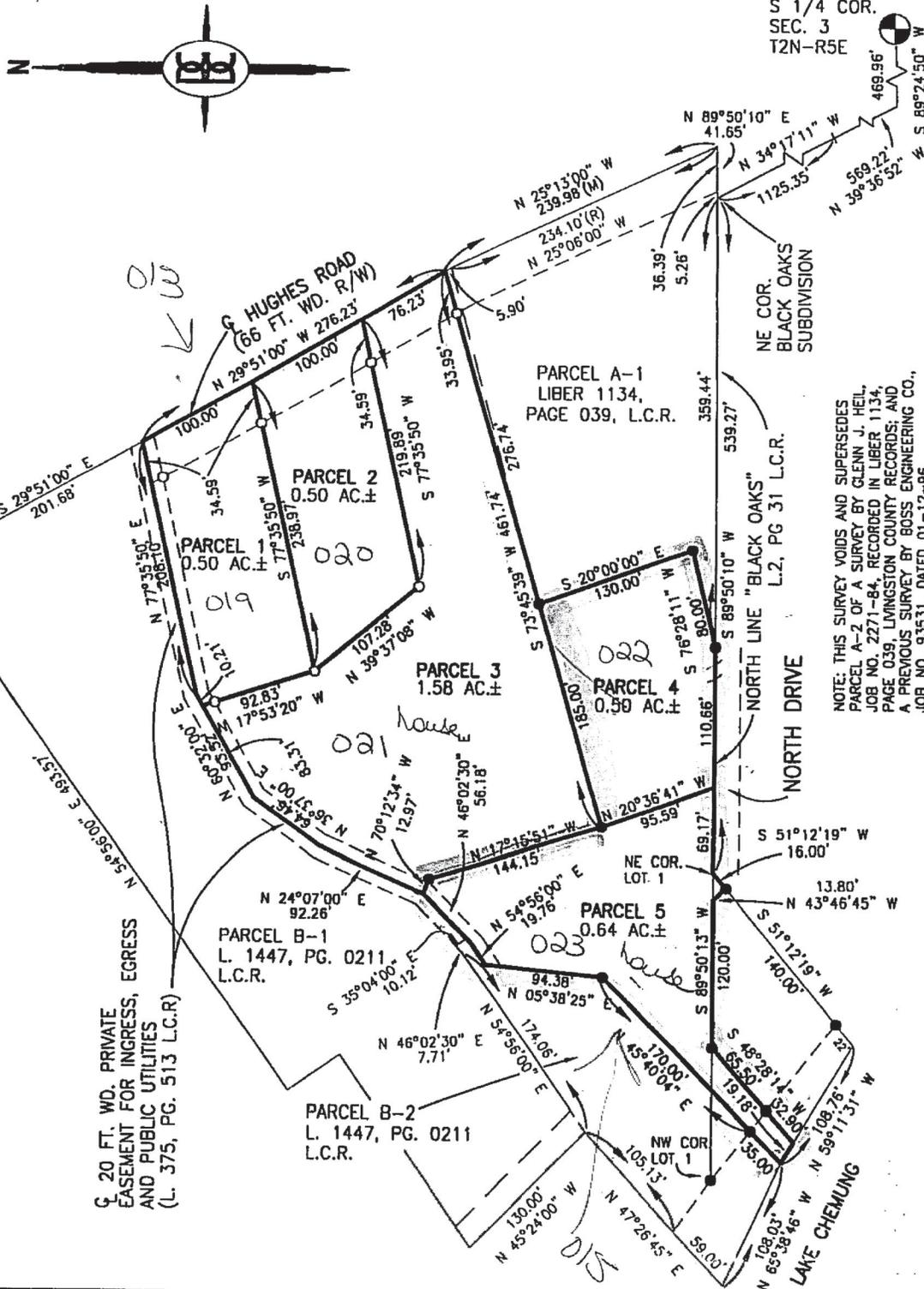
Hartland Head Start
Type: Licensed Centers
9525 E. Highland Road, Howell
MI 48843
candicedavies@livingstonesa.org
(517)548-2100
www.livingstonesa.org
Ages Served: 4 Years 6 Months
- 4 Years 11 Months

Program Details



Winter weather... In effect

Jennifer Duncan
554 S. Hughes Rd 48843



NOTE: THIS SURVEY VOIDS AND SUPERSEDES PARCEL A-2 OF A SURVEY BY GLENN J. HEIL, JOB NO. 2271-84, RECORDED IN LIBER 1134, PAGE 039, LIVINGSTON COUNTY RECORDS; AND A PREVIOUS SURVEY BY BOSS ENGINEERING CO., JOB NO. 93531, DATED 01-12-96.

DESCRIPTION:
PART OF THE SOUTHWEST 1/4 SECTION 3, T2N-R5E, GENOA TOWNSHIP, LIVINGSTON COUNTY MICHIGAN & PART OF PLAT OF "BLACK OAKS", L.2 PLATS, PAGE 31 LIVINGSTON COUNTY RECORDS

BOSS ENGINEERING
ENGINEERS & SURVEYORS
3121 E. GRAND RIVER HOWELL MICHIGAN 48843
HOWELL (517) 548-4838 BRIGHTON (810) 229-4773
FAX (517) 548-1670



CLIENT: POMEROY
JOB NO. 97449
SHEET 1 OF 3
H:97449S

SCALE: 1 INCH = 100 FEET
DATE: 07-31-97
FB CREW DR. TJH CHKD.

LEGEND
○ = IRON SET
● = IRON FOUND
⊙ = MONUMENT FOUND
- - - = FENCE
(R) = RECORDED
(M) = MEASURED













554 S Hughes Rd

Hilltop Dr



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

MEMORANDUM

TO: Honorable Board of Trustees
FROM: Kelly VanMarter, Township Manager
DATE: February 25, 2026
RE: North Shore Commons Condominium Private Road Improvement Special Assessment District

Agenda items #4 and #5 propose to initiate a new Special Assessment district to improve the private roads Mackenzie Drive and New Haven Drive in the North Shore Commons condominium subdivision. These roads are located on the south side of Crooked Lake Road west of Lakewood Shores Drive in the North Shore subdivision. The private roads in this condominium are over 25 years old. There are 49 parcels in the proposed district. Please see area map below.



SUPERVISOR

Kevin Spicher

CLERK

Rick Soucy

TREASURER

Robin L. Hunt

TRUSTEES

Jodie Valenti
 Bill Reiber
 Candie Hovarter
 Todd Walker

MANAGER

Kelly VanMarter

North Shore Commons Road Improvement SAD

The North Shore Commons Homeowner’s Association has initiated this district. They have also committed to contribute \$120,000 from their association funds to reduce the overall project costs. The association obtained estimates from multiple contractors and selected a proposal from Allied Construction as the approved contractor. A copy of the proposal from Allied is attached. In addition to the construction costs, Allied has provided a contingency amount to accommodate any unforeseen issues during construction. Also included in the district costs are inspection services from the Township Engineer to ensure that the roadway is constructed in accordance with the approved project scope. A copy of the engineering proposal is also attached. The total cost breakdown for the district is as follows:

PROJECT COST	\$465,260.00
10% CONTINGENCY	\$44,140.00
ENGINEERING	\$9,800
ADMIN COSTS	\$4,000
HOA FUND CONTRIBUTION	(\$120,000)
TOTAL	\$403,200.00

On January 14, 2026, I hosted an informational meeting at the Township Hall to inform the residents of the process and initiate the petition phase. I’ve attached a copy of the presentation that was shared with the residents at the informational meeting. As of the date of this letter, the Township has received and certified petitions from 38 property owners which is over 77% of the properties in the proposed district.

Staff is suggesting a 10-year time frame for payment of the assessment. The table below provides the per parcel cost amortization for the proposed district with an interest rate of 2% in accordance with policy. This district is proposed for the Summer 2026 tax bill and if approved, the contractor has indicated that construction is planned to occur this construction season.

YEAR	ANNUAL PAYMENT	TO INTEREST	TO PRINCIPAL	OUTSTANDING
2026	\$987.43	\$164.57	\$822.86	\$7,405.70
2027	\$970.97	\$148.11	\$822.86	\$6,582.84
2028	\$954.51	\$131.66	\$822.86	\$5,760.00
2029	\$938.06	\$115.20	\$822.86	\$4,937.14
2030	\$921.60	\$98.74	\$822.86	\$4,114.28
2031	\$905.14	\$82.29	\$822.86	\$3,291.42
2032	\$888.69	\$65.83	\$822.86	\$2,468.57
2033	\$872.22	\$49.37	\$822.86	\$1,645.71
2034	\$855.77	\$32.91	\$822.86	\$822.86
2035	\$839.30	\$16.46	\$822.85	\$0.00
	\$9,133.69	\$905.14	\$8,228.56	

I look forward to discussing this with you at Monday's meeting. If you choose to initiate the district, I request your consideration of Resolution 1 and Resolution 2 with disposition via roll call as follows:

(Requires Roll Call)

Resolution #1

Moved by _____ and supported by _____ to approve **Resolution #1** to Proceed with the Project and Direct Preparation of the Plans and Cost Estimates for the **North Shore Commons Condominium** Private Road Improvement Special Assessment Project.

Resolution #2

Moved by _____ and supported by _____ to approve **Resolution #2** to Approve the Project, Schedule the First Hearing for March 16, 2026, and Direct Issuance of Statutory Notices for the **North Shore Commons Condominium** Private Road Improvement Special Assessment Project.

Sincerely,



Kelly VanMarter

NORTH SHORE COMMONS ASSOCIATION

Addendum to Proposal dated 4th day of November 2025. This contract is made this 12th day of November 2025, by and between North Shore Commons Association (the "Association"), and Allied Construction ("Contractor"), with office at 9618 Northwest Court, Clarkston, MI 48346.

SCOPE OF WORK

Contractor shall furnish and pay for all permits, labor, material, and equipment necessary for the completion of all work described in the Contract Documents as defined below (the "Work"). Contractor shall complete the Work in accordance with the provisions of the Proposal, this contract, and any exhibits (collectively referred to herein as the "Contract" or "Contract Documents"). **Per Board Approval email on 11/17 no permits will be issued for this work. See Attachment D.**

Important Notice Regarding Contract and Special Assessment District Program

Please be advised that the Homeowners Association (HOA) will **not be honoring or proceeding with the contract** if the HOA does not receive the required number of homeowners votes in support of the petition for the **Special Assessment District (SAD) program** that provides the financing for the project.

The implementation of the project is **contingent upon the approval of the SAD**, which must be supported by the necessary percentage of homeowners as outlined in the governing documents and municipal requirements. If the required votes are not obtained or if the township does not approve it, the HOA will not move forward with the contract or any related work under this program.

INDEPENDENT CONTRACTOR

The contractor, in all matters relating to this contract, shall be acting as an independent contractor. The employees of the contractor are not the employees of the association under the meaning or application of any federal or state unemployment insurance laws, or other social security law, or any worker's compensation law, industrial law, or otherwise. The contractor shall assume and pay all liabilities and perform all obligations imposed by any such laws with respect to the performance of this contract. The contractor shall not have any right, power, or authority to create any obligation, expressed or implied, on the behalf of the association and shall not have any authority to represent itself as an agent of the association.

TERMS AND CONDITIONS

1) PROCEDURES

- a) Contractor agrees to perform all services per the attached specifications, exhibits and conditions.
- b) Contractor agrees to provide, at its sole expense, all labor, materials, and equipment necessary and required to fulfill its obligations and to execute this contract properly and in accordance with all federal, state, and local governing agencies.
- c) Contractor will cooperate and facilitate the inspection of work by the association, agent, or other regulating authorities as is deemed necessary.
- d) Contractor shall not hold the association, property, agents, management company, or employees responsible or liable for loss or damage to equipment, materials, tools, or other personal property whether owned or leased by the contractor or its employees, subcontractors, suppliers, or anyone whom the contractor has utilized in the performance of this work.

2) PAYMENT

- a) Payment will be made as listed in the proposal or with submitted invoice.
- b) Payment cannot be made until the following are received at the management company's office:
 - (a) Tax ID number / W9
 - (b) Certificate of Insurance
- c) A retainer may be withheld from final payment of services until all repairs for damages have been made. Retainer will be released upon satisfactory completion of grounds and property repairs as determined by a walk thru of the community from a Board Member or the Management Company. Repairs include but are not limited to sod, walks, buildings, sprinkler heads, shrubbery, etc.

- d) Contractor authorizes Association to withhold any payments due or pending, all retainages and any other consideration due to the Contractor, if there is unresolved defective work, disputes, liens, or concern of liens that arise from this agreement.
- e) The Contractor and all partners, principals and affiliates of the Contractor, shall be held personally responsible for all costs, losses, and expenses (including reasonable attorney fees) arising out of any claim against the Association or property as a result of failure to meet all workmen's compensation requirements set forth by the state or contract documents, regardless if failure is the result of negligence, ignorance or willful act.

3) BILLING

- a) Contractor must submit invoices for work completed within thirty (30) days from the date of service. Failure to do so will result in non-payment of invoice.

4) INSURANCE REQUIREMENTS

- a) Contractor shall be responsible for any damage caused by negligence on its part or that of its employees and shall at all times have in effect Worker's Compensation and Contractor's Liability and Auto Insurance of at least \$1,000,000.00 holding the Association, its Board of Directors and the Management Company harmless from any claims or lawsuits arising from activities of the Contractor and shall provide a certificate of same. The policy shall not be terminated without a thirty (30) day notice.
- b) In the event the Contractor's insurance is discontinued, the Association reserves the right to terminate or take out appropriate and/or additional insurance at the expense of the Contractor.

5) INDEMNIFICATION

- a) The Contractor shall indemnify and hold harmless the Association, its partners, agents, the Management Company and any other officers, directors, controlling persons, shareholders, partners, employees and affiliates from and against any and all claims (but not including any liens filed against the property by the Contractor relating to nonpayment of sum due under this agreement), damages, losses, costs and expenses whenever incurred, including but not limited to, reasonable attorney's fees arising out of any kind and nature whatsoever, including without limitation claims, damages, cost and expenses attributable to injury or destruction to tangible property, bodily injury, sickness, disease or death or resulting from performance of the work or incurred by reason of a breach by Contractor of any covenant or condition contained in the contract documents or the inaccuracy of any warranty or representation made in the contract documents or in any release documents.
- b) The indemnification obligation under this contract agreement shall not be limited by any restriction on the amount or type of damages, compensation or benefits payable by or for the Contractor under workers or worker's compensation acts, disability benefits acts or other employee benefit acts.
- c) All provisions of the agreement that require the Contractor to insure, defend or indemnify the Association or property shall survive any termination of the agreement.
- d) The Contractor shall hereby indemnify and hold the Association, property, and the Management Company harmless from all losses, costs, or expenses, including fines, incurred by the Association and property for the Contractor's failure to comply with the Federal Occupational Health and Safety Act and like state and local requirements.
- e) The Contractor shall not bring claims or lawsuits under or related to this agreement against any principals, employees, agents, officers, the management company, directors, stockholders, controlling persons, partners or affiliates of the Association and the Management Company.

6) OVERRUNS AND ADDITIONAL WORK

The Contractor shall notify the Management Company immediately if any changes or additional work not included in the contract will be required and shall not perform any additional work or purchase additional materials or supplies, without the express written approval of the Association or the Management Company.

7) INSPECTION

The Association shall have the right, at any time, to inspect all of the work while it is in process of being completed. Contractor shall not unreasonably interfere with right of inspection.

8) CONDUCT, PROFESSIONALISM, PERFORMANCE AND PAYMENT

All work shall be done in a professional and workman like manner. Contract personnel shall be courteous and professional at all times and shall not behave in such a manner as to offend or disturb residents of the community. Clothing must be responsibly presentable in appearance at all times while on the Association's property.

- a) Contractor shall perform all Work promptly, efficiently and in a workmanlike manner so as to minimize inconvenience to the Association and its members. In all respects the Work shall be performed in strict compliance with the applicable laws, codes, rules and regulations of all Federal, State and Municipal governments and authorities having jurisdiction (collectively, the "Rules and Regulations"), industry

standards, and to the satisfaction of the Association. Contractor shall take all necessary steps to protect all areas, construction and surfaces adjacent to the Work from damage at all times during the performance of this Contract. The Association shall have the right, in its sole discretion, to withhold any payment due under the Contract until completion of the Work and acceptance of the same by the Association

- b) Contractor shall be responsible for supervising and directing the Work and shall be solely responsible for and have control over the manner and methods of performing the Work, unless specific instructions are elsewhere provided in the Proposal and any applicable directives, approvals and change orders. Contractor shall remain solely responsible for the manner of performance. Contractor shall be solely responsible to ensure that the Work is performed in a safe manner, and that the manner of performing the Work and the equipment used in the performance of the Work are in conformance with all laws and ordinances. Contractor shall secure all certificates of inspection that may be required by authorities having jurisdiction over the Work. Contractor shall deliver same to the Association upon completion of the Work. It is expressly understood and intended by the parties that Contractor is and shall be an independent contractor, and not an employee or agent of the Association.

9) ASSIGNABILITY, LIENS, AND CLAIMS

- a) Neither party to this contract shall assign its obligations under the contract to any other person or entity without the express written approval of the other party. The Contractor shall not use any Subcontractor without the express written consent of the Association.
- b) Contractor shall pay off and satisfy all claims for labor and materials employed or used in any manner by it in connection with the Work, permit no liens of any kind to be fixed upon or against the Association's property or property of any individual member of the Association, by Contractor's laborers, mechanics or material men and shall indemnify, protect, defend and save Association harmless from and against all such claims and liens.

10) DAMAGE TO GROUNDS AND PROPERTY-RESTORATION

Unless otherwise specified the Contractor shall be responsible for restoration of any damage caused by the Contractor to the Association property or people. Any such damages shall be reported to the Management Company immediately. All damages shall be repaired at the expense of the Contractor. Unless otherwise specified, Contractor shall have *seventy-two (72) hours, weather permitting*, to complete such repairs. Should the Contractor cause damage to any areas of the property and fail to remedy such damage within the specified time period, the Association shall repair or have repaired such damage and charge the cost of the repairs back to the Contractor or credit against any future payments due to the contractor under this contract. Contractor shall be responsible to the Association for the acts and/or omissions of its employees, agents, subcontractors, servants, or any one whose acts and or omissions occur as a result of the Contractor's performance of the Work.

11) CANCELLATION, TERMINATION OR DEFAULT BY CONTRACTOR

- a) Notwithstanding anything in this agreement, the Association, at its sole discretion, may terminate this agreement at any time without cause by giving at least ten (10) days prior written notice of such termination to the Contractor. Upon any termination of this agreement and subject to all of the terms and provisions of the agreement, the Contractor shall be entitled to payment at the contract sum for all accepted work finished or installed. However, the Association may retain from any monies due the Contractor an amount sufficient to cover the Contractor's obligation under any guarantee of materials and workmanship provided in the contract documents. Upon the expiration of these obligations, the balance of the amount, if any, shall be paid to the Contractor. The Contractor, upon termination of this agreement, shall peaceably and quietly surrender to the Association all premises, facilities, machinery, and equipment of or belonging to the Association or for which the Association has paid the Contractor.
- b) Should this agreement be in excess of one (1) year or be an open-ended agreement, then the agent or Association reserves the right to solicit competitive bids annually to maintain a competitive standard and to satisfy the requirements of the Association and any other regulating authority.
- c) The Contractor may cease work without penalty or may at his discretion, terminate this agreement for non-compliance of the payment terms of this agreement. Should Contractor terminate the agreement for non-compliance of payment terms then the Contractor shall be paid all monies due and owing for services rendered prior to termination.

12) **ENTIRE AGREEMENT**

This Addendum, along with the Proposal and any applicable directives, approvals, and change orders, constitute the entire agreement between the parties.

CONTRACTOR:

Allied Construction
By: Ken Frenger
Name: Ken Frenger
Its: Resident Engineer 11/19/2025

ASSOCIATION:

North Shore Commons Association
By: Greg Walega
Name: Greg Walega
Its: President 11/19/2025

ATTACHMENTS	
A	Original Proposal
B	Site Plan
C	Insurance Certificate
D	Board Email Approval - No Permits

9618 Northwest Court
 Clarkston, MI 48346
 (248) 625-9581
 Fax (248) 625-3360
www.alliedasphalt.com

Proposal



M.D.O.T. PREQUALIFIED

Proposal Submitted To: North Shore Commons, HOA		Date: November 04, 2025	Estimate No.: 23477
Attn: Greg Wallega		Email: gjwscifi@comcast.net	
Property Name: North Shore Commons		Job Name: North Shore Commons - Paving Improvements	
Address: 4905 New Haven Dr, Howell, MI 48843		Job Address: 4905 New Haven Dr, Howell, MI 48843	
Architect: N/A	Date Of Plans: Per site meeting, review, and requested scope	Phone: 517-915-6251(Ext: Mobile)	

We Propose hereby to furnish material and labor - complete in accordance with specifications below. for the sum of:

All work terms and conditions are bound by the attached General Conditions. All agreements are contingent upon strikes, accidents, weather, material shortages, or delays beyond our control. Any deviation from specifications requested by the Owner shall become an extra charge. Any warranty does not cover gasoline or oil spills, kickstand or tire marks, cracks, tree root cracks, reflective cracks, small water depressions and settling. Installed asphalt is guaranteed to be 98% puddle free.

Authorized Signature Ken Frenger (248-640-5043)

Note: This proposal may be withdrawn by us if not accepted within 30 days.

We here by submit specifications and estimates for:

<u>ITEM OF WORK DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>PRICE</u>	<u>AMOUNT</u>
1. General conditions, traffic controls / flaggers, and crew / equipment mobilizations for work provided in 2 phases	1.00	LS	\$12,195.00	\$12,195.00
2. Provide and install catch basin inlet filters and tuck point catch basins after curb reconstruction	10.00	EA	\$395.00	\$3,950.00
3. Remove and reconstruct 24" wide valley mountable concrete curb and gutter and backfill	4,562.00	LF	\$38.50	\$175,637.00
4. Remove existing asphalt up to 4" thick at roads and 7 EA asphalt driveway approaches to 2' behind the curbs.	5,998.00	SY	\$8.00	\$47,984.00
5. Proof roll existing gravel base to confirm stability then fine grade and re-compact in prep for new asphalt paving	5,998.00	SY	\$2.70	\$16,194.60
6. Construct a final compacted 4" of 13A hot mixed asphalt patching at 7 EA asphalt driveway approaches 2' wide behind the curbs	31.00	SY	\$83.00	\$2,573.00
7. Construct a final compacted 2" of 4EML hot mixed asphalt leveling course (~657 tons)	5,967.00	SY	\$15.60	\$93,085.20
8. Construct a final compacted 2" of 5EML Tier 1 hot mixed asphalt wearing course (~657 tons)	5,967.00	SY	\$16.95	\$101,140.65
9. Topsoil, seed, and mulch restoration of disturbed areas behind curbs	1,250.00	SY	\$10.00	\$12,500.00

Total: \$465,259.45

Payment to be made as follows:

NET 30

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

Date of Acceptance: 11/19/2025

Signature: Greg Wallega

9618 Northwest Court
 Clarkston, MI 48346
 (248) 625-9581
 Fax (248) 625-3360
www.alliedasphalt.com

Proposal



M.D.O.T. PREQUALIFIED

Proposal Submitted To: North Shore Commons, HOA	Date: November 04, 2025	Estimate No.: 23477
Attn: Greg Wallega	Email: gjwscifi@comcast.net	
Property Name: North Shore Commons	Job Name: North Shore Commons - Paving Improvements	
Address: 4905 New Haven Dr, Howell, MI 48843	Job Address: 4905 New Haven Dr, Howell, MI 48843	
Architect: N/A	Date Of Plans: Per site meeting, review, and requested scope	Phone: 517-915-6251(Ext: Mobile)

We Propose hereby to furnish material and labor - complete in accordance with specifications below. for the sum of:

All work terms and conditions are bound by the attached General Conditions. All agreements are contingent upon strikes, accidents, weather, material shortages, or delays beyond our control. Any deviation from specifications requested by the Owner shall become an extra charge. Any warranty does not cover gasoline or oil spills, kickstand or tire marks, cracks, tree root cracks, reflective cracks, small water depressions and settling. Installed asphalt is guaranteed to be 98% puddle free.

Authorized Signature Ken Frenger (248-640-5043)

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Notes:

1. Work quoted for completion in 2 phases with one mobilization for each operation before 7/15/2026. See highlighted diagram sketch for phase line which places 23 units in of the 2 phases.
2. The existing curbs you have within this phase are rarely utilized any more. The curbs you've had installed when previously redoing Northfield Dr are the more commonly used 24" wide valley mountable which we have quoted for this work.
3. Scope of work and prices exclude: permits; bonds; testing or inspection fees; engineering survey staking or layout; phasing beyond that noted above; liability for damages to overhanging tree limbs; liability for damages or repairs to private utilities not staked by Miss Dig (i.e. sprinklers, invisible fence, conduits, electrical secondaries for site lighting, etc.); adjustments or collars for sanitary sewer manholes, watering of seed and mulch restoration areas.
4. All work to be completed per Allied's general conditions page attached. This proposal and general conditions to be referenced in and be made part of any alternate agreement offered to Allied.
5. *Allied Construction and North Shore Commons Association expressly agree that the acceptance of this proposal is conditioned upon the following events occurring: 1). That the Special Assessment District funding for the project is fully approved by the Township of Genoa. 2). That all Township of Genoa conditions for the Special Assessment District are met. 3). That North Shore Commons Association successfully obtains any necessary approvals by its members for the Special Assessment District. Both Allied Construction and the North Shore Commons Association agree that if any of the above conditions are not met, that the acceptance of this proposal shall be considered null and void, that there shall be no Agreement in place, and that the respective parties have no further obligation of any kind to the other.*

ADDITIONAL WORK IF REQUIRED

	QUANTITY	UNIT	PRICE	AMOUNT
A2. Undercut unstable gravel base, subgrade, or excessive thickness of existing asphalt with compacted 21AA crush concrete stabilizing backfill (contingency quantity). Other types of undercutting or stabilizing required will be quoted and provided at added cost.	300.00	TON	\$72.00	\$21,600.00
Contingencies:				
A1. Import / place 21AA crush concrete to supplement existing gravel base for improved drainage (contingency quantity)	370.00	TON	\$42.00	\$15,540.00
A3. Irrigation repairs (contingency)	1.00	LS	\$7,000.00	\$7,000.00

NET 30

Payment to be made as follows:

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

Date of Acceptance: 11/19/2025

Signature: Greg Wallega



GENERAL CONDITIONS

1. **ENTIRE AGREEMENT:** This Agreement constitutes the entire agreement amongst the parties. This Agreement supersedes any and all other agreements, whether oral or written between The Federal Civil Group and its affiliates (Allied Construction, Federal Paving, & State Crushing), otherwise known as "Contractor" and the Purchaser, pertaining to the Work described herein (the "Work"). It is expressly understood that all terms, agreements, and conditions relating to this Agreement include only those set forth in writing herein. This agreement shall be construed and interpreted in accordance with the laws of the State of Michigan.
2. **COUNTERPARTS:** The Parties acknowledge and agree that this Agreement may be executed in counterparts, may also be transmitted by facsimile and/or email, all of which shall be binding in all respects upon and inure to the benefit of each Party hereto. Nothing in this Agreement is intended, nor shall anything be construed to give any other person, or entity not a Party to this Agreement, any rights, remedies, or claims under or by reason hereof.
3. **COSTS OF COLLECTION/ENFORCEMENT OF THIS AGREEMENT:** If for any reason, the Contractor institutes any civil action, or takes any other action to enforce this Agreement, then Owner consents and agrees that the Contractor shall receive all its actual costs, expenses, and attorney fees incurred, from Owner, which shall become a part of the damages due and owing the contractor. Expenses covered by this paragraph include, without limitation, the Contractor's attorney fees and legal expenses, whether or not a civil action is filed, including all such fees and expenses for all bankruptcy proceedings, all post judgment litigation, including appeals, all costs of researching records, and obtaining reports, including but not limited to title reports. Owner consents and agrees to pay all of the Contractor's costs, expenses and fees set forth in this paragraph.
4. **ARBITRATION:** The Contractor, at its sole election, shall determine whether any and all disputes, claims, or differences arising out of this Agreement shall be resolved by submitting the same to arbitration or to a court of competent jurisdiction. When any such arbitration or litigation proceedings are initiated by Contractor, they may be initiated at any time in accordance with the applicable statute(s) of limitations. Should the Purchaser wish to commence proceedings on any disputes, claims, or differences, they shall notify Contractor of said election and Contractor shall have fifteen (15) days from the receipt of the aforementioned written correspondence to elect whether proceedings shall be commenced via arbitration proceeding or via a court of competent jurisdiction. Any selected arbitration proceedings shall be conducted in accordance with the rules of the American Arbitration Association and may include, at the election of Contractor, an arbitration proceeding pursuant to the specific Construction Industry Arbitration Rules. Any applicable arbitration award may be enforced by a court of competent jurisdiction and may include any equitable remedies that a court of competent jurisdiction could have provided and any remedies pursuant to the Michigan Construction Lien Act, M.C.L. § 570.1101 et seq.
5. **TIME PRICE CHARGES:** The Owner consents and agrees to pay the Contractor a time price differential charge of one and one half percent (1.5%) per month, on all past due amounts due and owing the Contractor, until the entire balance due Allied is paid in full. If the Owner defaults on any obligation under this Agreement, or otherwise terminates or breaches this Agreement, so that the Scope of Work or Project does not proceed and/or is not completed by the Contractor, for any reason whatsoever, then the Contractor shall receive the foregoing Time Price Charges from Owner, in addition to all other damages the Contractor may be entitled to under Michigan law and/or equitable doctrines available to the Contractor.
6. **CHANGES:** No changes or alterations to the specification(s) pertaining to the Work shall be allowed except as made in writing, signed by the parties, and at prices agreed upon at the time the changes are authorized.
7. **PREVAILING PARTY:** In the event that any dispute between the parties, pertaining to this Agreement and/or the Work, proceeds to arbitration or litigation, the prevailing party shall be entitled to recover their reasonable costs and attorney fees incurred.
8. **DELAY:** Contractor will not be responsible for any delays, or any condition or damage that results from any delay; including but not limited to inability to receive materials, weather conditions, strikes or other labor stoppages, acts of God, war, decision by Purchaser to delay installation of top coat, delay(s) caused by another party (other than the Contractor) through fault or otherwise, or any other unanticipated condition.
9. **PERMITS:** The Purchaser or the owner of the project where the Work is being performed shall pay for any and all required permits or assessments.
10. **MINIMUM SLOPE AND STANDING WATER:** To allow for proper drainage all pavement areas must be designed for a minimum of 1.5% slope or there is a chance for standing water, puddles, or slow drainage. We cannot guarantee and therefore cannot be held responsible for any standing water when slopes are less than 1.5%.
11. **REPRODUCTION CRACKS:** When the Work involves resurfacing concrete, brick, asphalt pavements, or any other such surfaces, the Contractor is not responsible for the reproduction of cracks, reflection of expansion joints, or other similar items, which may occur.
12. **UNDERGROUND STRUCTURES:** It is Purchaser's responsibility to timely and properly advise Contractor to the existence and location of all underground structures such as sewers, water lines, gas lines, private and public electrical lines, etc., which might be encountered by Contractor in the performance of its Work hereunder. Contractor shall be deemed to have notice of the existence of only those structures specifically referred to in this Agreement, and the location thereof as indicated in this Agreement. If developments in the performance of the work reveal that the identity or location of the underground structures varies from those specified herein, any extra cost to Contractor thereby incurred in moving, protecting, or covering the same, or otherwise, shall be borne by the Purchaser.
13. **SOIL CONDITIONS:** Should any unusual soil conditions be encountered, including, but not limited to organic soils, silt, clay and/or underground water, any extra cost incurred by Contractor in the performance of the Work, occasioned by such conditions, shall be paid by the Purchaser. The use of pumps to lower or deal with high water conditions will be at additional charge to the Purchaser.
14. **HIDDEN OBJECTS:** Contractor assumes no responsibility for removing hidden objects encountered during performance of the Work. Any costs incurred by the removal and disposal of such hidden objects shall be borne solely by the Purchaser, and the Contractor shall be reimbursed accordingly.
15. **ZONING REQUIREMENTS & OTHER LOCAL REGULATIONS:** Contractor assumes no responsibility for determining whether the Purchaser has the legal right or authority to pave the property, or otherwise perform the Work as directed. Notwithstanding the same, should the Work be deemed to be in violation of any ordinance, zoning regulation, or other law, the Purchaser shall nevertheless be obligated to pay for Work performed as set forth in this Agreement.
16. **GROUND MOVEMENTS:** Ground movements can cause certain cracking or other such items that may be visible after Contractor performs its Work. Contractor shall not be responsible to repair any such items that may be caused by frost heaving, freeze thawing, expansion/contraction due to the weather, vehicular vibrations, or any ground movements of any kind. **CONTRACTOR EXPRESSLY DISCLAIMS ANY WARRANTIES IN CONNECTION WITH ANY CRACKING OR OTHER SUCH ITEMS THAT MAY OCCUR IN CONNECTION WITH ANY GROUND MOVEMENTS.**
17. **UNANTICIPATED CONDITIONS:** In addition to paragraphs 3, 4, 5, 7, 8, 9, 10, and 12 above, the parties acknowledge and agree that certain unanticipated circumstances may occur which are beyond the scope of the Work to be performed by Contractor. It is understood that in the event that any such unanticipated circumstance should occur, after responsible investigation to determine that said circumstances could not have been anticipated, Contractor may submit a Change Order to Purchaser proposing necessary additional work to be performed resulting from said unanticipated circumstance(s). In the event that Purchaser fails to execute said change Order, then Purchaser shall assume complete responsibility for any and all damages and costs resulting from Purchaser's failure to consent to the Change Order and Contractor may, at its sole discretion, consider Purchaser's failure to execute the Change Order as grounds for terminating this Agreement, including its responsibility to perform any services under this Agreement. If Contractor elects to terminate this agreement pursuant to this paragraph, then Purchaser shall still be responsible to pay Contractor the entire contract amount, less any labor and material costs not incurred by Contractor as a result of the termination. Should Contractor elect to continue working, rather than terminate the Agreement, Purchaser acknowledges that Contractor may be unable to comply with certain terms and conditions of the Agreement due to said unanticipated circumstance(s), and Contractor will not be held responsible for any such terms and conditions.
18. **SEVERABILITY:** Invalidity or unenforceability of any particular provision of this Agreement shall not affect the other provisions set forth herein and this Agreement shall be construed in all aspects as if such invalid or unenforceable provision was omitted.
19. **BINDING EFFECT:** This Agreement shall be binding on the parties and their heirs, agents, employees, personal representatives, successors, and assigns.
20. **AMBIGUITY:** In the event that any of the terms and conditions of this Agreement are found to be ambiguous, then the remainder of the Agreement shall be interpreted to give it full force and effect. Further, in the event there is an ambiguity between this Agreement and any other agreement, the parties intend that the terms and conditions of this Agreement will supersede any other agreement, including but not limited to the administration, interpretation, performance, and enforcement of this Agreement. Any rule of construction regarding ambiguities being resolved against the drafting parties shall not apply to interpretation and construction of this Agreement.

Diagram For North Shore Commons, HOA





October 29, 2025

Ms. Kelly VanMarter, Township Manager
Genoa Township
2911 Dorr Road
Brighton, MI 48116

**Re: North Shore Commons Repaving Road Improvements
Construction Phase Engineering Services Proposal**

Dear Ms. VanMarter:

We have prepared the following proposal for construction phase engineering services related to the proposed street improvements project for North Shore Commons Subdivision. The repaving project will be completed in two phases, with one phase including a portion of MacKenzie Court and New Haven Drive on the northeast side of the development, and the other phase including the remainder of New Haven Drive. The full length of road to be repaved is approximately 2,300 linear feet, which is proposed to be improved by excavating 4 inches of material, proof rolling the existing aggregate base, and then installing 4 inches of asphalt over the prepared road. Road improvements also include removing and replacing the existing 24-inch concrete curb and gutter and repaving driveway approaches two feet behind curb. The work is anticipated to be completed in the spring of 2026.

Based on our discussions, Tetra Tech will provide a resident project representative project representative for the work to be completed as outlined below.

SCOPE OF SERVICES

- Provide a resident project representative to make periodic site visits to monitor construction activities and witness milling of existing pavement, check final grade, and be onsite during the paving to check asphalt depths, temperature, and compaction effort. Since work will be completed in two phases, this part time observation will include thirteen half day (4-hour duration) spot checks for each day of paving activities and assumes 2 days for the pavement removal, 2 days for the paving, and 2 days for curb and gutter for each phase, and 1 day for final cleanup and punch list items. Part-time inspection reduces costs but introduces the risk that some work will be completed that cannot be completely observed.
- Collect truck tickets to verify the HMA mix type being placed.
- Coordinate with the contractor's geotechnical firm the locations and frequency of aggregate base and asphalt density testing. Note that the contractor is responsible for obtaining the services of the materials testing firm.

ASSUMPTIONS

- Work beyond the listed scope is considered additional work and will be subject to a future amendment.

Ms. Kelly VanMarter
North Shore Commons Repaving Road Improvements
Construction Phase Engineering Services Proposal
October 29, 2025
Page 2

COMPENSATION

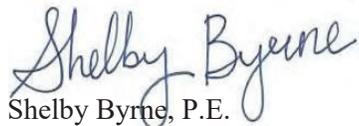
Compensation for our services will be based on our hourly billable rates plus in-house reimbursable expenses. We propose a construction budget of \$9,800 for the work included in this proposal.

Please review this proposal and, if acceptable, please sign in the space below and return one original copy of this proposal for our records. Our Standard Terms and Conditions are attached and considered part of this proposal.

We appreciate the opportunity to provide continuing professional services to Genoa Township. If you have any questions or would like to discuss any details of this proposal further, please call.

Please call if you have any questions.

Sincerely,


Shelby Byrne, P.E.
Project Manager


Brian M. Rubel, P.E.
Sr. Vice President

Attachment: Tetra Tech Standard Terms and Conditions

PROPOSAL ACCEPTED BY GENOA TOWNSHIP:

BY: _____

TITLE: _____

DATE: _____

Tetra Tech of Michigan, PC
Engineering Services Standard Terms & Conditions

1. **Services** Consultant will perform services for the Project as set forth in the provisions for Scope of Work/ Compensation/Schedule in the Proposal and/or Attachment A and in accordance with these Terms & Conditions. Consultant has developed the Project scope of service, schedule, and compensation based on available information and various assumptions. The Client acknowledges that adjustments to the schedule and compensation may be necessary based on the actual circumstances encountered by Consultant in performing their services. Consultant is authorized to proceed with services upon receipt of an executed Agreement.
2. **Compensation** In consideration of the services performed by Consultant, the Client shall pay Consultant in the manner set forth in the Proposal and/or Attachment A. The parties acknowledge that terms of compensation are based on an orderly and continuous progress of the Project. Compensation shall be equitably adjusted for delays or extensions of time beyond the control of Consultant. Where total project compensation has been separately identified for various tasks, Consultant may adjust the amounts allocated between tasks as the work progresses so long as the total compensation amount for the project is not exceeded.
3. **Fee Definitions** The following fee types shall apply to methods of payment:
 - **Salary Cost** is defined as the individual's base salary plus customary and statutory benefits. Statutory benefits shall be as prescribed by law, and customary benefits shall be as established by Consultant employment policy.
 - **Cost Plus** is defined as the individual's base salary plus actual overhead plus professional fee. Overhead shall include customary and statutory benefits, administrative expense, and non-project operating costs.
 - **Lump Sum** is defined as a fixed price amount for the scope of services described.
 - **Standard Rates** is defined as individual time multiplied by standard billing rates for that individual.
 - **Subcontracted Services** are defined as Project-related services provided by other parties to Consultant.
 - **Reimbursable Expenses** are defined as actual expenses incurred in connection with the Project.
4. **Payment Terms** Consultant shall submit invoices at least once per month for services performed and Client shall pay the full invoice amount within 30 days of the invoice date. Invoices will be considered correct if not questioned in writing within 10 days of the invoice date. Client payment to Consultant is not contingent on arrangement of project financing or receipt of funds from a third party. In the event the Client disputes the invoice or any portion thereof, the undisputed portion shall be paid to Consultant based on terms of this Agreement. Invoices not in dispute and unpaid after 30 days shall accrue interest at the rate of one and one-half percent per month (or the maximum percentage allowed by law, whichever is the lesser). Invoice payment delayed beyond 60 days shall give Consultant the right to stop work until payments are current. Non-payment beyond 70 days shall be just cause for termination by Consultant.
5. **Additional Services** The Client and Consultant acknowledge that additional services may be necessary for the Project to address issues that may not be known at Project initiation or that may be required to address circumstances that were not foreseen. In that event, Consultant shall notify the Client of the need for additional services, the Consultant and Client agree to negotiate the additional compensation and related time extensions, if required, in accordance with the scope of services to be determined prior to start of the additional services, and the Client shall pay for such additional services in the amount and manner agreed upon.
6. **Site Access** The Client shall obtain all necessary approvals for Consultant to access the Project site(s).
7. **Underground Facilities** Consultant and/or its authorized subcontractor will conduct research and perform site reconnaissance in an effort to discover the location of existing underground facilities prior to developing boring plans, conducting borings, or undertaking invasive subsurface investigations. Client recognizes that accurate drawings or knowledge of the location of such facilities may not exist, or that research may reveal as-built drawings or other documents that may inaccurately show, or not show, the location of existing underground facilities. In such events, except for the sole negligence, willful misconduct, or practice not conforming to the Standard of Care cited in this Agreement, Client agrees to indemnify and hold Consultant and/or its Subcontractor harmless from any and all property damage, injury, or economic loss arising or allegedly arising from borings or other subsurface penetrations.
8. **Hazardous Materials** The Client warrants that they have disclosed all potential hazardous materials that may be encountered on the Project and acknowledges that Consultant is not and shall not be required to be in any way an arranger, generator, operator, or transporter of hazardous materials present at or near the Project Site. In the event unknown hazardous materials are encountered, Consultant shall be entitled to additional compensation for appropriate actions to protect the health and safety of its personnel, and for additional services required to comply with applicable laws. Client is responsible for the disposal of all regulated wastes generated as a result of services provided under this Agreement. Consultant and Client mutually agree that Consultant assumes no responsibility for the waste or disposal thereof and Client shall indemnify Consultant from any claim related to hazardous materials encountered on the Project except for those events caused by negligent acts of Consultant.
9. **Contractor Selection** Consultant may make recommendations concerning award of construction contracts and products. The Client acknowledges that the final selection of construction contractors and products is the Client's sole responsibility.

10. **Ownership of Documents** Drawings, specifications, reports, programs, manuals, or other documents, including all documents on electronic media, prepared under this Agreement are instruments of service and are, and shall remain, the property of Consultant. Record documents of service shall be based on the printed copy. Consultant will retain all common law, statutory, and other reserved rights, including the copyright thereto, and ownership of any Background Intellectual Property with a limited license granted to the Client for the use of same. Consultant will furnish documents electronically; however, the Client releases Consultant from any liability that may result from documents used in this form. Consultant shall not be held liable for reuse of documents or modifications thereof by the Client or its representatives for any purpose other than the original intent of this Agreement, without written authorization of and appropriate compensation to Consultant.
11. **Standard of Care** Services provided by Consultant under this Agreement will be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession rendering similar services under similar circumstances and in a similar vicinity. Consultant makes no other warranty or guaranty, either express or implied. Consultant will not be liable for the cost of any omission that adds value to the Project.
12. **Period of Service** This Agreement shall remain in force until completion and acceptance of the services or until terminated by mutual agreement. Consultant shall perform the services for the Project in a timely manner consistent with sound professional practice. Consultant will strive to perform its services according to the Project schedule set forth in the provisions for Scope of Work/ Compensation/Schedule above. The services of each task shall be considered complete when deliverables for the task have been presented to the Client. Consultant shall be entitled to an extension of time and compensation adjustment for any delay beyond Consultant's control.
13. **Insurance and Liability** Consultant shall maintain the following insurance and coverage limits during the period of service. The Client will be named as an additional insured on the Commercial General Liability and Automobile Liability insurance policies.
 - Worker's Compensation – as required by applicable state statute
 - Commercial General Liability - \$1,000,000 per occurrence for bodily injury, including death and property damage, and \$2,000,000 in the aggregate
 - Automobile Liability –\$1,000,000 combined single limit for bodily injury and property damage
 - Professional Liability (E&O) - \$1,000,000 each claim and in the aggregateThe Client shall make arrangements for Builder's Risk, Protective Liability, Pollution Prevention, and other specific insurance coverage warranted for the Project in amounts appropriate to the Project value and risks. Consultant shall be a named insured on those policies where Consultant may be at risk. The Client shall obtain the counsel of others in setting insurance limits for construction contracts.
14. **Indemnification** Each Party ("Indemnifying Party") shall indemnify and hold harmless the other Party, its officers, directors, and employees ("Indemnified Party") from and against any and all liabilities, settlements, losses, or costs (including reasonable attorneys' fees and costs of defense) to the extent caused solely by the negligent act, error, or omission of the Indemnifying Party in the performance of its obligations under this Agreement. If such damage, liability, or loss results in part from the negligence of both Parties or any third party, each Party shall be liable only to the extent of its proportional negligence.
15. **Dispute Resolution** The Client and Consultant agree that they shall diligently pursue resolution of all disagreements within 45 days of either party's written notice using a mutually acceptable form of mediated dispute resolution prior to exercising their rights under law. Consultant shall continue to perform services for the Project and the Client shall pay for such services during the dispute resolution process unless the Client issues a written notice to suspend work. Causes of action between the parties to this Agreement shall be deemed to have accrued and the applicable statutes of repose and/or limitation shall commence not later than the date of substantial completion.
16. **Suspension of Work** The Client may suspend services performed by Consultant with cause upon fourteen (14) days written notice. Consultant shall submit an invoice for services performed up to the effective date of the work suspension and for reasonable demobilization expenses and the Client shall pay Consultant all outstanding invoices within fourteen (14) days. If the work suspension exceeds thirty (30) days from the effective work suspension date, Consultant shall be entitled to renegotiate the Project schedule and the compensation terms for the Project.
17. **Termination** The Client or Consultant (defaulting party) may terminate services on the Project upon seven (7) days written notice without cause or in the event of substantial failure by the other party to fulfill its obligations of the terms hereunder (for cause). Termination for cause shall not take effect if the defaulting party cures the failure within 30 days. If either party fails to perform any obligation under this Agreement and does not cure that failure within thirty (30) days after receiving written notice from the other party describing the nonperformance, that party will be in default. If the nature of the failure is such that it cannot reasonably be cured within thirty (30) days, the defaulting party may have up to an additional sixty (60) days (for a total cure period of no more than ninety (90) days from the date of the original notice) to cure the failure, provided that the defaulting party: (a) gives written notice to the non-defaulting party within the initial 30-day period stating that more time is required, (b) promptly commences efforts to cure the failure, and (c) diligently continues those efforts to completion. In the event of any termination, the Consultant shall be entitled to compensation for all services performed up to the effective date of termination, including payment for any work completed and reimbursable expenses incurred. The Consultant shall submit a final invoice to the Client for the services performed through the termination date. The Client

shall pay all outstanding undisputed amounts due — including the final invoice and any previously unpaid invoices, plus all reasonable costs directly arising from the termination (including reasonable demobilization expenses) — within fourteen (14) days of receiving the Consultant's invoice. The Client may withhold a reasonable amount from the final payment for any services that are in dispute, provided that the Client gives written notice to the Consultant specifying the basis of the dispute and that the amount withheld is a reasonable estimate of the value of the disputed services.

18. **Authorized Representative** The Project Manager assigned to the Project by Consultant is authorized to make decisions or commitments related to the project on behalf of Consultant. Only authorized representatives of Consultant are authorized to execute contracts and/or work orders on behalf of Consultant. The Client shall designate a representative with similar authority. Email messages and verbal communication between Client and members of the project team shall not be construed as an actual or proposed contractual amendment of the services, compensation, or payment terms of the Agreement.
19. **Project Requirements** The Client shall confirm the objectives, requirements, constraints, and criteria for the Project at its inception. If the Client has established design standards, they shall be furnished to Consultant at Project inception. Consultant will review the Client design standards and may recommend alternate standards considering the Standard of Care.
20. **Independent Consultant** Consultant is and shall be at all times during the term of this Agreement an independent consultant and not an employee or agent of the Client. Consultant shall retain control over the means and methods used in performing Consultant's services and may retain subconsultants to perform certain services as determined by Consultant.
21. **Compliance with Laws** Consultant shall perform its services consistent with sound professional practice and endeavor to incorporate applicable laws, regulations, codes, and standards applicable at the time the work is performed. In the event that standards of practice change during the Project, Consultant shall be entitled to additional compensation where additional services are needed to conform to the standard of practice. Both parties shall abide by all local, state, and federal regulations and laws, as well as the U.S. Foreign Corrupt Practices Act, UK Bribery Act, or other laws as they may apply.
22. **Permits and Approvals** Consultant will assist the Client in preparing applications and supporting documents for the Client to secure permits and approvals from agencies having jurisdiction over the Project. The Client agrees to pay all application and review fees.
23. **Limitation of Liability** In recognition of the relative risks and benefits of the project to both the Client and Consultant, the risks have been allocated such that the Client agrees, to the fullest extent permitted by law, to limit the liability of Consultant and its subconsultants to the Client and to all construction contractors and subcontractors on the project for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, so that the total aggregate liability of Consultant and its subconsultants to all those named shall not exceed \$50,000 or the amount of Consultant's total fee paid by the Client for services under this Agreement, whichever is the greater. Such claims and causes include, but are not limited to negligence, professional errors or omissions, strict liability, breach of contract or warranty.
24. **Consequential Damages** Notwithstanding any other provision of this Agreement, and to the fullest extent permitted by law, neither the Client nor Consultant, their respective officers, directors, partners, employees, contractors or subconsultants shall be liable to the other or shall make any claim for any incidental, indirect, or consequential damages arising out of or connected in any way to the project or to this Agreement. This mutual waiver of consequential damages shall include, but is not limited to, loss of use, loss of profit, loss of business, loss of income, loss of reputation or any other incidental, indirect, or consequential damages that either party may have incurred from any cause or action including negligence, strict liability, breach of contract, and breach of strict or implied warranty. Both the Client and Consultant shall require similar waivers of consequential damages protecting all the entities or persons named herein in all contracts and subcontracts with others involved in this project or with this Agreement.
25. **Waiver of Subrogation** Consultant shall endeavor to obtain a waiver of subrogation against the Client, if requested in writing by the Client, provided that Consultant will not increase its exposure to risk and Client will pay the cost associated with any premium increase or special fees.
26. **Cost Opinions** Consultant shall prepare cost opinions for the Project based on historical data, industry standards, and professional judgment, applying reasonable care and skill expected of a qualified professional in the field. These cost opinions are intended to provide an estimate for planning purposes and shall not be interpreted as a definitive or guaranteed projection of actual costs. The Client acknowledges and agrees that numerous factors beyond the Consultant's control—including, but not limited to, market fluctuations, material availability, labor costs, and unforeseen site conditions—may cause actual project costs to differ from the cost opinions provided. Consultant makes no warranty, express or implied, regarding the accuracy of these cost opinions and shall not be held liable for any variances between estimated and actual project costs.
27. **Contingency Fund** The Client acknowledges the potential for changes in the work during construction and the Client agrees to include a contingency fund in the Project budget appropriate to the potential risks and uncertainties associated with the Project. Consultant may offer advice concerning the value of the contingency fund; however, Consultant shall not be liable for additional costs that the Client may incur beyond the contingency fund they select unless such additional cost results from a negligent act, error, or omission related to services performed by Consultant.
28. **Safety** Consultant shall be responsible solely for the safety precautions or programs of its employees and no other party.

29. **Information from Other Parties** In performing the Services, Consultant shall be entitled to rely on any information, data, and documentation concerning the Project provided to it by the Client or other parties or that is generally available, as well as any statements and representations made by the Client concerning the Project or the Services. In relying on such information, Consultant shall have no obligation to investigate or independently verify the accuracy or completeness of such information. Consultant shall not be liable for any damages that may be incurred by the Client in the use of third-party information.
30. **Force Majeure** Consultant shall not be liable for any damages caused by any delay that is beyond Consultant's reasonable control, including but not limited to unavoidable delays that may result from any acts of God, strikes, lockouts, wars, acts of terrorism, riots, acts of governmental authorities, extraordinary weather conditions or other natural catastrophes, or any other cause beyond the reasonable control or contemplation of either party.
31. **Waiver of Rights** The failure of either party to enforce any provision of these terms and conditions shall not constitute a waiver of such provision nor diminish the right of either party to the remedies of such provision.
32. **Warranty** Consultant warrants that it will deliver services under the Agreement within the standard of care. No other expressed or implied warranty is provided by Consultant.
33. **Severability** Any provision of these terms later held to be unenforceable shall be deemed void and all remaining provisions shall continue in full force and effect. In such event, the Client and Consultant will work in good faith to replace an invalid provision with one that is valid and as close to the original meaning as possible.
34. **Survival** All obligations arising prior to the termination of this Agreement and all provisions of these terms that allocate responsibility or liability between the Client and Consultant shall survive the completion or termination of services for the Project.
35. **Assignments** Neither party shall assign its rights, interests, or obligations under the Agreement without the express written consent of the other party.
36. **Governing Law** The terms of Agreement shall be governed by the laws of the state where the services are performed provided that nothing contained herein shall be interpreted in such a manner as to render it unenforceable under the laws of the state in which the Project resides.
37. **Collection Costs** In the event that legal action is necessary to enforce the payment provisions of this Agreement if Client fails to make payment within sixty (60) days of the invoice date, Consultant shall be entitled to collect from the Client any judgment or settlement sums due, reasonable attorneys' fees, court costs, and expenses incurred by Consultant in connection therewith and, in addition, the reasonable value of Consultant's time and expenses spent in connection with such collection action, computed at Consultant's prevailing fee schedule and expense policies.
38. **Equal Employment Opportunity** Consultant will comply with federal regulations pertaining to Equal Employment Opportunity. Consultant is in compliance with applicable local, state, and federal regulations concerning minority hiring. It is Consultant's policy to ensure that applicants and employees are treated equally without regard to race, creed, sex, color, religion, veteran status, ancestry, citizenship status, national origin, marital status, sexual orientation, or disability. Consultant expressly assures all employees, applicants for employment, and the community of its continuous commitment to equal opportunity and fair employment practices.
39. **Attorney Fees** Should there be any suit or action instituted to enforce any right granted in this contract, the substantially prevailing party shall be entitled to recover its costs, disbursements, and reasonable attorney fees from the other party. The party that is awarded a net recovery against the other party shall be deemed the substantially prevailing party unless such other party has previously made a bona fide offer of payment in settlement and the amount of recovery is the same or less than the amount offered in settlement. Reasonable attorney fees may be recovered regardless of the forum in which the dispute is heard, including an appeal.
40. **Third Party Beneficiaries** Nothing in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Client or the Consultant. The Consultant's services under this Agreement are performed solely for the Client's benefit and no other entity shall have any claim against the Consultant because of this Agreement or the performance or nonperformance of services hereunder. The Client agrees to include a provision in all contracts with contractors and other entities involved in this project to carry out the intent of this paragraph.
41. **Ethics and Business Practices** Both parties shall abide by all local, state, and federal regulations and laws, as well as the U.S. Foreign Corrupt Practices Act, UK Bribery Act, or other laws as they may apply.
42. **Lien Rights** Consultant may file a lien against the Client's property in the event that the Client does not make payment within the time prescribed in this Agreement. The Client agrees that services by Consultant are considered property improvements, and the Client waives the right to any legal defense to the contrary.
43. **Captions** The captions herein are for convenience only and are not to be construed as part of this Agreement, nor shall the same be construed as defining or limiting in any way the scope or intent of the provisions hereof.
44. **Personal Data** Each party shall comply with all applicable laws and regulations relating to the processing, protection, or privacy of personal data, including where applicable, the guidance and codes of practice issued by regulatory bodies in any relevant jurisdiction. Each party agrees that it shall keep such personal data in a secure technological environment.

North Shore Commons Subdivision

Road Improvement Special Assessment District Meeting

January 14, 2026



Why are we here?

- ▶ This is not a Township initiated project. We were contacted by your neighbors who are interested in improving your subdivision roads.
- ▶ The Township's role is to help by providing a mechanism to finance the project.

What is the Township's Role?



- ▶ The Township's roll is to provide a way to finance the project.
- ▶ Public Act 188 of 1954 allows for the Township, through the special assessment process, to assist residents by providing funding and financing for the cost of the improvement, and then levying and collecting the special assessment to pay off the debt.
- ▶ The Township has used this law successfully for many years to help residents improve both public and private roads in the Township.

What is the Township's Role?



- ▶ This is a **private** road project which is initiated and managed by private individuals.
- ▶ Township participation is voluntary.
- ▶ The project is initiated by petitions signed by residents.

Assumptions:

- ▶ Apportionment - Assessments must be apportioned on a benefit basis. For subdivision road projects, assessments are typically allocated on a pro-rata basis.
- ▶ Duration - We are suggesting a 10 year assessment duration. The Board ultimately determines the term.

What is the project and overall cost?

- ▶ An estimate from Allied Construction has been provided to the Township for the following improvements:
 - ▶ Removal and reconstruction of 4,562 linear feet of concrete curb and gutter;
 - ▶ Provide and install catch basin inlet filters and tuck point ten (10) catch basins;
 - ▶ Remove existing asphalt up to four inches (4") for roadways and 7 approaches (5,998 square yards) followed by proof roll, grade and compact the base;
 - ▶ Repave 7 driveway approaches with a compacted 4" of 13A hot mix asphalt to 2' behind the curb.
 - ▶ Repave roadway with compacted two inches (2") of 4EML hot mix asphalt leveling course followed by two inches (2") of 5EML tier 1, hot mix asphalt wearing course.
 - ▶ The proposal also includes traffic controls, mobilization and 1,250 square yards of restoration as well as contingency for base/irrigation repair.
- ▶ The construction cost estimate is \$465,260 and the contingency amount is \$44,140 for a total cost of \$509,400.

Additional Costs & Contributions

- ▶ Additional project costs include:
 - ▶ \$4,000 for administrative costs. This includes the cost of the required publications, mailings and Township staff time to establish and administer the district.
 - ▶ \$9,800 for Engineering inspection services. This involves inspections by the Township Engineer to monitor construction activities and witness the milling of existing pavement, check final grade, and be on site during paving to check asphalt depths, temperature, and compaction effort. This also includes collecting truck tickets to verify mix and coordination with geotechnical firm for base and asphalt density testing.
 - ▶ 2% Interest applied to the outstanding balance.
- ▶ Your Homeowner's Association will contribute \$120,000 to the project.
- ▶ The total costs including the HOA contribution is \$403,200.

What is the cost to me?

PROJECT COST	\$465,260.00
10% CONTINGENCY	\$44,140.00
ENGINEERING	\$9,800
ADMIN COSTS	\$4,000
HOA FUND CONTRIBUTION	(\$120,000)
TOTAL	\$403,200.00
INTEREST %	2
PROPERTIES	49

PER PARCEL	\$8,228.60
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NOTE - Project costs, contingency and engineering amounts are estimated. The district will be adjusted if final project costs are more than 5% under the assessed amount.

What is the annual cost to me?

	YEAR	ANNUAL PAYMENT	TO INTEREST	TO PRINCIPAL	OUTSTANDING
1	2026	\$987.43	\$164.57	\$822.86	\$7,405.70
2	2027	\$970.97	\$148.11	\$822.86	\$6,582.84
3	2028	\$954.51	\$131.66	\$822.86	\$5,760.00
4	2029	\$938.06	\$115.20	\$822.86	\$4,937.14
5	2030	\$921.60	\$98.74	\$822.86	\$4,114.28
6	2031	\$905.14	\$82.29	\$822.86	\$3,291.42
7	2032	\$888.69	\$65.83	\$822.86	\$2,468.57
8	2033	\$872.22	\$49.37	\$822.86	\$1,645.71
9	2034	\$855.77	\$32.91	\$822.86	\$822.86
10	2035	\$839.30	\$16.46	\$822.85	\$0.00
		\$9,133.69	\$905.14	\$8,228.56	

What is next?

- ▶ Over 50% of the property owners (25 parcels) must file a petition supporting the project.
- ▶ This is the *MINIMUM*. Broad support is recommended.
- ▶ Petitions are available this evening.



Petition Sufficiency ✓

- ▶ All owners of a property who are listed on the deed must sign the petition for it to be valid for each parcel.
- ▶ For a trust, the Township will need documentation from the trust to verify that the person signing the petition is authorized by the trust to do so.
- ▶ Signed petitions should be returned to the Manager's Office by FEBRUARY 20, 2026. (tentative)

Example Petition One Per Property

Each owner listed on the deed or each trustee listed on a Trust must fill out this section with date, signature and printed name.

The law requires the person circulating the petition to complete this section. You can circulate your own petition.

**Public Act 188 of 1954 Proceedings
PETITION FOR ROAD IMPROVEMENT
For the North Shore Commons Subdivision Roads, Genoa Charter Township, Livingston County, MI**

We, the undersigned property owners of the North Shore Commons Subdivision in Genoa Charter Township, pursuant to the provisions of Public Act 188, as amended, do hereby petition the Genoa Charter Township Board to establish a special assessment district for the purpose of road improvements including removal and reconstruction of 4,562 linear feet of concrete curb and gutter; provide and install catch basin inlet filters and truck point ten (10) catch basins; remove four inches (4") of existing asphalt for 5,998 square yards of roadway and seven (7) asphalt approaches; proof roll base, grade and compact to prep for new asphalt for 5,998 square yards of roadway; pave approaches with four inches (4") of 13A hot mix asphalt; repave roadway with compacted two inches (2") of 4EML hot mix asphalt leveling course followed by two inches (2") of 5EML tier 1, hot mix asphalt wearing course for 5,967 square yards of roadway, also includes traffic controls, mobilization and 1,250 square yards of restoration as well as contingency for base/irrigation repair and construction engineering services for the undersigned property owners of the North Shore Commons Site Condominium in Genoa Charter Township. Fifty-one (51%) percent or more of the property owners of the North Shore Commons Subdivision who will benefit, request this improvement by petitioning the Genoa Charter Township Board.

We, the undersigned, do consent to the allocation of cost by special assessment to each benefited property for the improvement to be assessed against each property within the special assessment district to be formed. Further, it is understood that the estimated cost for the district is \$523,200 which includes \$465,260 for construction, \$44,140 for contingency, \$9,800 for engineering and \$4,000 for administration. The Homeowner's Association is contributing \$120,000 to the project and there are forty-nine (49) properties in the district. With the contribution from the Homeowner's Association, the total project cost to be divided between all properties would be \$403,200 which is a principal cost per parcel of \$8,228.60 (\$822.86 annually) with 2% interest on the outstanding balance. Further, it is understood that the benefited property owners will be first assessed on the Summer 2026 tax roll for the North Shore Commons Subdivision Road Improvement project to be implemented in the construction season of 2026. Further, that this assessment will be in place for 10 years with the establishment of this special assessment district. The costs thereof, including expenses connected with publications and legal costs will be assessed against each parcel of land within said proposed district and will be divided into equal annual installments in accordance with MCL 41.721 as amended.

PLEASE COMPLETE FORM IN ITS ENTIRTY

PROPERTY ADDRESS: _____

PROPERTY OWNERS INFORMATION (All owners listed on the deed must sign)

Owner #1:	Date Signed: _____	Signature: _____	Printed Name: _____
Owner #2:	Date Signed: _____	Signature: _____	Printed Name: _____
Owner #3:	Date Signed: _____	Signature: _____	Printed Name: _____
Owner #4:	Date Signed: _____	Signature: _____	Printed Name: _____

CONTACT INFORMATION

Phone #: _____ Email: _____

Is property under ownership in a Trust, Lady Bird or Life Estate?

Yes (If yes, paperwork must be attached for proof of ownership) No

STATE OF MICHIGAN
County of Livingston

I, _____, depose and say that he/she circulated the foregoing petition, and that each signature is of an owner of property fronting upon one of the aforementioned streets in Genoa Charter Township, Livingston County, Michigan.

Signature of Circulator _____ Printed Name _____
FOR OFFICE USE ONLY: PARCEL 4711- _____ APPROVED: YES NO ASSESSOR: _____

Property Address

Please provide your contact information here

If the property is in a trust, the Township will need a copy of the trust paperwork for verification

Act 188 Example of Time Frame for Process Steps

**Petitions
Deemed
Sufficient**
(February 20,
2026)

**March 2, 2026
First Board
Meeting**
(Resolutions 1&2)

**March 16, 2026
Second Board
Meeting**
(Public Hearing/
Resolutions 3 & 4)

**April 6, 2026
Third (final)
Board Meeting**
(Public Hearing and
Resolution 5)

This is an estimate and is subject to change as the project progresses

Public Hearings

- ▶ Direct mailing will be sent via USPS to each record owner in the district.
- ▶ Pursuant to the provisions of Public Act 188 of 1954, record owners of land have the right to file written objections to the Project with the Township Board.
- ▶ First hearing - objections to creating and/or need for the district.
- ▶ Second hearing - objections to the assessments and correct errors.

Protests and Appeals

- ▶ Record owners of land have the right to comment and object to the project. Appearance and protest at the hearing OR filing of a written objection is **REQUIRED** to appeal the amount of the assessment to the Michigan Tax Tribunal.
- ▶ Once the roll is confirmed, Public Act 64 of 1998 provides a 30 day period for challenging special assessments with the Michigan Tax Tribunal.

Frequently Asked Questions?

- ▶ **Can I pay off early to avoid interest?**
 - ▶ Yes.
- ▶ **What if costs exceed the estimate?**
 - ▶ If a cost increase exceeds 10% of the original estimate, additional notice and public hearings are required.
- ▶ **What if I sell my property?**
 - ▶ We do not require that the assessment be paid off, however, many mortgage companies do require pay off upon sale.
- ▶ **What if one of the owners listed on the deed is deceased?**
 - ▶ A copy of the death certificate shall be verified by the Township Assessor.



**Resolution #1
North Shore Commons Condominium
Private Road Improvement Special Assessment Project
(summer tax 2026)**

GENOA CHARTER TOWNSHIP

At a regular meeting of the Township Board of Genoa Charter Township, Livingston County, Michigan, (the "Township") held at the Township Hall on March 2, 2026, at 6:30 p.m., there were

PRESENT:

ABSENT:

The following preamble and resolution were offered by _____ and seconded by _____.

**Resolution to Proceed with the Project and Direct
Preparation of the Plans and Cost Estimates**

WHEREAS, the Township Manager has received petitions which have been signed by property owners within the North Shore Commons Condominium which is located south of Crooked Lake Road west of Lakewood Shores Drive in Section 21 requesting a road improvement project as described in Exhibit A (the "Project") under the authority of Act No 188, Michigan Public Acts of 1954, as amended;

WHEREAS, the Assessor has checked the signatures on the petitions by record owners of land within the Township contained within the district described above and had prepared and filed a report setting forth the percentage of record owners of lands within the district who signed the petitions which amounted to over seventy-seven percent (77%) of parcels; and

WHEREAS, the creation of a Special Assessment District for the **North Shore Commons Condominium Road Improvement Project**(summer tax 2026) is appropriate pursuant to Section 2 of Act No. 188, Michigan Public Acts of 1954.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. In accordance with Act No. 188, Michigan Public Acts of 1954, as amended, and the laws of the State of Michigan, the Township Supervisor is directed to have plans prepared illustrating the Project, the location of the Project, and an estimate of the cost of the Project subject to quarterly periodic redetermination of costs, pursuant to MCL 41.724(4).

2. The plans and estimates identified in paragraph 1, when prepared, shall be filed with the Township Manager.

A vote on the foregoing resolution was taken and was as follows:

YES:

NO:

ABSENT:

RESOLUTION DECLARED _____.

CLERK'S CERTIFICATE

The undersigned, being the duly qualified and acting Clerk of the Township, hereby certifies that (1) the foregoing is a true and complete copy of a resolution duly adopted by the Township Board at a meeting of the Township Board on March 2, 2026, at which meeting a quorum was present and remained throughout; (2) the original thereof is on file in the records in my office; (3) the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act No. 267, Public Acts of Michigan, 1976, as amended); and (4) minutes of such meeting were kept and will be or have been made available as required thereby.

Rick Soucy, Clerk
Genoa Charter Township

EXHIBIT A – THE PROJECT

**NORTH SHORE COMMONS CONDOMINIUM PRIVATE ROAD IMPROVEMENT
SPECIAL ASSESSMENT PROJECT
(SUMMER TAX 2026)**

DESCRIPTION OF PROJECT

A TEN-YEAR SPECIAL ASSESSMENT DISTRICT WITH PROJECTED COSTS AS FOLLOWS:

This private road improvement project (the “Project”) involves improvements to New Haven Drive and Mackenzie Drive in the North Shore Commons Condominium subdivision which is located on the south side of Crooked Lake Road west of Lakewood Shores Drive in Section 21 of Genoa Charter Township. The project includes removal and reconstruction of 4,562 linear feet of concrete curb and gutter; install catch basin inlet filters and tuck point ten (10) catch basins; remove four inches (4”) of existing asphalt for 5,998 square yards of roadway and seven (7) asphalt approaches; proof roll base, grade and compact to prep for new asphalt for 5,998 square yards of roadway; pave approaches with four inches (4”) of 13A hot mix asphalt; repave roadway with compacted two inches (2”) of 4EML hot mix asphalt leveling course followed by two inches (2”) of 5EML tier 1 hot mix asphalt wearing course for 5,967 square yards of roadway, also includes traffic controls, mobilization and 1,250 square yards of restoration as well as contingency for base/irrigation repair and construction engineering services. This project benefits equally the property owners of Units 1-49 of the North Shore Commons Subdivision in Genoa Charter Township.

The total cost for the district is \$523,200 which includes \$465,260 for construction, \$44,140 for contingency, \$9,800 for engineering and \$4,000 for administration. The Homeowner’s Association is contributing \$120,000 to the project and there are forty-nine (49) properties in the district. With the contribution from the Homeowner’s Association, the total project cost to be divided between all properties is \$403,200. The interest for the district is 2%. The total principal cost per parcel of \$8,228.60. For a ten (10) year district, the annual principle payment per unit is \$822.86 with 2% interest on the outstanding balance. A majority of homeowners representing over 77% of properties have signed petitions.

PROJECT COSTS & PER PARCEL ANNUAL ALLOCATION:

PROJECT COST	\$465,260.00
10% CONTINGENCY	\$44,140.00
ENGINEERING	\$9,800
ADMIN COSTS	\$4,000
HOA CONTRIBUTION	(\$120,000)
TOTAL	\$403,200.00
INTEREST %	2
PROPERTIES	49
PER PARCEL	\$8,228.60

YEAR	ANNUAL PAYMENT	TO INTEREST	TO PRINCIPAL	OUTSTANDING BALANCE
2026	\$987.43	\$164.57	\$822.86	\$7,405.70
2027	\$970.97	\$148.11	\$822.86	\$6,582.84
2028	\$954.51	\$131.66	\$822.86	\$5,760.00
2029	\$938.06	\$115.20	\$822.86	\$4,937.14
2030	\$921.60	\$98.74	\$822.86	\$4,114.28
2031	\$905.14	\$82.29	\$822.86	\$3,291.42
2032	\$888.69	\$65.83	\$822.86	\$2,468.57
2033	\$872.22	\$49.37	\$822.86	\$1,645.71
2034	\$855.77	\$32.91	\$822.86	\$822.86
2035	\$839.30	\$16.46	\$822.85	\$0.00
	\$9,133.69	\$905.14	\$8,228.56	

Resolution #2
North Shore Commons Condominium
Private Road Improvement Special Assessment Project
(summer tax 2026)

GENOA CHARTER TOWNSHIP

At a regular meeting of the Township Board of Genoa Charter Township of Livingston County, Michigan (the “Township”) held at the Township Hall on March 2, 2026 at 6:30 p.m. there were

PRESENT:

ABSENT:

The following preamble and resolution were offered by _____ and seconded by _____.

Resolution to Approve the Project, Schedule the First Hearing for March 16, 2026
And Direct the Issuance of Statutory Notices

WHEREAS, the Board of Trustees of Genoa Charter Township has decided to make road improvements in the Township which project shall be known as the **North Shore Commons Condominium Private Road Improvement Project** (summer tax 2026) as described in Exhibit A (the “Project”);

WHEREAS, preliminary plans describing the Project and its location in the Township and a preliminary estimate of the cost of the Project, prepared by Allied Construction have been filed with the Township Manager;

WHEREAS, after reviewing the plans and cost estimate, the Board of Trustees desires to proceed with the Project in accordance with Act No. 188, Michigan Public Acts of 1954, as amended;

WHEREAS, the Board of Trustees of Genoa Charter Township has determined to levy special assessments against the lands specially benefited by the Project with the allocation of cost to spread equally against each owner, and to expend funds of the Township therefore in anticipation of the collection of such special assessments to defray all or part of the cost of the Project, all pursuant to and as authorized by Act. No. 188, Public Acts of Michigan 1954, as amended;

WHEREAS, the special assessment district for the Project has been tentatively determined by the Township Manager and is described in Exhibit B;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Board of Trustees of the Township hereby tentatively declares its intention to proceed with the Project.
2. The Board of Trustees of the Township hereby declares its intention to make the improvement and tentatively designates the special assessment district against which the cost of the improvement and maintenance is to be assessed as described in Exhibit B.
3. In accordance with Act No. 188, Michigan Public Acts of 1954, as amended, and the laws of the State of Michigan, there shall be a public hearing on the Project, the petitions requesting the Project, and the proposed Special Assessment District for the Project which is known as the “**North Shore Commons Condominium Private Road Improvement Project** (summer tax 2026).”
4. The public hearing will be held on March 16, 2026 at 6:30 p.m., at the offices of Genoa Charter Township, 2911 Dorr Road, Brighton, Michigan 48116.

5. The Township Manager is directed to mail, by first class mail, a notice of the public hearing to each owner of or party in interest in property to be assessed, whose name appears upon the last Township tax assessment records. The last Township tax assessment records means the last assessment roll for ad valorem tax purposes which has been reviewed by the Township Board of Review, as supplemented by any subsequent changes in the names or addresses of such owners or parties listed thereon. The notice to be mailed by the Township Manager shall be similar to the notice attached as Exhibit C and shall be mailed by first class mail on or before March 6, 2026. Following the mailing of the notices, the Township Manager shall complete an affidavit of mailing similar to the affidavit set forth in Exhibit D.
6. The Township Manager is directed to publish a notice of the public hearing in the Livingston County Daily Press & Argus, a newspaper of general circulation within the Township. The notice shall be published twice, once on or before March 6, 2026 and once on or before March 13, 2026. The notice shall be in a form substantially similar to the notice attached as Exhibit C.

A vote on the foregoing resolution was taken as was as follows:

YES:

NO:

ABSENT:

RESOLUTION DECLARED _____.

CLERK'S CERTIFICATE

The Undersigned, being duly qualified and acting Clerk of the Township, hereby certifies that (1) the foregoing is a true and complete copy of a resolution duly adopted by the Board of Trustees at a meeting of the Township Board on March 2, 2026, at which meeting a quorum was present and remained throughout; (2) the original thereof is on file in the records of the Manager's office; (3) the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act. No. 267, Public Acts of Michigan, 1976, as amended); and (4) minutes of such meeting were kept and will be or have been made available as required thereby.

Rick Soucy
Genoa Charter Township Clerk

EXHIBIT A – THE PROJECT

**NORTH SHORE COMMONS CONDOMINIUM PRIVATE ROAD IMPROVEMENT
SPECIAL ASSESSMENT PROJECT
(SUMMER TAX 2026)**

DESCRIPTION OF PROJECT

A TEN-YEAR SPECIAL ASSESSMENT DISTRICT WITH PROJECTED COSTS AS FOLLOWS:

This private road improvement project (the “Project”) involves improvements to New Haven Drive and Mackenzie Drive in the North Shore Commons Condominium subdivision which is located on the south side of Crooked Lake Road west of Lakewood Shores Drive in Section 21 of Genoa Charter Township. The project includes removal and reconstruction of 4,562 linear feet of concrete curb and gutter; install catch basin inlet filters and tuck point ten (10) catch basins; remove four inches (4”) of existing asphalt for 5,998 square yards of roadway and seven (7) asphalt approaches; proof roll base, grade and compact to prep for new asphalt for 5,998 square yards of roadway; pave approaches with four inches (4”) of 13A hot mix asphalt; repave roadway with compacted two inches (2”) of 4EML hot mix asphalt leveling course followed by two inches (2”) of 5EML tier 1 hot mix asphalt wearing course for 5,967 square yards of roadway, also includes traffic controls, mobilization and 1,250 square yards of restoration as well as contingency for base/irrigation repair and construction engineering services. This project benefits equally the property owners of Units 1-49 of the North Shore Commons Subdivision in Genoa Charter Township.

The total cost for the district is \$523,200 which includes \$465,260 for construction, \$44,140 for contingency, \$9,800 for engineering and \$4,000 for administration. The Homeowner’s Association is contributing \$120,000 to the project and there are forty-nine (49) properties in the district. With the contribution from the Homeowner’s Association, the total project cost to be divided between all properties is \$403,200. The interest for the district is 2%. The total principal cost per parcel of \$8,228.60. For a ten (10) year district, the annual principle payment per unit is \$822.86 with 2% interest on the outstanding balance. A majority of homeowners representing over 77% of properties have signed petitions.

PROJECT COSTS & PER PARCEL ANNUAL ALLOCATION:

PROJECT COST	\$465,260.00
10% CONTINGENCY	\$44,140.00
ENGINEERING	\$9,800
ADMIN COSTS	\$4,000
HOA CONTRIBUTION	(\$120,000)
TOTAL	\$403,200.00
INTEREST %	2
PROPERTIES	49
PER PARCEL	\$8,228.60

YEAR	ANNUAL PAYMENT	TO INTEREST	TO PRINCIPAL	OUTSTANDING BALANCE
2026	\$987.43	\$164.57	\$822.86	\$7,405.70
2027	\$970.97	\$148.11	\$822.86	\$6,582.84
2028	\$954.51	\$131.66	\$822.86	\$5,760.00
2029	\$938.06	\$115.20	\$822.86	\$4,937.14
2030	\$921.60	\$98.74	\$822.86	\$4,114.28
2031	\$905.14	\$82.29	\$822.86	\$3,291.42
2032	\$888.69	\$65.83	\$822.86	\$2,468.57
2033	\$872.22	\$49.37	\$822.86	\$1,645.71
2034	\$855.77	\$32.91	\$822.86	\$822.86
2035	\$839.30	\$16.46	\$822.85	\$0.00
	\$9,133.69	\$905.14	\$8,228.56	

EXHIBIT B – THE DISTRICT

The North Shore Commons Condominium Private Road Improvement Special Assessment Project (summer tax 2026) is being designed to serve the properties in the Special Assessment District, which district is illustrated on the map below and includes the specific properties that are identified by the following permanent parcel numbers:

11-21-202-001	11-21-202-010	11-21-202-018	11-21-202-026	11-21-202-034	11-21-202-042
11-21-202-002	11-21-202-011	11-21-202-019	11-21-202-027	11-21-202-035	11-21-202-043
11-21-202-003	11-21-202-012	11-21-202-020	11-21-202-028	11-21-202-036	11-21-202-044
11-21-202-004	11-21-202-013	11-21-202-021	11-21-202-029	11-21-202-037	11-21-202-045
11-21-202-005	11-21-202-014	11-21-202-022	11-21-202-030	11-21-202-038	11-21-202-046
11-21-202-006	11-21-202-015	11-21-202-023	11-21-202-031	11-21-202-039	11-21-202-047
11-21-202-007	11-21-202-016	11-21-202-024	11-21-202-032	11-21-202-040	11-21-202-048
11-21-202-008	11-21-202-017	11-21-202-025	11-21-202-033	11-21-202-041	11-21-202-049
11-21-202-009					

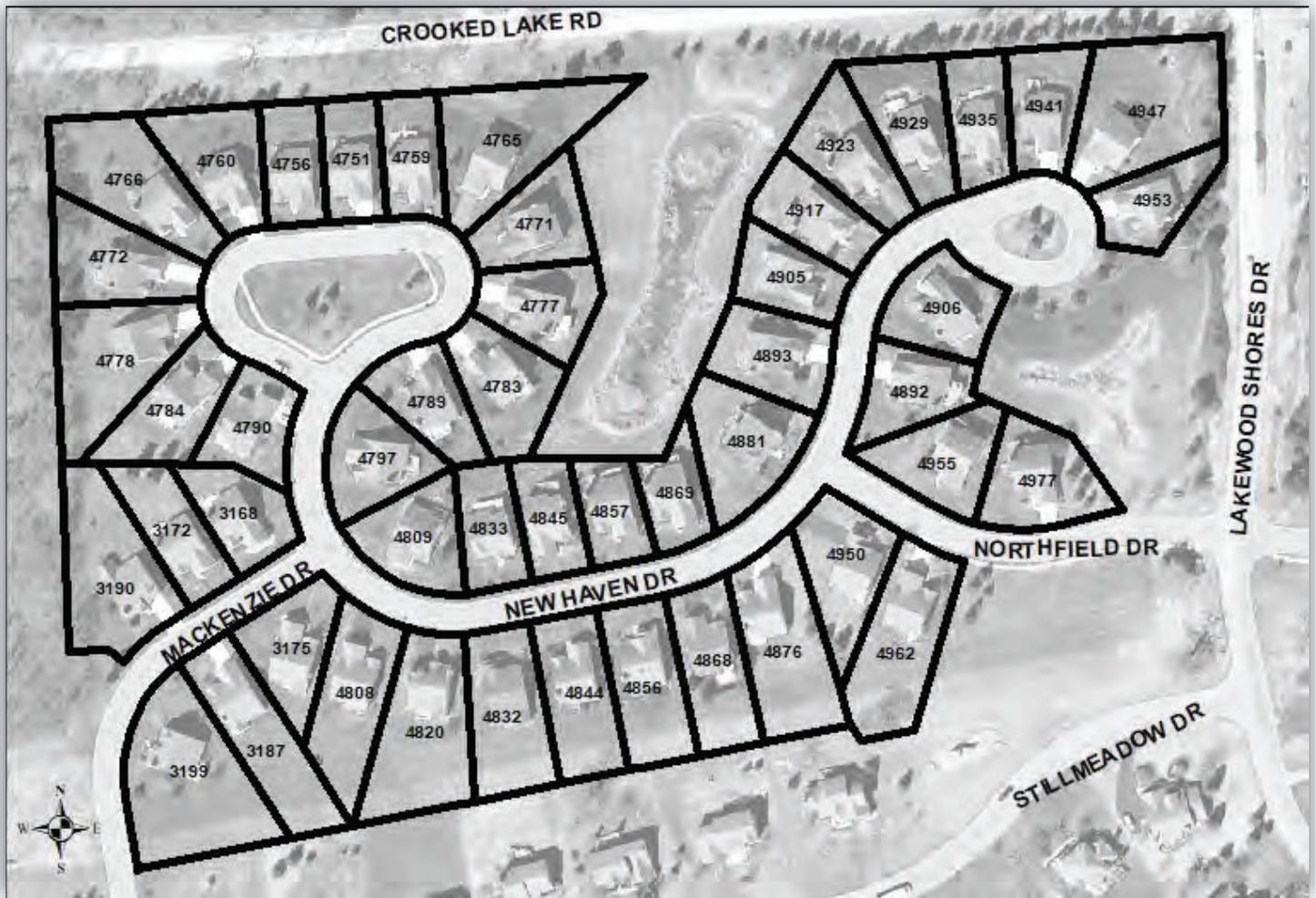


EXHIBIT C – THE NOTICE

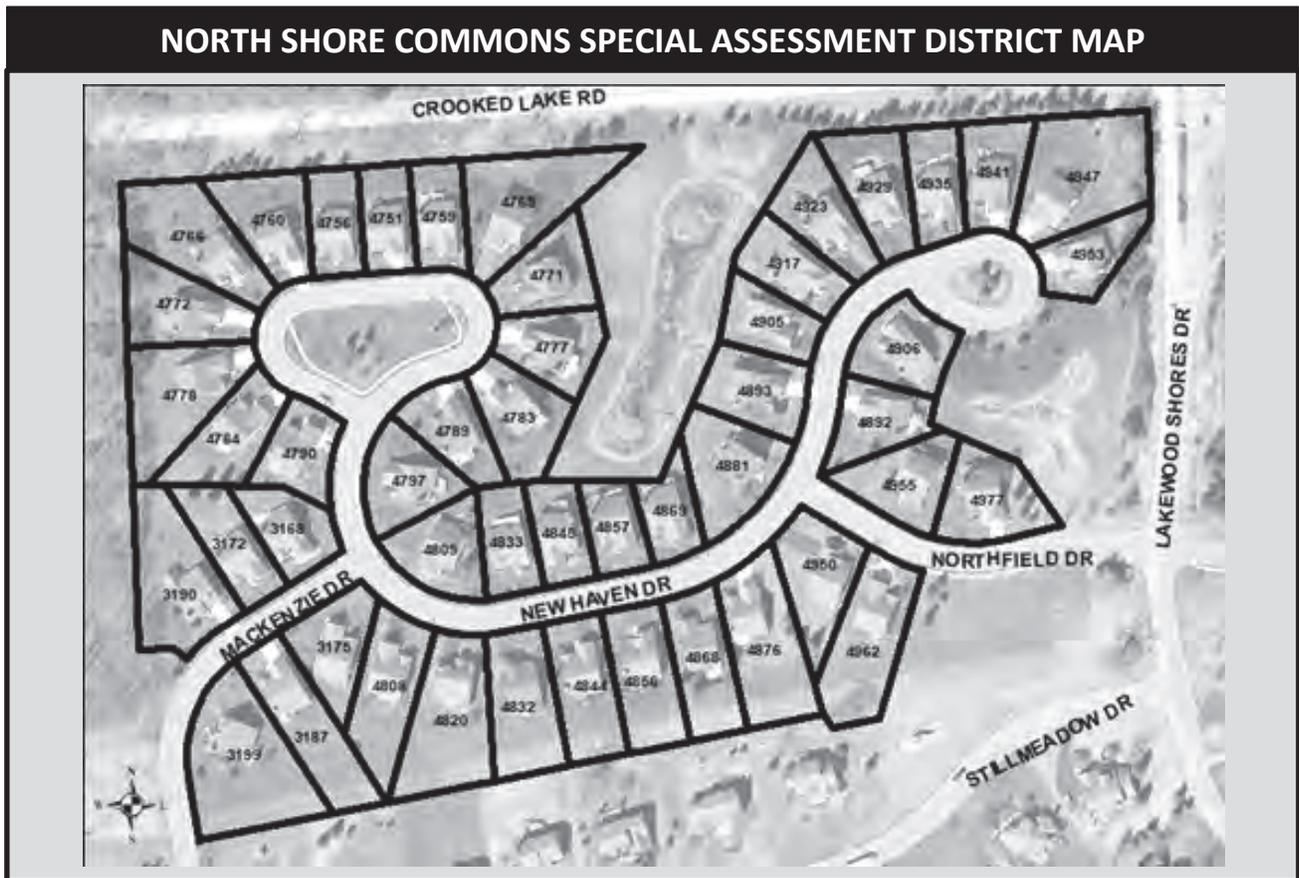
GENOA CHARTER TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN
NOTICE OF PUBLIC HEARING – MARCH 16, 2026 AT 6:30PM
UPON A PROPOSED NORTH SHORE COMMONS CONDOMINIUM
PRIVATE ROAD IMPROVEMENT SPECIAL ASSESSMENT PROJECT (summer tax 2026)

NOTICE IS HEREBY GIVEN:

- (1) The Township Board of Genoa Charter Township, Livingston County, Michigan, in accordance with the laws of the State of Michigan, will hold a Public Hearing on **March 16, 2026 at 6:30 p.m.**, at the Genoa Charter Township Offices, 2911 Dorr Road, Brighton, Michigan 48116, to review the following proposed special assessment district and to hear any objections thereto and to the proposed project as follows:

**NORTH SHORE COMMONS CONDOMINIUM PRIVATE ROAD IMPROVEMENT
SPECIAL ASSESSMENT PROJECT (summer tax 2026)**

- (2) This private road improvement project (the “Project”) involves improvements to New Haven Drive and Mackenzie Drive in the North Shore Commons Condominium subdivision which is located on the south side of Crooked Lake Road west of Lakewood Shores Drive in Section 21 of Genoa Charter Township. The project includes removal and reconstruction of 4,562 linear feet of concrete curb and gutter; install catch basin inlet filters and tuck point ten (10) catch basins; remove four inches (4”) of existing asphalt for 5,998 square yards of roadway and seven (7) asphalt approaches; proof roll base, grade and compact to prep for new asphalt for 5,998 square yards of roadway; pave approaches with four inches (4”) of 13A hot mix asphalt; repave roadway with compacted two inches (2”) of 4EML hot mix asphalt leveling course followed by two inches (2”) of 5EML tier 1 hot mix asphalt wearing course for 5,967 square yards of roadway, also includes traffic controls, mobilization and 1,250 square yards of restoration as well as contingency for base/irrigation repair and construction engineering services. This project benefits equally the property owners of Units 1-49 of the North Shore Commons Subdivision in Genoa Charter Township.



(3) The total cost for the district is \$523,200 which includes \$465,260 for construction, \$44,140 for contingency, \$9,800 for engineering and \$4,000 for administration. The Homeowner’s Association is contributing \$120,000 to the project and there are forty-nine (49) properties in the district. With the contribution from the Homeowner’s Association, the total project cost to be divided between all properties is \$403,200. The interest for the district is 2%. The total principal cost per parcel of \$8,228.60. For a ten (10) year district, the annual principle payment per unit is \$822.86 with 2% interest on the outstanding balance. A majority of homeowners representing over 77% of properties have signed petitions.

(4) The Project is being designed to serve the properties in the Special Assessment District, which district is illustrated on the map and includes the specific properties that are identified by the following parcel numbers and addresses:

11-21-202-001	11-21-202-010	11-21-202-018	11-21-202-026	11-21-202-034	11-21-202-042
11-21-202-002	11-21-202-011	11-21-202-019	11-21-202-027	11-21-202-035	11-21-202-043
11-21-202-003	11-21-202-012	11-21-202-020	11-21-202-028	11-21-202-036	11-21-202-044
11-21-202-004	11-21-202-013	11-21-202-021	11-21-202-029	11-21-202-037	11-21-202-045
11-21-202-005	11-21-202-014	11-21-202-022	11-21-202-030	11-21-202-038	11-21-202-046
11-21-202-006	11-21-202-015	11-21-202-023	11-21-202-031	11-21-202-039	11-21-202-047
11-21-202-007	11-21-202-016	11-21-202-024	11-21-202-032	11-21-202-040	11-21-202-048
11-21-202-008	11-21-202-017	11-21-202-025	11-21-202-033	11-21-202-041	11-21-202-049
11-21-202-009					

(5) The Township plans to impose special assessments on the properties located in the Special Assessment District to pay for the costs of the Project.

(6) The preliminary plans and cost estimates for the proposed project and the boundaries of the Special Assessment District are now on file in the office of the Township Manager and Township Clerk for public inspection. Pursuant to the provisions of Public Act 188 of 1954, record owners of land have the right to object to the Project with the Township Board. Any person objecting to the proposed Project or the proposed Special Assessment District shall appear and protest at the hearing or shall file an objection in writing with the Township Manager before the close of the March 16, 2026 hearing or within such further times as the Township Board may grant.

All interested persons are invited to be present at the hearing to submit comments concerning the foregoing. The Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the hearing upon seven (7) days’ notice to the Township Manager. Individuals with disabilities requiring such aids or services should contact the Manager at the address or phone number listed below.

This notice is given by order of the Genoa Charter Township Board.

Dated: March 6, 2026



Kelly VanMarter
 Township Manager
 2911 Dorr Road, Brighton, MI 48116
 Phone: 810-227-5225
 Email: kelly@genoa.org

EXHIBIT D - AFFIDAVIT OF MAILING

STATE OF MICHIGAN)

COUNTY OF LIVINGSTON)

Kathleen Murphy, being first duly sworn, deposes and says that she personally prepared for mailing, and did on March 6, 2026, send by first-class mail, the notice of hearing, a true copy of which is attached hereto, to each record owner of or party in interest in all property to be assessed for the improvement described therein, as shown on the last local tax assessment records of the Township of Genoa; that she personally compared the address on each envelope against the list of property owners as shown on the current tax assessment rolls of the Township; that each envelope contained therein such notice and was securely sealed with postage fully prepaid for first-class mail delivery and plainly addressed; and that she personally placed all of such envelopes in a United States Post Office receptacle on the above date.

Kathleen Murphy
Genoa Charter Township



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

MEMORANDUM

TO: Board of Trustees
FROM: Kevin Spicher, Supervisor
DATE: February 25, 2026
RE: FY 2026-2027 Budget

Attached is the final version of our Fiscal Year 2026-2027 budget for your consideration. It will go into effect on 4/1/2026 if approved.

These are the only changes of note from the budget presented at the February 16 public hearing:

- an increase of \$49,000 in account 101-445-802-000 Drains At Large, because we received notice from the Livingston County Drain Commission that maintenance is needed on the Genoa-Marion drain. This increase represents our portion of the total cost as provided.
- An increase of \$16,900 across department 262 – Elections. This is to accommodate the purchase of additional equipment and supplies that will be needed to oversee 3 elections in 2026.
- The creation of Department 503 “Northshore Commons” within Fund 202, SAD’s, to reflect the possibility that this proposed project could be approved and completed during this FY. This project results in a net reduction in fund 202 of \$354,816. That would be repaid in full, with interest, over 10 years.
- An increase of \$13,200 in account 208-751-934-015 Repair / Replace Rubber Pour in Place. This is money that was withheld from a final payment several years ago, that was anticipated to be paid in the current year. Due to additional work needed, the final payment is now expected to occur in 2026/27.

Since we received no input during the public hearing, or the ensuing board discussion, regarding any line items outside of employee compensation & insurance / benefits, no additional significant changes were made to the proposed budget. While we had discussion regarding employee compensation & insurance / benefits, nothing rose to a level warranting a change to those proposed budget numbers.

SUPERVISOR

Kevin Spicher

CLERK

Rick Soucy

TREASURER

Robin L. Hunt

TRUSTEES

Jodie Valenti

Bill Reiber

Candie Hovarter

Todd Walker

MANAGER

Kelly VanMarter

Keep in mind, a budget is a “best estimate” forecast of both revenues and expenses for the coming year based upon the information available today, and projects or goals that have been planned for or discussed up to this point. It is best practice to be over-cautious in projecting revenue, and to use “worst-case” numbers for expenses. Approving any value in this budget does not “lock-in” either a revenue, or an appropriation amount.

As seen with the 2025-2026 budget, both revenues and expenses can have unexpected changes during the year, often completely out of board control. That is why we maintain a healthy safety net, and make budget amendments as necessary during a fiscal year.

Projected Revenue: \$6,618,930 up 5.32%

Projected Appropriations: \$6,489,615 up 0.08%

Projected General Fund Balance: \$3,951,323 up 14.74%

Please reach out to Kelly or I prior to the meeting if you have any questions or concerns.

GL NUMBER	DESCRIPTION	2024-25 ACTIVITY	2025-26 AMENDED BUDGET	2025-26 ACTIVITY THRU 2/11/26	2025-26 PROPOSED AMENDMENTS	2026-27 RECOMMENDED BUDGET	BUDGET NOTES
Fund 101 - GENERAL FUND							Estimated 5% wage increases for budgeting purposes (3% for cost of living adjustment)
ESTIMATED REVENUES							
Dept 000 - REVENUE							
101-000-402-001	CURRENT REAL PROP TAX	1,224,963	1,312,000	746,334	1,312,000	1,400,000	
101-000-411-001	DELINQ TAX - PERSONAL & REAL	0	1,000	4,081	4,500	1,000	
101-000-434-002	TRAILER FEES	3,709	3,600	3,445	3,600	3,600	
101-000-448-001	COLLECT FEES/EXCESS OF ROLL	440,600	451,000	384,152	451,000	465,000	
101-000-448-002	COLLECTION FEE - SCHOOLS	24,498	25,000	24,474	25,000	25,000	
101-000-451-024	ADMIN FEE/UTILITY-OPERATING	59,359	61,171	134,750	61,171	105,400	increased contribution for IT/receipting staff time
101-000-452-001	INTEREST-SPECIAL ASSESSMENTS	34,355	31,647	0	31,647	35,000	
101-000-476-001	CABLE FRANCHISE	322,832	320,000	299,789	320,000	300,000	
101-000-476-002	LICENSE & PERMITS	21,535	20,000	15,866	20,000	20,000	
101-000-476-004	CABLE FRANCHISE PEG FUND	15,006	11,600	75,493	50,000	45,000	New franchise agreements generating more revenue
101-000-567-001	CEMETERY REVENUE	0	400	2,200	2,200	1,600	Assumes sale of 4 lots
101-000-572-001	METRO ACT REVENUE	17,488	21,700	27,846	27,846	25,000	New metro act agreements generating more revenue
101-000-573-001	LCSA-PPT REIMBURSEMENT	25,576	20,400	13,244	20,400	20,400	
101-000-574-002	STATE SHARED REVENUE	2,313,720	2,328,836	1,974,366	2,328,836	2,321,320	\$26,069 decrease in State Funding
101-000-608-000	CHARGES FOR SERV-APPL FEES	76,948	70,000	23,210	40,000	25,000	Slow Planning
101-000-609-000	CHARGES FOR SERVICES- FOIA/PRINTING	752	1,000	514	1,000	1,000	
101-000-626-031	SAD ADMINISTRATIVE FEES	0	0	16,722	16,722	4,000	pardee lake, grand beach, forestview estates and round lake
101-000-626-032	ADM FEE LIQUOR LAW	3,605	3,790	2,703	3,790	3,790	
101-000-631-000	REFUSE COLLECTION FEES	1,276,682	1,370,660	936,016	1,370,660	1,590,820	\$220 per home (\$15 increase)
101-000-657-001	ORDINANCE FINES	0	1,000	600	1,000	1000	
101-000-665-001	INTEREST	163,580	70,000	41,904	70,000	50,000	interest rates are going down
101-000-671-000	OTHER REVENUE	63,186	1,000	8,667	9,000	1,000	
101-000-672-000	TAXES ON LAND TRANSFER	149,905	148,000	149,982	148,000	150,000	
101-000-682-000	ELECTION REIMBURSEMENTS	132,881	0	6,282	6,282	18,000	10,000 schools & 8,000 early voting
101-000-699-249	MMRMA REIMBURSEMENT	10,186	11,000	6,940	6,940	6,000	
101-000-699-464	TRANSFER IN FROM ARPA FUND #464	294,328	0	0	0	0	
Totals for dept 000 - REVENUE		6,675,694	6,284,804	4,899,580	6,331,594	6,618,930	
TOTAL ESTIMATED REVENUES		6,675,694	6,284,804	4,899,580	6,331,594	6,618,930	

GL NUMBER	DESCRIPTION	2024-25 ACTIVITY	2025-26 AMENDED BUDGET	2025-26 ACTIVITY THRU 2/11/26	2025-26 PROPOSED AMENDMENTS	2026-27 RECOMMENDED BUDGET	BUDGET NOTES
APPROPRIATIONS							
Dept 101 - TOWNSHIP BOARD							
101-101-702-014	TRUSTEES/SECRETARY WAGES & SALARIES	38,442	40,000	38,616	40,000	42,000	
101-101-861-000	TRUSTEES MILEAGE & TRAVEL EXPENSE	1,714	3,000	1,665	3,000	3,000	
101-101-910-000	TRUSTEES PRO DEV/CONFERENCE/DUES	15,328	20,000	9,754	20,000	18,000	slight decrease due to less "new official" training
101-101-955-000	TRUSTEES MISCELLANEOUS	46	500	0	500	100	
Totals for dept 101 - TOWNSHIP BOARD		55,530	63,500	50,035	63,500	63,100	
Dept 171 - TOWNSHIP SUPERVISOR							
101-171-702-014	TWP SUPERVISOR SALARY	70,099	68,600	60,607	68,600	71,000	
101-171-861-000	SUPERVISOR MILEAGE & TRAVEL EXPENSE	62	500	0	500	500	
101-171-910-000	SUPERVISOR PRO DEV/CONFERENCE/DUES	894	2,000	856	2,000	2,000	
101-171-955-000	SUPERVISOR MISCELLANEOUS	11	500	245	500	500	
Totals for dept 171 - TOWNSHIP SUPERVISOR		71,066	71,600	61,708	71,600	74,000	
Dept 172 - MANAGER DEPARTMENT							
101-172-702-014	TWP MANAGER WAGES & SALARY	159,787	160,000	139,692	160,000	166,000	
101-172-703-000	MANAGER DEPT WAGES & SALARIES	47,915	50,900	44,980	50,900	54,000	
101-172-861-000	MANAGER DEPT MILEAGE & TRAVEL EXPENSE	0	1,000	0	1,000	800	
101-172-910-000	MANAGER DEPT PRO DEV/CONFERENCE/DUES	2,284	4,000	2,364	4,000	3,000	
101-172-955-000	MANAGER DEPT MISCELLANEOUS	0	1,000	0	1,000	500	
Totals for dept 172 - TOWNSHIP MANAGER		209,986	216,900	187,036	216,900	224,300	
Dept 191 - ACCOUNTING & FINANCE							
101-191-703-000	ACCT DEPT WAGES & SALARIES	82,692	90,700	78,004	85,000	50,000	reduction due to retirement
101-191-801-000	ACCOUNTING CONSULTANT (PHP)	15,920	30,000	16,520	20,000	30,000	
101-191-801-001	FINANCIAL CONSULTING (PFM)	1,200	1,200	1,200	1,200	1,200	
101-191-861-000	ACCT DEPT MILEAGE & TRAVEL EXPENSE	0	100	0	100	100	
101-191-910-000	ACCT DEPT PRO DEV/CONFERENCE/DUES	0	100	0	100	100	
101-191-955-000	ACCT DEPT MISCELLANEOUS	0	500	204	500	500	
Totals for dept 191 - ACCOUNTING & FINANCE		99,812	122,600	95,928	106,900	81,900	
Dept 215 - TOWNSHIP CLERK							
101-215-702-014	TWP CLERK SALARY	62,499	70,479	58,877	70,479	72,000	
101-215-703-000	CLERKS DEPT WAGES & SALARIES	50,614	78,346	63,598	80,000	134,000	Increase for deputy, election coordinator, election overtime
101-215-861-000	CLERKS DEPT MILEAGE & TRAVEL EXPENSE	0	500	0	500	800	
101-215-910-000	CLERKS DEPT PRO DEV/CONFERENCE/DUES	555	3,000	1,992	3,000	3,000	
101-215-955-000	CLERKS DEPT MISCELLANEOUS	0	200	178	200	300	
Totals for dept 215 - TOWNSHIP CLERK		113,668	152,525	124,645	154,179	210,100	
Dept 223 - AUDIT							
101-223-801-000	AUDIT SERVICES (MANER COSTERISAN)	29,600	34,900	35,100	35,100	36,100	Contract \$33,900 and \$2,200 state form F65
Totals for dept 223 - AUDIT		29,600	34,900	35,100	35,100	36,100	

GL NUMBER	DESCRIPTION	2024-25 ACTIVITY	2025-26 AMENDED BUDGET	2025-26 ACTIVITY THRU 2/11/26	2025-26 PROPOSED AMENDMENTS	2026-27 RECOMMENDED BUDGET	BUDGET NOTES
Dept 228 - INFORMATION TECHNOLOGY							
101-228-703-000	IT DEPT WAGES & SALARIES	78,584	79,000	71,088	81,500	85,000	
101-228-861-000	IT DEPT MILEAGE & TRAVEL EXPENSE	0	500	0	500	500	
101-228-910-000	IT DEPT PRO DEV/CONFERENCE/DUES	0	200	0	200	200	
101-228-955-000	IT DEPT MISCELLANEOUS	0	500	0	500	500	
Totals for dept 228 - INFORMATION TECHNOLOGY		78,584	80,200	71,088	82,700	86,200	
Dept 247 - BOARD OF REVIEW							
101-247-702-014	BOARD OF REVIEW SALARIES	3,160	4,000	537	4,000	4,200	
101-247-791-000	BD OF REV PUBLICATIONS	996	1,500	416	1,500	1,700	
101-247-861-000	BD OF REV MILEAGE & TRAVEL EXPENSE	0	100	0	100	100	
101-247-910-000	BD OF REV PRO DEV/CONFERENCE/DUES	0	540	0	540	540	
101-247-955-000	BD OF REV MISCELLANEOUS	228	500	144	500	500	
101-247-964-000	REFUNDS & CHARGEBACKS	4,009	8,000	1,124	8,000	3,000	
Totals for dept 247 - BOARD OF REVIEW		8,393	14,640	2,221	14,640	10,040	
Dept 253 - TOWNSHIP TREASURER							
101-253-702-014	TREASURER SALARY	68,779	69,000	60,744	69,000	72,000	
101-253-703-000	TREASURERS DEPT WAGES & SALARIES	110,289	113,600	93,848	113,600	119,000	
101-253-861-000	TREASURERS DEPT MILEAGE & TRAVEL EXPENSE	724	500	280	500	500	
101-253-910-000	TREASURERS DEPT PRO DEV/CONFERENCE/DUES	10	500	10	500	500	
101-253-955-000	TREASURERS DEPT MISCELLANEOUS	108	250	11	250	250	
Totals for dept 253 - TOWNSHIP TREASURER		179,910	183,850	154,893	183,850	192,250	
Dept 257 - ASSESSING DEPARTMENT							
101-257-702-014	ASSESSING SALARIES	254,731	270,900	235,329	270,900	262,000	reduction due to retirement
101-257-703-000	ASSESSING WAGES & SALARIES INTERN	3,544	10,000	2,280	10,000	10,500	
101-257-803-000	ASSESSING LEGAL	22,990	20,000	5,585	10,000	20,000	
101-257-861-000	ASSESSING MILEAGE & TRAVEL EXPENSE		500	0	500	500	
101-257-910-000	ASSESSING PRO DEV/CONFER/DUES/SUB	2,535	5,000	2,471	5,000	5,000	
101-257-955-000	ASSESSING MISCELLANEOUS	273	500	0	500	500	
Totals for dept 257 - ASSESSING DEPARTMENT		284,073	306,900	245,665	296,900	298,500	
Dept 260 - TOWNSHIP GENERAL EXPENSES							
101-260-927-001	UNEMPLOYMENT TAXES	0	0	6,878	6,878	0	
Totals for dept 260 - TOWNSHIP GENERAL EXPENSES		0	0	6,878	6,878	0	

GL NUMBER	DESCRIPTION	2024-25 ACTIVITY	2025-26 AMENDED BUDGET	2025-26 ACTIVITY THRU 2/11/26	2025-26 PROPOSED AMENDMENTS	2026-27 RECOMMENDED BUDGET	BUDGET NOTES
Dept 261 - GENERAL GOVERNMENT							
101-261-703-000	UNALLOCATED WAGES & SALARIES	(7,127)	2,000	0	0	2,000	
101-261-704-001	RECRUITMENT	0	0	0	0	5,000	New Line Item for posting job openings
101-261-709-000	EMPLOYER'S SHARE SS & MEDICARE	95,539	100,000	78,529	95,000	101,000	
101-261-709-001	CELLPHONE REIMBURSEMENT	5,398	10,620	7,588	10,620	8,500	Prior year estimated higher due to tablets
101-261-709-002	WORKERS COMP	11,054	15,000	21,873	16,873	18,000	
101-261-718-001	RETIREMENT	123,659	160,000	97,796	140,000	150,000	reduced due to retirement
101-261-718-002	HEALTH/LIFE INSURANCE	351,247	380,000	397,209	420,000	360,000	Assumes +8% renewal Dec-Mar. Moved EHIM to own line item
101-261-718-003	WELLNESS	2,796	8,000	2,436	2,436	8,000	
101-261-718-004	EHIM/PROCARE RESERVE		50,000	50,000	50,000	50,000	Formerly EHIM
101-261-718-005	EHIM/PROCARE					60,000	new line item
101-261-750-000	SUPPLIES	23,312	25,000	21,816	25,000	25,000	
101-261-750-001	POSTAGE	21,733	28,000	24,200	28,000	33,000	increase 2x usps
101-261-751-000	EQUIP / SOFTWARE / SOFTWARE MAINTENANCE	87,134	120,000	67,795	90,000	200,000	BS&A cloud upgrade \$115,000 & \$8700 Microsoft additional (reduced by current BS&A annual expense of \$26,000)
101-261-752-000	WEBSITE MAINTENANCE/UPGRADES	1,750	20,000	0	0	15,000	STG Quote 4-10k
101-261-791-000	SUBSCRI/PUBLICATIONS/MEMBERS	13,190	8,000	8,434	8,000	15,000	GOGOVS \$4,800 new in 25/26
101-261-802-000	CONTRACTUAL SERVICES / CONSULTING	814	8,000	4,963	8,000	17,000	Paychex \$12,000 estimated (includes 3 elections) / N.S.G.
101-261-802-001	TWP VEHICLE EXPENSES	207	2,000	119	2,000	2,000	
101-261-861-000	UNALLOCATED MILEAGE & TRAVEL EXPENSE	0	100	0	100	100	
101-261-941-000	CONTINGENCY	9,692	25,000	0	10,000	10,000	moving some of this to unallocated misc. line item
101-261-955-000	UNALLOCATED MISCELLANEOUS	3,786		3,314	5,000	10,000	adding back in per accountant for misc. expenses
Totals for dept 261 - GENERAL GOVERNMENT		744,184	961,720	786,072	911,029	1,089,600	
Dept 262 - ELECTIONS							
101-262-703-001	WAGES- PART TIME OFFICE WORKERS	60,363	7,500	0	7,500	60,800	
101-262-703-002	SCANNERS, CHAIRPERSON & POLL WORKERS	59,700	0	0	0	63,900	
101-262-703-004	TRAINING: \$45<4 HRS - \$90>4 HRS	3,690	0	0	0	5,000	
101-262-703-005	WAGES - RECEIVING BOARD- \$200 PER DIEM	1,200	0	0	0	3,000	
101-262-751-001	ELECTION OFFICE SUPPLIES/EQUIPMENT	20,504	3,000	16,136	21,136	40,000	
101-262-791-000	ELECTION PUBLICATIONS	288	0	0	0	800	
101-262-802-001	ELECTION MEETING FEES	750	0	300	300	2,400	
101-262-802-002	BALLOT TESTING	11,723	2,000	0	2,000	12,000	
101-262-802-003	LIVINGSTON COUNTY CLERK	17,899	2,000	0	2,000	15,000	
101-262-802-004	CHURCH / SCHOOL CLEANUP/SETUP/ TAKE DOW	5,100	2,500	0	0	3,400	
101-262-802-005	ELECTION BREAKFAST / DINNER	2,240	0	0	0	3,000	
101-262-861-001	ELECTION MILEAGE & TRAVEL	876	0	0	0	900	
101-262-901-001	POSTAGE FOR APPLICATIONS		500	0	1,650	2,000	
101-262-901-002	POSTAGE FOR MAILING BALLOTS	6,172	500	370	2,500	17,000	
101-262-901-003	POSTAGE FOR MAILING NEW I.D. CARDS	0	0	1,717	1,717	2,600	
101-262-955-000	ELECTION MISCELLANEOUS	3,366	0	0	0	3,000	
Totals for dept 262 - ELECTIONS		193,871	18,000	18,523	38,803	234,800	

GL NUMBER	DESCRIPTION	2024-25 ACTIVITY	2025-26 AMENDED BUDGET	2025-26 ACTIVITY THRU 2/11/26	2025-26 PROPOSED AMENDMENTS	2026-27 RECOMMENDED BUDGET	BUDGET NOTES
Dept 265 - BUILDING & GROUNDS							
101-265-740-000	INSURANCE - PROP LIAB/VEHICLE	52,614	55,000	56,301	57,000	63,000	Estimate per Cindy & Denise 11/24/25 ~ 25/26 \$56,300 24/25 \$53,000 ish
101-265-802-000	BUILDING & GROUNDS CONTRACTUAL SERVICES		1,000	0	0	0	unused line item - remove from budget
101-265-850-000	PHONE/INTERNT/CABLE/ALARM	30,527	27,500	20,794	27,500	28,500	
101-265-851-001	HERBST HOME UTILITIES		10,000	2,055	3,000	5,000	reduced to reflect actual
101-265-920-001	UTIL:ELECTRICITY & NAT.GAS	26,529	25,000	22,259	25,000	26,000	
101-265-934-060	REPAIRS & MAINTENANCE	74,992	130,000	109,659	100,000	130,000	
101-265-955-000	BUILDING & GROUNDS MISCELLANEOUS	1,389	5,000	337	1,000	3,000	
Totals for dept 265 - BUILDING & GROUNDS		186,051	253,500	211,405	213,500	255,500	
Dept 266 - LEGAL SERVICES							
101-266-803-000	GENERAL TOWNSHIP LEGAL FEES	49,932	50,000	59,881	75,000	75,000	increase for internal investigation
101-266-803-001	LITIGATION LEGAL FEES	48,951	150,000	28,478	50,000	150,000	
Totals for dept 266 - LEGAL SERVICES		98,883	200,000	88,359	125,000	225,000	
Dept 270 - HUMAN RESOURCES							
101-270-703-000	HR WAGES & SALARIES	19,412	20,900	18,531	20,900	22,000	
101-270-802-000	HR CONTRACTUAL SERVICES	0	1,500	0	1,500	1,500	
101-270-861-000	HR MILEAGE & TRAVEL EXPENSE	0	100	0	100	100	
101-270-910-000	HR PRO DEV/CONFERENCE/DUES	0	100	0	100	100	
101-270-955-000	HR MISCELLANEOUS	0	100	0	100	100	
Totals for dept 270 - HUMAN RESOURCES		19,412	22,700	18,531	22,700	23,800	
Dept 445 - DRAINS AT LARGE							
101-445-802-000	CONTRACTUAL SERVICES - LIVINGSTON COUNTY	34,490	34,500	0	34,500	83,750	Addition of Genoa-marion Drain Maintenance
Totals for dept 445 - DRAINS AT LARGE		34,490	34,500	0	34,500	83,750	
Dept 521 - REFUSE COLLECTION							
101-521-802-000	REFUSE CONTRACTUAL SERVICES	1,559,268	1,635,000	1,366,319	1,635,000	1,810,000	250.08 per contract
Totals for dept 521 - REFUSE COLLECTION		1,559,268	1,635,000	1,366,319	1,635,000	1,810,000	
Dept 567 - CEMETERY							
101-567-703-002	CEMETERY MAINTENANCE	8,094	10,000	4,415	6,500	8,000	
Totals for dept 567 - CEMETERY		8,094	10,000	4,415	6,500	8,000	

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Dept 701 - PLANNING & ZONING							
101-701-702-014	PLANNING COMMISSION SALARIES	20,075	27,563	8,211	11,000	11,550	
101-701-702-015	ZONING BOARD WAGES	14,213	16,538	9,258	12,500	13,125	
101-701-703-000	PLANNING & ZONING WAGES & SALARIES	190,755	220,100	173,064	202,000	230,000	reduction due to new hire at lower wage
101-701-791-000	PLANNING & ZONING PUBLICATIONS	7,513	10,000	1,688	5,000	8,000	reduce due to lower activity
101-701-802-000	PLANNING & ZONING CONTRACTUAL SERVICES	18,477	75,000	8,003	75,000	65,000	master plan
101-701-861-000	PLANNING & ZONING MILEAGE & TRAVEL EXP	146	2,000	142	2,000	2,000	
101-701-910-000	PLANNING & ZONING PRO DEV/CONFERENCE/DI	3,019	8,000	3,278	8,000	8,000	
101-701-946-001	REVIEW SERVICES - PLANNING	43,083	40,000	13,132	25,000	35,000	reduce due to lower activity
101-701-946-002	REVIEW SERVICES - ENGINEERING	38,931	40,000	14,660	30,000	35,000	reduce due to lower activity
101-701-946-003	REVIEW SERVICES - PUBLICATIONS/POSTAGE	1,795	3,000	1,223	2,000	2,500	reduce due to lower activity
101-701-946-004	REVIEW SERVICES - ROUTING	1,104	2,000	547	1,000	1,500	reduce due to lower activity
101-701-946-005	REVIEW SERVICES - LEGAL/RECORDING FEES	18,857	12,000	3,264	8,000	10,000	reduce due to lower activity
101-701-955-000	PLANNING & ZONING MISCELLANEOUS	20	1,000	168	1,000	1,000	
Totals for dept 701 - PLANNING & ZONING		357,988	457,201	236,638	382,500	422,675	
Dept 728 - COMMUNITY DEVELOPMENT							
101-728-880-000	COMMUNITY PROMOTION - CONTRIBUTION	23,283	24,000		0	10,000	EDCLC reorganization
101-728-880-001	COMMUNITY OUTREACH		30,000	7,010	10,000	10,000	reduce to reflect lower spending
Totals for dept 728 - COMMUNITY DEVELOPMENT		23,283	54,000	7,010	10,000	20,000	
Dept 900 - CAPITAL OUTLAY FUNCTION							
101-900-970-000	CAPITAL OUTLAY > \$5,000	34,422	30,000	28,999	30,000	30,000	
101-900-975-000	CAPITAL OUTLAY < \$5,000	7,729	10,000	8,346	10,000	10,000	
Totals for dept 900 - CAPITAL OUTLAY FUNCTION		42,151	40,000	37,345	40,000	40,000	
Dept 965 - TRANSFERS OUT & OTHER FINANCING USES							
101-965-995-202	TRANSFER OUT - FUND #202 - SAD					100,000	transfer to support planned projects
101-965-995-208	TRANSFER OUT- FUND #208 - PARKS & REC	850,000	250,000	250,000	250,000	200,000	
101-965-995-249	TRANSFER OUT- FUND #249 - BLDG RESERVE	550,000	200,000	200,000	200,000	100,000	build up building fund balance for reserves
101-965-995-250	TRANSFER OUT- FUND 250	0	250,000	250,000	250,000	0	this was a 1-time transfer
101-965-995-401	TRANSFER OUT- FUND #401 - ROAD IMPROVE	1,000,000	850,000	850,000	850,000	600,000	project support
Totals for dept 965 - TRANSFERS OUT & OTHER FINANCING USES		2,400,000	1,550,000	1,550,000	1,550,000	1,000,000	
TOTAL APPROPRIATIONS		6,798,297	6,484,236	5,359,814	6,202,679	6,489,615	
NET OF REVENUES/APPROPRIATIONS - FUND 101		(122,603)	(199,432)	(460,234)	128,915	129,315	
BEGINNING FUND BALANCE		3,715,692	3,593,093	3,593,093	3,593,093	3,772,008	
FUND BALANCE ADJUSTMENTS			50,000	50,000	50,000	50,000	
ENDING FUND BALANCE		3,593,089	3,443,661	3,182,859	3,772,008	3,951,323	

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Fund 202 - SAD ROADS AND LAKES							
ESTIMATED REVENUES							
Dept 000 - REVENUE							
202-000-452-001	INTEREST	62,856	25,000	12,742	13,000	12,000	
202-000-671-000	MISC REVENUE			156,158	156,158		Pine Creek Cost Reduction Reimbursement
202-000-699-000	TRANSFER IN - FUND # 101			0	0	100,000	Transfer in to support planned projects
Totals for dept 000 - REVENUE		62,856	25,000	168,900	169,158	112,000	
Dept 448 - STREETLIGHTS							
202-448-628-005	WHITE PINES LIGHTING -SAD PRINCIPAL	961	995	73	995	1,000	
Totals for dept 448 - STREETLIGHTS		961	995	73	995	1,000	
Dept 478							
202-478-628-005	HOMESTEAD (S22-31) -SAD PRINCIPAL	13,986	13,986	285	13,986	14,967	
202-478-665-001	HOMESTEAD (S22-31) -INTEREST	2,238	1,958		1,958	1,796	
Totals for dept 478 -		16,224	15,944	285	15,944	16,763	
Dept 484							
202-484-628-005	EARL LAKE (W18-25) -SAD PRINCIPAL	18,804	18,803	710	18,803	0	
Totals for dept 484 -		18,804	18,803	710	18,803	0	
Dept 485							
202-485-628-005	NOVEL ESTATES (W18-25) -SAD PRINCIPAL	10,964	10,964	0	10,964	0	
Totals for dept 485 -		10,964	10,964	0	10,964	0	
Dept 487							
202-487-628-005	EDWIN DR (S25-29) -SAD PRINCIPAL		4,235		4,235	0	
202-487-665-001	EDWIN DR (S25-29) -INTEREST	0	423	0	423	0	
Totals for dept 487 -		0	4,658	0	4,658	0	
Dept 489							
202-489-628-005	BLACK OAKS (W21-30) -SAD PRINCIPAL	922	922	1,152	922	2,200	
202-489-665-001	BLACK OAKS (W21-30) -INTEREST	129	111	0	111	220	
Totals for dept 489 -		1,051	1,033	1,152	1,033	2,420	
Dept 490							
202-490-628-005	DARLENE DR (W21-30) -SAD PRINCIPAL	2,867	2,867	0	2,867	6,900	
202-490-665-001	DARLENE DR (W21-30) -INTEREST	401	344	0	344	690	
Totals for dept 490 -		3,268	3,211	0	3,211	7,590	

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Dept 491							
202-491-628-005	ELMHURST (S20-26) -SAD PRINCIPAL	7,613	7,612	809	7,612	8,564	
202-491-665-001	ELMHURST (S20-26) -INTEREST	457	304	3	304	171	
Totals for dept 491 -		8,070	7,916	812	7,916	8,735	
Dept 492							
202-492-628-005	MCNAMARA (S23-32) -SAD PRINCIPAL	16,539	14,132	0	14,132	14,708	
202-492-665-001	MCNAMARA (S23-32) -INTEREST	2,565	2,261	0	2,261	2,059	
Totals for dept 492 -		19,104	16,393	0	16,393	16,767	
Dept 494							
202-494-628-005	STILLRIVER (S23-32) -SAD PRINCIPAL	9,220	9,220	2,901	9,220	9,575	
202-494-665-001	STILLRIVER (S23-32) -INTEREST	1,660	1,475	0	1,475	1,340	
Totals for dept 494 -		10,880	10,695	2,901	10,695	10,915	
Dept 495							
202-495-628-005	TIMBERVIEW PRIV (W23-32)-SAD PRINCIPAL	3,795	3,795	0	3,795	3,514	
202-495-665-001	TIMBERVIEW PRIV (W23-32)-INTEREST	683	607	0	607	492	
Totals for dept 495 -		4,478	4,402	0	4,402	4,006	
Dept 496							
202-496-628-005	CRYSTAL VALLEY (S24-33) - SAD PRINCIPAL	50,708	33,948	0	33,948	36,900	
202-496-665-001	CRYSTAL VALLEY (S24-33) - INTEREST	7,085	6,111	0	6,111	5,904	
Totals for dept 496 -		57,793	40,059	0	40,059	42,804	
Dept 497							
202-497-628-005	GRAND RAVINE (W24-38) -SAD PRINCIPAL	18,886	11,804	531	11,804	12,275	
202-497-665-001	GRAND RAVINE (W24-38) -INTEREST	1,579	3,305	0	3,305	3,191	
Totals for dept 497 -		20,465	15,109	531	15,109	15,466	
Dept 498							
202-498-628-005	LAKEWOOD KNOLL (W24-38) -SAD PRINCIPAL	113,440	36,033	12,328	36,033	35,633	
202-498-665-001	LAKEWOOD KNOLL (W24-38) -INTEREST	5,526	10,089	138	10,089	9,265	
Totals for dept 498 -		118,966	46,122	12,466	46,122	44,898	
Dept 499							
202-499-628-005	MILROY MYSTIC LK (W24-34) - SAD PRINC	67,514	65,608	13,304	65,608	55,600	
202-499-665-001	MILROY MYSTIC LK (W24-34) - INTEREST	2,859	10,008	179	10,008	8,896	
Totals for dept 499 -		70,373	75,616	13,483	75,616	64,496	
Dept 500							
202-500-628-005	GENOA ESTATES 1 (W25-34) -SAD PRINCIPAL		25,000	6,944	25,000	25,000	
202-500-665-001	GENOA ESTATES 1 (W25-34) -INTEREST	0	5,000		5,000	4,500	
Totals for dept 500 -		0	30,000	6,944	30,000	29,500	

BUDGET REPORT FOR GENOA TOWNSHIP

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Dept 501							
202-501-628-005	TIMBER GREEN (W25-39) - SAD PRINCIPAL		14,054		14,054	14,054	
202-501-665-001	TIMBER GREEN (W25-39) - INTEREST	0	4,216	0	4,216	3,935	
Totals for dept 501 -		0	18,270	0	18,270	17,989	
Dept 502							
202-502-628-005	FOREST VIEW (S26-35) - SAD PRINCIPAL	-	-	-	-	30,250	
202-502-665-001	FOREST VIEW (S26-35) - INTEREST	-	-	-	-	6,050	
Totals for dept 502						36,300	
Dept 503							
202-503-628-005	NORTHSHORE COMMONS (S26-35) - SAD PRINCI	-	-	-	-	40,320	Proposed new project
202-503-665-001	NORTHSHORE COMMONS (S26-35) - INTEREST	-	-	-	-	8,064	Proposed new project
Totals for dept 503						48,384	
Dept 570 - LAKE IMPROVEMENTS							
202-570-628-005	LK CHEMUNG (W23-27) -SAD PRINCIPAL	47,834	45,034	3,649	45,034	41,850	
Totals for dept 570 - LAKE IMPROVEMENTS		47,834	45,034	3,649	45,034	41,850	
Dept 571							
202-571-628-005	PARDEE LK (W21-25) -SAD PRINCIPAL	22,397	22,396	2,083	22,396	22,396	Estimated -Due for Renewal 26
Totals for dept 571 -		22,397	22,396	2,083	22,396	22,396	
Dept 572							
202-572-628-005	GRAND BEACH (W21-25) -SAD PRINCIPAL	14,354	14,105	415	14,105	14,105	Estimated -Due for Renewal 26
Totals for dept 572 -		14,354	14,105	415	14,105	14,105	
Dept 573							
202-573-628-005	E/W CROOKED LK (S23-27) -SAD PRINCIPAL	21,041	17,888	688	17,888	18,049	
Totals for dept 573 -		21,041	17,888	688	17,888	18,049	
Dept 575							
202-575-628-005	BAETCKE LK (S23-27) -SAD PRINCIPAL	7,600	7,600	0	7,600	7,600	
Totals for dept 575 -		7,600	7,600	0	7,600	7,600	
Dept 576							
202-576-628-005	EARL LAKE (W24-29) - SAD PRINCIPAL	0	2,789	349	2,789	2,789	
Totals for dept 576 -		0	2,789	349	2,789	2,789	
Dept 577							
202-577-628-005	ROUND LAKE (W26-30) - SAD PRINCIPAL	0	2,789	0	2,789	29,920	
Totals for dept 577 -		0	2,789	0	2,789	29,920	
TOTAL ESTIMATED REVENUES		537,483	455,002	215,441	599,160	616,742	

BUDGET REPORT FOR GENOA TOWNSHIP

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APPROPRIATIONS							
Dept 223 - AUDIT							
202-223-801-000	AUDIT	2,500	5,000	2,750	5,000	5,000	
Totals for dept 223 - AUDIT		2,500	5,000	2,750	5,000	5,000	
Dept 448 - STREETLIGHTS							
202-448-801-075	WHITE PINES LIGHTING -PROJECT EXPENSE	798	915	807	915	1,000	
Totals for dept 448 - STREETLIGHTS		798	915	807	915	1,000	
Dept 478							
202-478-801-075	HOMESTEAD (S22-31) -PROJECT EXPENSE			80	80		
202-478-802-000	HOMESTEAD (S22-31) -ANNUAL MAINT. EXP	2,900	3,200	7,000	7,000	6,100	
Totals for dept 478 -		2,900	3,200	7,080	7,080	6,100	
Dept 487							
202-487-801-075	EDWIN DR (S25-29) -PROJECT EXPENSE	2,645	3,655	6,788	6,800	0	
Totals for dept 487 -		2,645	3,655	6,788	6,800	0	
Dept 492							
202-492-801-075	MCNAMARA (S23-32) -PROJECT EXPENSE	0	0	305	305	0	
Totals for dept 492 -		0	0	305	305	0	
Dept 494							
202-494-801-075	STILLRIVER (S23-32) -PROJECT EXPENSE	0	0	400	400	0	
Totals for dept 494 -		0	0	400	400	0	
Dept 495							
202-495-801-075	TIMBERVIEW PRIV (W23-32)-PROJECT EXPENSE	0	0	260	260	0	
Totals for dept 495 -		0	0	260	260	0	
Dept 496							
202-496-801-075	CRYSTAL VALLEY (S24-33) - PROJECT EXP	132,920	0	795	795	0	
Totals for dept 496 -		132,920	0	795	795	0	
Dept 497							
202-497-801-075	GRAND RAVINE (W24-38) -PROJECT EXP	223,004	0	131	131	0	
Totals for dept 497 -		223,004	0	131	131	0	
Dept 498							
202-498-700-002	LK SPECIAL ASSESSMENT REFUND	0	16,509	16,509	16,509	0	
202-498-801-075	LAKWOOD KNOLL (S24-38) -PROJECT EXP	747,460	0	981	981	0	
Totals for dept 498 -		747,460	16,509	17,490	17,490	0	

GL NUMBER	DESCRIPTION	2024-25 ACTIVITY	2025-26 AMENDED BUDGET	2025-26 ACTIVITY THRU 2/11/26	2025-26 PROPOSED AMENDMENTS	2026-27 RECOMMENDED BUDGET	BUDGET NOTES
Dept 499							
202-499-801-075	MILROY MYSTIC LK (W24-34) - PROJECT EXP	615,970	0	3,030	3,030	0	
Totals for dept 499 -		615,970	0	3,030	3,030	0	
Dept 500							
202-500-801-075	GENOA ESTATES 1 (W25-34) -PROJECT EXP	0	304,000	250,363	250,363	0	
Totals for dept 500 -		0	304,000	250,363	250,363	0	
Dept 501							
202-501-801-075	TIMBER GREEN (W25-39) - PROJECT EXPENSE	0	208,804	201,497	208,804	0	
202-501-801-076	TIMBER GREEN (W25-39) - ADMIN EXPENSE	0	2,000	1,416	2,000	0	
Totals for dept 501 -		0	210,804	202,913	210,804	0	
Dept 502							
202-502-801-075	FOREST VIEW (S26-35) - PROJECT EXPENSE	0	0	0	0	375,000	
202-502-801-076	FOREST VIEW (S26-35) - ADMIN EXPENSE	0	0	1,135	0	4,000	
Totals for dept 502 -		0	0	1,135	0	379,000	
Dept 503							
202-503-801-075	NORTHSHORE COMMONS (S26-35) - PROJECT EX	0	0	0	0	399,200	Proposed new project
202-503-801-076	NORTHSHORE COMMONS (S26-35) - ADMIN EXP	0	0	0	0	4,000	Proposed new project
Totals for dept 503 -		0	0	0	0	403,200	
Dept 570 - LAKE IMPROVEMENTS							
202-570-801-075	LK CHEMUNG (W23-27) -PROJECT EXPENSE	42,057	55,000	48,607	55,000	55,000	
Totals for dept 570 - LAKE IMPROVEMENTS		42,057	55,000	48,607	55,000	55,000	
Dept 571							
202-571-801-075	PARDEE LK -PROJECT EXPENSE	17,466	24,000	21,308	24,000	25,000	
202-571-801-076	PARDEE LK -ADMIN EXPENSE	0	0	0	0	4,000	
Totals for dept 571 -		17,466	24,000	21,308	24,000	29,000	
Dept 572							
202-572-801-075	GRAND BEACH -PROJECT EXPENSE	15,643	14,800	8,506	8,506	14,800	
202-572-801-076	GRAND BEACH -ADMIN EXPENSE	0	0	0	0	4,000	
Totals for dept 572 -		15,643	14,800	8,506	8,506	18,800	
Dept 573							
202-573-801-075	E/W CROOKED LK (S23-27) -PROJECT EXPENSE	17,018	15,500	12,828	15,500	15,910	
Totals for dept 573 -		17,018	15,500	12,828	15,500	15,910	
Dept 575							
202-575-801-075	BAETCKE LK (S23-27) -PROJECT EXPENSE	7,000	7,250	7,570	7,250	7,250	
Totals for dept 575 -		7,000	7,250	7,570	7,250	7,250	

GL NUMBER	DESCRIPTION	2024-25 ACTIVITY	2025-26 AMENDED BUDGET	2025-26 ACTIVITY THRU 2/11/26	2025-26 PROPOSED AMENDMENTS	2026-27 RECOMMENDED BUDGET	BUDGET NOTES
Dept 576							
202-576-801-075	EARL LAKE (W24-29) - PROJECT EXPENSE	1,366	2,265	1,796	2,265	2,264	
Totals for dept 576 -		1,366	2,265	1,796	2,265	2,264	
Dept 577							
202-577-801-075	ROUND LAKE (S26-30) - PROJECT EXPENSE			1,000		28,610	
202-577-801-076	ROUND LAKE (S26-30) - ADMIN EXPENSE	0	0	1,559	0	4,000	
Totals for dept 502 -		0	0	2,559	0	32,610	
Dept 852 - TRANSFER TO OTHER FUNDS							
202-852-995-101	SAD INTEREST TRANSFER OUT TO 101	34,355	0	0	0	35,000	
202-852-999-402	TRANSFER OUT TO PINE CREEK RD IMPROVEMEN	413,550	0	0	0	0	
Totals for dept 852 - TRANSFER TO OTHER FUNDS		447,905	0	0	0	35,000	
Dept 906							
202-906-956-000	MISC EXPENSE	660	1,000	500	1,000	1,000	
Totals for dept 906 -		660	1,000	500	1,000	1,000	
TOTAL APPROPRIATIONS		2,277,312	663,898	596,786	616,894	991,134	
NET OF REVENUES/APPROPRIATIONS - FUND 202		(1,739,829)	(208,896)	(381,345)	(17,734)	(374,392)	
BEGINNING FUND BALANCE		2,446,247	706,420	706,420	706,420	688,686	
ENDING FUND BALANCE		706,418	497,524	325,075	688,686	314,294	pending Grand Beach No. 3 project is \$244,000

GL NUMBER	DESCRIPTION	2024-25 ACTIVITY	2025-26 AMENDED BUDGET	2025-26 ACTIVITY THRU 2/11/26	2025-26 PROPOSED AMENDMENTS	2026-27 RECOMMENDED BUDGET	BUDGET NOTES
Fund 212 - LIQUOR LAW ENFORCEMENT							
ESTIMATED REVENUES							
Dept 000 - REVENUE							
212-000-574-001	STATE SHARED REV LIQUOR LAW	17,923	16,700	17,027	17,027	16,700	
212-000-665-001	INTEREST	95	20	233	250	20	
Totals for dept 000 - REVENUE		18,018	16,720	17,260	17,277	16,720	
TOTAL ESTIMATED REVENUES		18,018	16,720	17,260	17,277	16,720	
APPROPRIATIONS							
Dept 330 - LIQUOR LAW ENFORCEMENT							
212-330-702-013	LIQUOR LAW ENF WAGES	9,336	9,336	4,668	9,336	9,336	
212-330-709-009	EMPLOYER'S SHARE FICA	724	724	362	724	724	
212-330-715-002	RETIREMENT	933	933	466	933	933	
212-330-801-070	AUDITING EXPENSE	500	500	300	500	500	
212-330-803-070	LIQUOR LAW ADM FEE/GENOA TWP.	3,605	3,605	1,802	3,605	3,605	
212-330-860-070	VEHICLE EXPENSE	0	1,545	0	1,545	1,545	
Totals for dept 330 - LIQUOR LAW ENFORCEMENT		15,098	16,643	7,598	16,643	16,643	
TOTAL APPROPRIATIONS		15,098	16,643	7,598	16,643	16,643	
NET OF REVENUES/APPROPRIATIONS - FUND 212		2,920	77	9,662	634	77	
BEGINNING FUND BALANCE		5,064	7,984	7,984	7,984	8,618	
ENDING FUND BALANCE		7,984	8,061	17,646	8,618	8,695	

GL NUMBER	DESCRIPTION	2024-25 ACTIVITY	2025-26 AMENDED BUDGET	2025-26 ACTIVITY THRU 2/11/26	2025-26 PROPOSED AMENDMENTS	2026-27 RECOMMENDED BUDGET	BUDGET NOTES
Fund 249 - BUILDING AND GROUNDS FUND							
ESTIMATED REVENUES							
Dept 000 - REVENUE							
249-000-665-001	INTEREST	12,707	2,000	18,024	18,500	8,000	
249-000-699-000	OPERATING TRANSFER IN #101	550,000	200,000	200,000	200,000	100,000	Increase fund balance for reserves
Totals for dept 000 - REVENUE		562,707	202,000	218,024	218,500	108,000	
TOTAL ESTIMATED REVENUES		562,707	202,000	218,024	218,500	108,000	
APPROPRIATIONS							
Dept 265 - BUILDING & GROUNDS							
249-265-801-000	AUDIT	0	250	0	250	250	
249-265-955-000	MISCELLANEOUS EXP	949	1,000	500	1,000	1,000	
249-265-981-007	ASPHALT REPLACE, REPAIRS & RESEALING	0	50,000	0	0	30,000	reduced budget amount for Twp. Hall parking maintenance
249-265-981-008	SECURITY UPGRADES	4,137	20,000	460	20,000	10,000	reduced budget amount - no projects planned
249-265-981-012	TWP BOARD ROOM UPGRADES	5,580	20,000	0	0	0	eliminated project
249-265-981-013	TWP HALL CUBICLE/CARPET DESIGN	0	10,000	0	0	0	eliminated project
249-265-981-014	HERBST HOME OFFICE RENOVATION	148,690	30,000	0	0	0	eliminated project
249-265-981-015	WAYFINDING SIGNS	0	3,000	0	0	0	eliminated project
249-265-981-016	SERVER UPGRADES	0	200,000	63,122	65,000	0	project completed
249-265-981-017	WIRING/FIREWALL UPGRADE	0	0	0	0	25,000	
Totals for dept 265 - BUILDING & GROUNDS		159,356	334,250	64,082	86,250	66,250	
TOTAL APPROPRIATIONS		159,356	334,250	64,082	86,250	66,250	
NET OF REVENUES/APPROPRIATIONS - FUND 249		403,351	(132,250)	153,942	132,250	41,750	
BEGINNING FUND BALANCE		480,571	883,922	883,922	883,922	1,016,172	
ENDING FUND BALANCE		883,922	751,672	1,037,864	1,016,172	1,057,922	

GL NUMBER	DESCRIPTION	2024-25 ACTIVITY	2025-26 AMENDED BUDGET	2025-26 ACTIVITY THRU 2/11/26	2025-26 PROPOSED AMENDMENTS	2026-27 RECOMMENDED BUDGET	BUDGET NOTES
Fund 250 - DISASTER CONTINGENCY FUND							
ESTIMATED REVENUES							
Dept 000 - REVENUE							
250-000-665-001	INTEREST	0	0	2,248	2,500	1,000	
250-000-699-000	OPERATING TRANSFER IN	0	250,000	250,000	250,000	0	
Totals for dept 000 - REVENUE		0	250,000	252,248	252,500	1,000	
TOTAL ESTIMATED REVENUES		0	250,000	252,248	252,500	1,000	
APPROPRIATIONS							
Dept 900 - CAPITAL OUTLAY FUNCTION							
250-900-975-000	CAPITAL EXPENSES	0	0	0	0	0	
Totals for dept 900 - CAPITAL OUTLAY FUNCTION		0	0	0	0	0	
TOTAL APPROPRIATIONS		0	0	0	0	0	
NET OF REVENUES/APPROPRIATIONS - FUND 250		0	250,000	252,248	252,500	1,000	
BEGINNING FUND BALANCE						252,500	
ENDING FUND BALANCE		0	250,000	252,248	252,500	253,500	

GL NUMBER	DESCRIPTION	2024-25 ACTIVITY	2025-26 AMENDED BUDGET	2025-26 ACTIVITY THRU 2/11/26	2025-26 PROPOSED AMENDMENTS	2026-27 RECOMMENDED BUDGET	BUDGET NOTES
Fund 401 - ROAD IMPROVEMENT FUND							
ESTIMATED REVENUES							
Dept 000 - REVENUE							
401-000-665-001	INTEREST	29,525	10,000	13,361	15,000	10,000	
401-000-699-000	OPERATING TRANSFER IN	1,000,000	850,000	850,000	850,000	600,000	support for projects
Totals for dept 000 - REVENUE		1,029,525	860,000	863,361	865,000	610,000	
TOTAL ESTIMATED REVENUES		1,029,525	860,000	863,361	865,000	610,000	
APPROPRIATIONS							
Dept 223 - AUDIT							
401-223-801-000	AUDIT	200	500	300	500	500	
Totals for dept 223 - AUDIT		200	500	300	500	500	
Dept 446 - ROAD PROJECTS							
401-446-804-000	DUST CONTROL/CHLORIDE	80,034	95,000	36,290	40,000	60,000	reduced to reflect LCRC support for 1st treatment
401-446-812-008	EULER ROAD - REPAVE	0	125,000	79,679	80,000	0	completed
401-446-812-010	BECK RD WEST OF CHILSON-GRAVEL	0	147,000	116,709	117,000	0	completed
401-446-812-011	CROOKED LAKE RD W OF CHILSON-GRAVEL	0	181,000	120,435	121,000	0	completed
401-446-812-013	HERBST RD-REPAVE	0	147,500	116,866	117,000	0	completed
401-446-812-014	CLIFFORD ROAD-BRIGHTON TO FILBERT	0	0	0	0	207,500	PP Program split 50/50 with LCRC
401-446-812-015	BRIGHTON RD WEST OF CHILSON	0	0	0	0	75,000	PP Program split 50/50 with LCRC
401-446-812-016	BECK RD -LATSON TO CHILSON- GRAVEL	0	0	0	0	165,000	gravel road improvement
401-446-812-017	RICHARDSON RD -COON LK TO SCHAFFER RD - GR.	0	0	0	0	0	cost is \$301,000 move to 27/28
401-446-812-018	HUBERT RD-END OF PAVEMENT TO HERBST - GR.	0	0	0	0	85,000	gravel road improvement
Totals for dept 446 - ROAD PROJECTS		80,034	695,500	469,979	475,000	592,500	
Dept 906							
401-906-956-000	MISC EXPENSE	650	780	450	780	780	
Totals for dept 906 -		650	780	450	780	780	
TOTAL APPROPRIATIONS		80,884	696,780	470,729	476,280	593,780	
NET OF REVENUES/APPROPRIATIONS - FUND 401		948,641	163,220	392,632	388,720	16,220	
BEGINNING FUND BALANCE		996,973	687,730	687,730	687,730	1,076,450	
ENDING FUND BALANCE		1,945,614	850,950	1,080,362	1,076,450	1,092,670	

GL NUMBER	DESCRIPTION	2024-25 ACTIVITY	2025-26 AMENDED BUDGET	2025-26 ACTIVITY THRU 2/11/26	2025-26 PROPOSED AMENDMENTS	2026-27 RECOMMENDED BUDGET	BUDGET NOTES
Fund 402 - PINE CREEK CONSTRUCTION FUND							
ESTIMATED REVENUES							
Dept 000 - REVENUE							
402-000-665-001	INTEREST	99,802	25,000	30,660	31,000	2,400	
Totals for dept 000 - REVENUE		99,802	25,000	30,660	31,000	2,400	
TOTAL ESTIMATED REVENUES		99,802	25,000	30,660	31,000	2,400	
APPROPRIATIONS							
Dept 266 - LEGAL SERVICES							
402-266-803-000	SAD LEGAL FEES	70,862	21,016	0	21,016	0	
Totals for dept 266 - LEGAL SERVICES		70,862	21,016	0	21,016	0	
Dept 441 - PUBLIC WORKS							
402-441-801-075	CONSTRUCTION EXPENSE	2,583,068	0	96,416	96,416	0	
402-441-801-076	BONDING EXPENSE	88,093	30,891	0	0	0	
402-441-801-077	PRINCIPAL REDUCTION REFUND	0	0	591,815	591,815	0	
402-441-801-078	DEFEASANCE	0	0	1,124,113	1,124,113	0	
402-441-960-001	BOND ISSUANCE COSTS	28,341	0	0	0	0	
Totals for dept 441 - PUBLIC WORKS		2,699,502	30,891	1,812,344	1,812,344	0	
Dept 906							
402-906-956-000	MISC EXPENSE	881	2,000	769	1,000	1,000	
402-906-991-001	PRINCIPAL ON LONG TERM DEBT	0	75,000	0	0	0	
402-906-992-001	INTEREST ON LONG TERM DEBT	0	158,750	0	0	0	
Totals for dept 906 -		881	235,750	769	1,000	1,000	
TOTAL APPROPRIATIONS		2,771,245	287,657	1,813,113	1,834,360	1,000	
NET OF REVENUES/APPROPRIATIONS - FUND 402		(2,671,443)	(262,657)	(1,782,453)	(1,803,360)	1,400	
BEGINNING FUND BALANCE		45,551	1,809,490	1,809,490	1,809,490	6,130	
ENDING FUND BALANCE		(2,625,892)	1,546,833	27,037	6,130	7,530	

GL NUMBER	DESCRIPTION	2024-25 ACTIVITY	2025-26 AMENDED BUDGET	2025-26 ACTIVITY THRU 2/11/26	2025-26 PROPOSED AMENDMENTS	2026-27 RECOMMENDED BUDGET	BUDGET NOTES
Fund 532 - GENOA OP-GO CONVERSION DEBT							
ESTIMATED REVENUES							
Dept 000 - REVENUE							
532-000-665-001	INTEREST	15,777	15,000	9,048	10,800	11,000	
532-000-699-592	TRANSFER IN OP OPER # 592	360,729	375,000	272,196	375,000	375,000	
Totals for dept 000 - REVENUE		376,506	390,000	281,244	385,800	386,000	
TOTAL ESTIMATED REVENUES		376,506	390,000	281,244	385,800	386,000	
APPROPRIATIONS							
Dept 223 - AUDIT							
532-223-801-000	AUDIT	0	500	0	500	500	
Totals for dept 223 - AUDIT		0	500	0	500	500	
Dept 906							
532-906-956-000	AGENT FEES	500	500	550	500	500	
532-906-956-001	MISC EXPENSE	650	550	400	550	550	
532-906-969-000	BOND PREMIUM AMORTIZATION	(12,208)	0	0	0	0	
532-906-991-001	PRINCIPAL ON LONG TERM DEBT	0	340,000	340,000	340,000	345,000	
532-906-992-001	INTEREST ON LONG TERM DEBT	68,739	71,388	71,388	71,388	64,588	
Totals for dept 906 -		57,681	412,438	412,338	412,438	410,638	
TOTAL APPROPRIATIONS		57,681	412,938	412,338	412,938	411,138	
NET OF REVENUES/APPROPRIATIONS - FUND 532		318,825	(22,938)	(131,094)	(27,138)	(25,138)	
BEGINNING FUND BALANCE		(4,035,095)	(3,716,270)	(3,716,270)	(3,716,270)	(3,743,408)	
ENDING FUND BALANCE		(3,716,270)	(3,739,208)	(3,847,364)	(3,743,408)	(3,768,546)	

GL NUMBER	DESCRIPTION	2024-25 ACTIVITY	2025-26 AMENDED BUDGET	2025-26 ACTIVITY THRU 2/11/26	2025-26 PROPOSED AMENDMENTS	2026-27 RECOMMENDED BUDGET	BUDGET NOTES
Fund 853 - PINE CREEK ROAD IMPROVEMENT DEBT FUND							
ESTIMATED REVENUES							
Dept 000 - REVENUE							
853-000-451-001	SPECIAL ASSESSMENT PAYOFFS	300,785	309,957	56,730	56,730	0	
853-000-452-001	SPECIAL ASSESSMENT TAX COLLECTIONS	59,270	0	7,679	189,209	183,801	
853-000-665-001	INTEREST	171	15,000	662	850	850	
853-000-671-000	OTHER REVENUE	60	0	64	0	0	
Totals for dept 000 - REVENUE		360,286	324,957	65,135	246,789	184,651	
TOTAL ESTIMATED REVENUES		360,286	324,957	65,135	246,789	184,651	
APPROPRIATIONS							
Dept 223 - AUDIT							
853-223-801-000	AUDIT	0	500	0	500	500	
Totals for dept 223 - AUDIT		0	500	0	500	500	
Dept 906							
853-906-956-000	MISC EXPENSE	0	500	0	500	500	
853-906-956-001	AGENT FEES	0	500	500	500	500	
853-906-991-001	PRINCIPAL ON LONG TERM DEBT	0	75,000	75,000	75,000	200,000	
853-906-992-001	INTEREST ON LONG TERM DEBT	0	158,747	137,647	158,747	104,400	
Totals for dept 906 -		0	234,747	213,147	234,747	305,400	
TOTAL APPROPRIATIONS		0	235,247	213,147	235,247	305,900	
NET OF REVENUES/APPROPRIATIONS - FUND 853		360,286	89,710	(148,012)	11,542	(121,249)	
BEGINNING FUND BALANCE			360,225	360,225	360,225	371,767	
ENDING FUND BALANCE		360,286	449,935	212,213	371,767	250,518	

GL NUMBER	DESCRIPTION	2024-25 ACTIVITY	2025-26 AMENDED BUDGET	2025-26 ACTIVITY THRU 2/11/26	2025-26 PROPOSED AMENDMENTS	2026-27 RECOMMENDED BUDGET	BUDGET NOTES
Fund 208 - PARK/RECREATION FUND							
ESTIMATED REVENUES							
Dept 000 - REVENUE							
208-000-434-001	FARM LEASE REVENUE	2,778	2,800	2,778	2,800	3,500	
208-000-665-001	INTEREST	19,358	12,000	22,144	18,000	12,000	
208-000-699-101	TRANSFER IN FROM GF #101 OPERATING	850,000	250,000	250,000	250,000	200,000	
Totals for dept 000 - REVENUE		872,136	264,800	274,922	270,800	215,500	
TOTAL ESTIMATED REVENUES		872,136	264,800	274,922	270,800	215,500	
APPROPRIATIONS							
Dept 223 - AUDIT							
208-223-801-000	AUDIT	200	500	300	500	500	
Totals for dept 223 - AUDIT		200	500	300	500	500	
Dept 751 - PARKS & RECREATION							
208-751-934-006	PARK PLANNING/ENGINEERING	0	20,000	5,000	20,000	0	no projects planned, budget eliminated
208-751-934-013	SECURITY UPGRADES	12,302	25,000	0	0	10,000	no projects planned, budget amount reduced
208-751-934-015	REPAIR/REPLACE RUBBER- POUR IN PLACE	0	13,200	0	0	13,200	Payment moved to next FY
208-751-934-017	NORTH SOCCER FIELD DRAINAGE REPAIR	0	60,000	59,375	60,000	0	
208-751-934-019	WAYFINDING SIGNAGE	0	2,000	0	2,000	2,000	
208-751-934-020	BRIGHTON ROAD CLEANUP	0	50,000	0	0	50,000	
208-751-934-021	UPPER PARKING LOT REPAIR/REPLACEMENT	0	0	0	0	120,000	new project
208-751-934-022	SENIOR CENTER ADMISSION	0	0	0	0	10,000	
208-751-934-060	PATH / PARK MAINTENANCE	126,148	150,000	107,108	120,000	140,000	
208-751-934-061	EQUIPMENT REPLACEMENT	3,020	5,000		5,000	5,000	
Totals for dept 751 - PARKS & RECREATION		141,470	325,200	171,483	207,000	350,200	
Dept 906							
208-906-956-000	MISC EXPENSE	1,190	2,000	6,500	7,000	4,500	
Totals for dept 906 -		1,190	2,000	6,500	7,000	4,500	
TOTAL APPROPRIATIONS		142,860	327,700	178,283	214,500	355,200	
NET OF REVENUES/APPROPRIATIONS - FUND 208		729,276	(62,900)	96,639	56,300	(139,700)	
BEGINNING FUND BALANCE		813,904	1,079,648	1,079,648	1,079,648	1,135,948	
ENDING FUND BALANCE		1,543,180	1,016,748	1,176,287	1,135,948	996,248	

**GENOA CHARTER TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN**

RESOLUTION 260302A

**2026-2027 GENERAL APPROPRIATIONS ACT
BUDGET RESOLUTION
FISCAL YEAR: APRIL 1, 2026 THROUGH MARCH 31, 2027**

At a regular meeting of the Board of Trustees of Genoa Charter Township, Livingston County, Michigan, (the “Township”) held at 6:30pm at the Township Hall on Monday, March 2, 2026 there were:

PRESENT:

ABSENT:

The following preamble and resolution were offered by _____ and seconded by _____.

**2026-2027 GENERAL APPROPRIATIONS ACT
BUDGET RESOLUTION
FISCAL YEAR: APRIL 1, 2026 THROUGH MARCH 31, 2027**

WHEREAS, the Charter Township Act, MCL 42.1 et. seq, as amended, requires the Township to prepare a detailed budget for the upcoming fiscal year; and

WHEREAS, the Uniform Budgeting and Accounting Act, MCL 141.421 et seq, as amended, which is applicable to the Township, requires that the Township pass a general appropriation act setting forth certain information for the upcoming fiscal year; and

WHEREAS, the Township Board of Genoa Charter Township (“the Board”) seeks to adopt a resolution, which shall be known as the “2026-2027 General Appropriations Act”, which authorizes the Township to levy and collect taxes and authorize the spending of the money collected in the manner set forth below and in the approved budget document for the Fiscal Year beginning April 1, 2026 and ending March 31, 2027;

NOW THEREFORE BE IT RESOLVED by the Board of Trustees of Genoa Charter Township the following:

Section 1: Title

This resolution shall be known as the 2026-2027 Genoa Charter Township General Appropriations Act.

Section 2: Chief Administrative Officer

The Supervisor, pursuant to state law, shall be the Chief Administrative Officer and shall perform the duties of the Chief Administrative Officer enumerated in this resolution.

Section 3: Public Hearings on the Budget

Pursuant to MCL 42.26, notice of a public hearing on the proposed budget was published in the Livingston Daily, a newspaper of general circulation on February 8, 2026, and a public hearing on the proposed budget was held on February 16, 2026.

Section 4: Millage Levy

The Genoa Charter Township Board shall cause to be levied and collected the general property tax on all real and personal property within the township upon the current tax roll an amount equal to 0.7752 mills as authorized under state law.

Section 5: Estimated Revenues and Expenditures

The estimated total revenues and expenditures for the various funds, wages and or salaries is presented in Exhibit A.

Section 6: Adoption of Budget by Reference

The 2026-2027 fiscal year budget for the various funds by Department is hereby adopted by reference, with revenues and activity expenditures as indicated in Section 6 and Exhibit A of this resolution.

Section 7: Appropriation not a Mandate to Spend

Appropriations will be deemed maximum authorizations to incur expenditures. The Township officials responsible for the expenditures authorized in the budget may expend township funds up to, but not exceed, the total appropriation for each Department.

Section 8: Payment of Bills

Pursuant to MCL 41.75, as amended, all claims (bills) against the Township shall be approved by the Board prior to being paid. In accordance with Township policy, certain bills may be paid prior to approval by the Township Board to avoid late penalties, service charges and interest, and payroll in accordance with the approved salaries and wages adopted in this appropriations act. The Board shall receive a list of claims (bills) paid prior to approval so that they may be approved at the next Board Meeting.

Section 9: Budget Monitoring

Whenever it appears to the Chief Administrative Officer or the Township Board that the actual and probable revenues in any fund will be less than the estimated revenues upon which appropriations from such fund were based, and when it appears that expenditures shall exceed an appropriation, the Chief Administrative Officer shall present to the township board recommendations to prevent expenditures from exceeding available revenues or appropriations for the current fiscal year. Such recommendations shall include proposals for reducing appropriations, increasing revenues, or both.

Section 10: Board Adoption

A roll call vote on the foregoing resolution was taken and was as follows:

AYES:

NAYS:

ABSENT:

The resolution was declared _____.

CERTIFICATION OF CLERK

The undersigned, being the duly elected Clerk of the Township, hereby certifies that (1) the foregoing is a true and complete copy of a resolution duly adopted by the Township Board at a meeting of the Township Board, at which meeting a quorum was present and remained throughout; (2) the original thereof is on file in the records of my office; (3) the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act No. 267, Public Acts of Michigan, 1976, as amended); and (4) minutes of such meeting were kept and will be or have been made available as required thereby.

Rick Soucy, Genoa Charter Township Clerk

Date

**BUDGET REPORT FOR GENOA TOWNSHIP
FISCAL YEAR 2026-2027**

GL NUMBER	DESCRIPTION	2026-27 APPROVED BUDGET
Fund 101 - GENERAL FUND		
ESTIMATED REVENUES		
Dept 000 - REVENUE		
101-000-402-001	CURRENT REAL PROP TAX	1,400,000
101-000-411-001	DELINQ TAX - PERSONAL & REAL	1,000
101-000-434-002	TRAILER FEES	3,600
101-000-448-001	COLLECT FEES/EXCESS OF ROLL	465,000
101-000-448-002	COLLECTION FEE - SCHOOLS	25,000
101-000-451-024	ADMIN FEE/UTILITY-OPERATING	105,400
101-000-452-001	INTEREST-SPECIAL ASSESSMENTS	35,000
101-000-476-001	CABLE FRANCHISE	300,000
101-000-476-002	LICENSE & PERMITS	20,000
101-000-476-004	CABLE FRANCHISE PEG FUND	45,000
101-000-567-001	CEMETERY REVENUE	1,600
101-000-572-001	METRO ACT REVENUE	25,000
101-000-573-001	LCSA-PPT REIMBURSEMENT	20,400
101-000-574-002	STATE SHARED REVENUE	2,321,320
101-000-608-000	CHARGES FOR SERV-APPL FEES	25,000
101-000-609-000	CHARGES FOR SERVICES- FOIA/PRINTING	1,000
101-000-626-031	SAD ADMINISTRATIVE FEES	4,000
101-000-626-032	ADM FEE LIQUOR LAW	3,790
101-000-631-000	REFUSE COLLECTION FEES	1,590,820
101-000-657-001	ORDINANCE FINES	1000
101-000-665-001	INTEREST	50,000
101-000-671-000	OTHER REVENUE	1,000
101-000-672-000	TAXES ON LAND TRANSFER	150,000
101-000-682-000	ELECTION REIMBURSEMENTS	18,000
101-000-699-249	MMRMA REIMBURSEMENT	6,000
101-000-699-464	TRANSFER IN FROM ARPA FUND #464	0
Totals for dept 000 - REVENUE		6,618,930
TOTAL ESTIMATED REVENUES		6,618,930

**BUDGET REPORT FOR GENOA TOWNSHIP
FISCAL YEAR 2026-2027**

Board approved 03/02/2026

GL NUMBER	DESCRIPTION	2026-27 APPROVED BUDGET
APPROPRIATIONS		
Dept 101 - TOWNSHIP BOARD		
101-101-702-014	TRUSTEES/SECRETARY WAGES & SALARIES	42,000
101-101-861-000	TRUSTEES MILEAGE & TRAVEL EXPENSE	3,000
101-101-910-000	TRUSTEES PRO DEV/CONFERENCE/DUES	18,000
101-101-955-000	TRUSTEES MISCELLANEOUS	100
Totals for dept 101 - TOWNSHIP BOARD		63,100
Dept 171 - TOWNSHIP SUPERVISOR		
101-171-702-014	TWP SUPERVISOR SALARY	71,000
101-171-861-000	SUPERVISOR MILEAGE & TRAVEL EXPENSE	500
101-171-910-000	SUPERVISOR PRO DEV/CONFERENCE/DUES	2,000
101-171-955-000	SUPERVISOR MISCELLANEOUS	500
Totals for dept 171 - TOWNSHIP SUPERVISOR		74,000
Dept 172 - MANAGER DEPARTMENT		
101-172-702-014	TWP MANAGER WAGES & SALARY	166,000
101-172-703-000	MANAGER DEPT WAGES & SALARIES	54,000
101-172-861-000	MANAGER DEPT MILEAGE & TRAVEL EXPENSE	800
101-172-910-000	MANAGER DEPT PRO DEV/CONFERENCE/DUES	3,000
101-172-955-000	MANAGER DEPT MISCELLANEOUS	500
Totals for dept 172 - TOWNSHIP MANAGER		224,300
Dept 191 - ACCOUNTING & FINANCE		
101-191-703-000	ACCT DEPT WAGES & SALARIES	50,000
101-191-801-000	ACCOUNTING CONSULTANT (PHP)	30,000
101-191-801-001	FINANCIAL CONSULTING (PFM)	1,200
101-191-861-000	ACCT DEPT MILEAGE & TRAVEL EXPENSE	100
101-191-910-000	ACCT DEPT PRO DEV/CONFERENCE/DUES	100
101-191-955-000	ACCT DEPT MISCELLANEOUS	500
Totals for dept 191 - ACCOUNTING & FINANCE		81,900
Dept 215 - TOWNSHIP CLERK		
101-215-702-014	TWP CLERK SALARY	72,000
101-215-703-000	CLERKS DEPT WAGES & SALARIES	134,000
101-215-861-000	CLERKS DEPT MILEAGE & TRAVEL EXPENSE	800
101-215-910-000	CLERKS DEPT PRO DEV/CONFERENCE/DUES	3,000
101-215-955-000	CLERKS DEPT MISCELLANEOUS	300
Totals for dept 215 - TOWNSHIP CLERK		210,100
Dept 223 - AUDIT		
101-223-801-000	AUDIT SERVICES (MANER COSTERISAN)	36,100
Totals for dept 223 - AUDIT		36,100
Dept 228 - INFORMATION TECHNOLOGY		
101-228-703-000	IT DEPT WAGES & SALARIES	85,000
101-228-861-000	IT DEPT MILEAGE & TRAVEL EXPENSE	500
101-228-910-000	IT DEPT PRO DEV/CONFERENCE/DUES	200
101-228-955-000	IT DEPT MISCELLANEOUS	500
Totals for dept 228 - INFORMATION TECHNOLOGY		86,200

**BUDGET REPORT FOR GENOA TOWNSHIP
FISCAL YEAR 2026-2027**

Board approved 03/02/2026

GL NUMBER	DESCRIPTION	2026-27 APPROVED BUDGET
Dept 247 - BOARD OF REVIEW		
101-247-702-014	BOARD OF REVIEW SALARIES	4,200
101-247-791-000	BD OF REV PUBLICATIONS	1,700
101-247-861-000	BD OF REV MILEAGE & TRAVEL EXPENSE	100
101-247-910-000	BD OF REV PRO DEV/CONFERENCE/DUES	540
101-247-955-000	BD OF REV MISCELLANEOUS	500
101-247-964-000	REFUNDS & CHARGEBACKS	3,000
Totals for dept 247 - BOARD OF REVIEW		10,040
Dept 253 - TOWNSHIP TREASURER		
101-253-702-014	TREASURER SALARY	72,000
101-253-703-000	TREASURERS DEPT WAGES & SALARIES	119,000
101-253-861-000	TREASURERS DEPT MILEAGE & TRAVEL EXPENSE	500
101-253-910-000	TREASURERS DEPT PRO DEV/CONFERENCE/DUES	500
101-253-955-000	TREASURERS DEPT MISCELLANEOUS	250
Totals for dept 253 - TOWNSHIP TREASURER		192,250
Dept 257 - ASSESSING DEPARTMENT		
101-257-702-014	ASSESSING SALARIES	262,000
101-257-703-000	ASSESSING WAGES & SALARIES INTERN	10,500
101-257-803-000	ASSESSING LEGAL	20,000
101-257-861-000	ASSESSING MILEAGE & TRAVEL EXPENSE	500
101-257-910-000	ASSESSING PRO DEV/CONFER/DUES/SUB	5,000
101-257-955-000	ASSESSING MISCELLANEOUS	500
Totals for dept 257 - ASSESSING DEPARTMENT		298,500
Dept 260 - TOWNSHIP GENERAL EXPENSES		
101-260-927-001	UNEMPLOYMENT TAXES	0
Totals for dept 260 - TOWNSHIP GENERAL EXPENSES		0
Dept 261 - GENERAL GOVERNMENT		
101-261-703-000	UNALLOCATED WAGES & SALARIES	2,000
101-261-704-001	RECRUITMENT	5,000
101-261-709-000	EMPLOYER'S SHARE SS & MEDICARE	101,000
101-261-709-001	CELLPHONE REIMBURSEMENT	8,500
101-261-709-002	WORKERS COMP	18,000
101-261-718-001	RETIREMENT	150,000
101-261-718-002	HEALTH/LIFE INSURANCE	360,000
101-261-718-003	WELLNESS	8,000
101-261-718-004	EHIM/PROCARE RESERVE	50,000
101-261-718-005	EHIM/PROCARE	60,000
101-261-750-000	SUPPLIES	25,000
101-261-750-001	POSTAGE	33,000
101-261-751-000	EQUIP / SOFTWARE / SOFTWARE MAINTENANCE	200,000
101-261-752-000	WEBSITE MAINTENANCE/UPGRADES	15,000
101-261-791-000	SUBSCRI/PUBLICATIONS/MEMBERS	15,000
101-261-802-000	CONTRACTUAL SERVICES / CONSULTING	17,000
101-261-802-001	TWP VEHICLE EXPENSES	2,000
101-261-861-000	UNALLOCATED MILEAGE & TRAVEL EXPENSE	100
101-261-941-000	CONTINGENCY	10,000
101-261-955-000	UNALLOCATED MISCELLANEOUS	10,000
Totals for dept 261 - GENERAL GOVERNMENT		1,089,600

**BUDGET REPORT FOR GENOA TOWNSHIP
FISCAL YEAR 2026-2027**

Board approved 03/02/2026

GL NUMBER	DESCRIPTION	2026-27 APPROVED BUDGET
Dept 262 - ELECTIONS		
101-262-703-001	WAGES- PART TIME OFFICE WORKERS	60,800
101-262-703-002	SCANNERS, CHAIRPERSON & POLL WORKERS	63,900
101-262-703-004	TRAINING: \$45<4 HRS - \$90>4 HRS	5,000
101-262-703-005	WAGES - RECEIVING BOARD- \$200 PER DIEM	3,000
101-262-751-001	ELECTION OFFICE SUPPLIES/EQUIPMENT	40,000
101-262-791-000	ELECTION PUBLICATIONS	800
101-262-802-001	ELECTION MEETING FEES	2,400
101-262-802-002	BALLOT TESTING	12,000
101-262-802-003	LIVINGSTON COUNTY CLERK	15,000
101-262-802-004	CHURCH / SCHOOL CLEANUP/SETUP/ TAKE DOWN	3,400
101-262-802-005	ELECTION BREAKFAST / DINNER	3,000
101-262-861-001	ELECTION MILEAGE & TRAVEL	900
101-262-901-001	POSTAGE FOR APPLICATIONS	2,000
101-262-901-002	POSTAGE FOR MAILING BALLOTS	17,000
101-262-901-003	POSTAGE FOR MAILING NEW I.D. CARDS	2,600
101-262-955-000	ELECTION MISCELLANEOUS	3,000
Totals for dept 262 - ELECTIONS		234,800
Dept 265 - BUILDING & GROUNDS		
101-265-740-000	INSURANCE - PROP LIAB/VEHICLE	63,000
101-265-802-000	BUILDING & GROUNDS CONTRACTUAL SERVICES	0
101-265-850-000	PHONE/INTERNT/CABLE/ALARM	28,500
101-265-851-001	HERBST HOME UTILITIES	5,000
101-265-920-001	UTIL:ELECTRICITY & NAT.GAS	26,000
101-265-934-060	REPAIRS & MAINTENANCE	130,000
101-265-955-000	BUILDING & GROUNDS MISCELLANEOUS	3,000
Totals for dept 265 - BUILDING & GROUNDS		255,500
Dept 266 - LEGAL SERVICES		
101-266-803-000	GENERAL TOWNSHIP LEGAL FEES	75,000
101-266-803-001	LITIGATION LEGAL FEES	150,000
Totals for dept 266 - LEGAL SERVICES		225,000
Dept 270 - HUMAN RESOURCES		
101-270-703-000	HR WAGES & SALARIES	22,000
101-270-802-000	HR CONTRACTUAL SERVICES	1,500
101-270-861-000	HR MILEAGE & TRAVEL EXPENSE	100
101-270-910-000	HR PRO DEV/CONFERENCE/DUES	100
101-270-955-000	HR MISCELLANEOUS	100
Totals for dept 270 - HUMAN RESOURCES		23,800
Dept 445 - DRAINS AT LARGE		
101-445-802-000	CONTRACTUAL SERVICES - LIVINGSTON COUNTY	83,750
Totals for dept 445 - DRAINS AT LARGE		83,750
Dept 521 - REFUSE COLLECTION		
101-521-802-000	REFUSE CONTRACTUAL SERVICES	1,810,000
Totals for dept 521 - REFUSE COLLECTION		1,810,000

**BUDGET REPORT FOR GENOA TOWNSHIP
FISCAL YEAR 2026-2027**

Board approved 03/02/2026

GL NUMBER	DESCRIPTION	2026-27 APPROVED BUDGET
Dept 567 - CEMETERY		
101-567-703-002	CEMETERY MAINTENANCE	8,000
Totals for dept 567 - CEMETERY		8,000
Dept 701 - PLANNING & ZONING		
101-701-702-014	PLANNING COMMISSION SALARIES	11,550
101-701-702-015	ZONING BOARD WAGES	13,125
101-701-703-000	PLANNING & ZONING WAGES & SALARIES	230,000
101-701-791-000	PLANNING & ZONING PUBLICATIONS	8,000
101-701-802-000	PLANNING & ZONING CONTRACTUAL SERVICES	65,000
101-701-861-000	PLANNING & ZONING MILEAGE & TRAVEL EXP	2,000
101-701-910-000	PLANNING & ZONING PRO DEV/CONFERENCE/DUE	8,000
101-701-946-001	REVIEW SERVICES - PLANNING	35,000
101-701-946-002	REVIEW SERVICES - ENGINEERING	35,000
101-701-946-003	REVIEW SERVICES - PUBLICATIONS/POSTAGE	2,500
101-701-946-004	REVIEW SERVICES - ROUTING	1,500
101-701-946-005	REVIEW SERVICES - LEGAL/RECORDING FEES	10,000
101-701-955-000	PLANNING & ZONING MISCELLANEOUS	1,000
Totals for dept 701 - PLANNING & ZONING		422,675
Dept 728 - COMMUNITY DEVELOPMENT		
101-728-880-000	COMMUNITY PROMOTION - CONTRIBUTION	10,000
101-728-880-001	COMMUNITY OUTREACH	10,000
Totals for dept 728 - COMMUNITY DEVELOPMENT		20,000
Dept 900 - CAPITAL OUTLAY FUNCTION		
101-900-970-000	CAPITAL OUTLAY > \$5,000	30,000
101-900-975-000	CAPITAL OUTLAY < \$5,000	10,000
Totals for dept 900 - CAPITAL OUTLAY FUNCTION		40,000
Dept 965 - TRANSFERS OUT & OTHER FINANCING USES		
101-965-995-202	TRANSFER OUT - FUND #202 - SAD	100,000
101-965-995-208	TRANSFER OUT- FUND #208 - PARKS & REC	200,000
101-965-995-249	TRANSFER OUT- FUND #249 - BLDG RESERVE	100,000
101-965-995-250	TRANSFER OUT- FUND 250	0
101-965-995-401	TRANSFER OUT- FUND #401 - ROAD IMPROVE	600,000
Totals for dept 965 - TRANSFERS OUT & OTHER FINANCING USES		1,000,000
TOTAL APPROPRIATIONS		6,489,615
NET OF REVENUES/APPROPRIATIONS - FUND 101		129,315
BEGINNING FUND BALANCE		3,772,008
FUND BALANCE ADJUSTMENTS		50,000
ENDING FUND BALANCE		3,951,323

**BUDGET REPORT FOR GENOA TOWNSHIP
FISCAL YEAR 2026-2027**

Board approved 03/02/2026

GL NUMBER	DESCRIPTION	2026-27 APPROVED BUDGET
Fund 202 - SAD ROADS AND LAKES		
ESTIMATED REVENUES		
Dept 000 - REVENUE		
202-000-452-001	INTEREST	12,000
202-000-671-000	MISC REVENUE	
202-000-699-000	TRANSFER IN - FUND # 101	100,000
Totals for dept 000 - REVENUE		112,000
Dept 448 - STREETLIGHTS		
202-448-628-005	WHITE PINES LIGHTING -SAD PRINCIPAL	1,000
Totals for dept 448 - STREETLIGHTS		1,000
Dept 478		
202-478-628-005	HOMESTEAD (S22-31) -SAD PRINCIPAL	14,967
202-478-665-001	HOMESTEAD (S22-31) -INTEREST	1,796
Totals for dept 478 -		16,763
Dept 484		
202-484-628-005	EARL LAKE (W18-25) -SAD PRINCIPAL	0
Totals for dept 484 -		0
Dept 485		
202-485-628-005	NOVEL ESTATES (W18-25) -SAD PRINCIPAL	0
Totals for dept 485 -		0
Dept 487		
202-487-628-005	EDWIN DR (S25-29) -SAD PRINCIPAL	0
202-487-665-001	EDWIN DR (S25-29) -INTEREST	0
Totals for dept 487 -		0
Dept 489		
202-489-628-005	BLACK OAKS (W21-30) -SAD PRINCIPAL	2,200
202-489-665-001	BLACK OAKS (W21-30) -INTEREST	220
Totals for dept 489 -		2,420
Dept 490		
202-490-628-005	DARLENE DR (W21-30) -SAD PRINCIPAL	6,900
202-490-665-001	DARLENE DR (W21-30) -INTEREST	690
Totals for dept 490 -		7,590
Dept 491		
202-491-628-005	ELMHURST (S20-26) -SAD PRINCIPAL	8,564
202-491-665-001	ELMHURST (S20-26) -INTEREST	171
Totals for dept 491 -		8,735
Dept 492		
202-492-628-005	MCNAMARA (S23-32) -SAD PRINCIPAL	14,708
202-492-665-001	MCNAMARA (S23-32) -INTEREST	2,059
Totals for dept 492 -		16,767

**BUDGET REPORT FOR GENOA TOWNSHIP
FISCAL YEAR 2026-2027**

Board approved 03/02/2026

GL NUMBER	DESCRIPTION	2026-27 APPROVED BUDGET
Dept 494		
202-494-628-005	STILLRIVER (S23-32) -SAD PRINCIPAL	9,575
202-494-665-001	STILLRIVER (S23-32) -INTEREST	1,340
Totals for dept 494 -		10,915
Dept 495		
202-495-628-005	TIMBERVIEW PRIV (W23-32)-SAD PRINCIPAL	3,514
202-495-665-001	TIMBERVIEW PRIV (W23-32)-INTEREST	492
Totals for dept 495 -		4,006
Dept 496		
202-496-628-005	CRYSTAL VALLEY (S24-33) - SAD PRINCIPAL	36,900
202-496-665-001	CRYSTAL VALLEY (S24-33) - INTEREST	5,904
Totals for dept 496 -		42,804
Dept 497		
202-497-628-005	GRAND RAVINE (W24-38) -SAD PRINCIPAL	12,275
202-497-665-001	GRAND RAVINE (W24-38) -INTEREST	3,191
Totals for dept 497 -		15,466
Dept 498		
202-498-628-005	LAKEWOOD KNOLL (W24-38) -SAD PRINCIPAL	35,633
202-498-665-001	LAKEWOOD KNOLL (W24-38) -INTEREST	9,265
Totals for dept 498 -		44,898
Dept 499		
202-499-628-005	MILROY MYSTIC LK (W24-34) - SAD PRINC	55,600
202-499-665-001	MILROY MYSTIC LK (W24-34) - INTEREST	8,896
Totals for dept 499 -		64,496
Dept 500		
202-500-628-005	GENOA ESTATES 1 (W25-34) -SAD PRINCIPAL	25,000
202-500-665-001	GENOA ESTATES 1 (W25-34) -INTEREST	4,500
Totals for dept 500 -		29,500
Dept 501		
202-501-628-005	TIMBER GREEN (W25-39) - SAD PRINCIPAL	14,054
202-501-665-001	TIMBER GREEN (W25-39) - INTEREST	3,935
Totals for dept 501 -		17,989
Dept 502		
202-502-628-005	FOREST VIEW (S26-35) - SAD PRINCIPAL	30,250
202-502-665-001	FOREST VIEW (S26-35) - INTEREST	6,050
Totals for dept 502		36,300
Dept 503		
202-503-628-005	NORTHSHORE COMMONS (S26-35) - SAD PRINCIPAL	40,320
202-503-665-001	NORTHSHORE COMMONS (S26-35) - INTEREST	8,064
Totals for dept 503		48,384
Dept 570 - LAKE IMPROVEMENTS		
202-570-628-005	LK CHEMUNG (W23-27) -SAD PRINCIPAL	41,850
Totals for dept 570 - LAKE IMPROVEMENTS		41,850

**BUDGET REPORT FOR GENOA TOWNSHIP
FISCAL YEAR 2026-2027**

Board approved 03/02/2026

GL NUMBER	DESCRIPTION	2026-27 APPROVED BUDGET
Dept 571		
202-571-628-005	PARDEE LK (W21-25) -SAD PRINCIPAL	22,396
Totals for dept 571 -		22,396
Dept 572		
202-572-628-005	GRAND BEACH (W21-25) -SAD PRINCIPAL	14,105
Totals for dept 572 -		14,105
Dept 573		
202-573-628-005	E/W CROOKED LK (S23-27) -SAD PRINCIPAL	18,049
Totals for dept 573 -		18,049
Dept 575		
202-575-628-005	BAETCKE LK (S23-27) -SAD PRINCIPAL	7,600
Totals for dept 575 -		7,600
Dept 576		
202-576-628-005	EARL LAKE (W24-29) - SAD PRINCIPAL	2,789
Totals for dept 576 -		2,789
Dept 577		
202-577-628-005	ROUND LAKE (W26-30) - SAD PRINCIPAL	29,920
Totals for dept 577 -		29,920
TOTAL ESTIMATED REVENUES		616,742
APPROPRIATIONS		
Dept 223 - AUDIT		
202-223-801-000	AUDIT	5,000
Totals for dept 223 - AUDIT		5,000
Dept 448 - STREETLIGHTS		
202-448-801-075	WHITE PINES LIGHTING -PROJECT EXPENSE	1,000
Totals for dept 448 - STREETLIGHTS		1,000
Dept 478		
202-478-801-075	HOMESTEAD (S22-31) -PROJECT EXPENSE	
202-478-802-000	HOMESTEAD (S22-31) -ANNUAL MAINT. EXP	6,100
Totals for dept 478 -		6,100
Dept 487		
202-487-801-075	EDWIN DR (S25-29) -PROJECT EXPENSE	0
Totals for dept 487 -		0
Dept 492		
202-492-801-075	MCNAMARA (S23-32) -PROJECT EXPENSE	0
Totals for dept 492 -		0
Dept 494		
202-494-801-075	STILLRIVER (S23-32) -PROJECT EXPENSE	0
Totals for dept 494 -		0

**BUDGET REPORT FOR GENOA TOWNSHIP
FISCAL YEAR 2026-2027**

Board approved 03/02/2026

GL NUMBER	DESCRIPTION	2026-27 APPROVED BUDGET
Dept 495		
202-495-801-075	TIMBERVIEW PRIV (W23-32)-PROJECT EXPENSE	0
Totals for dept 495 -		0
Dept 496		
202-496-801-075	CRYSTAL VALLEY (S24-33) - PROJECT EXP	0
Totals for dept 496 -		0
Dept 497		
202-497-801-075	GRAND RAVINE (W24-38) -PROJECT EXP	0
Totals for dept 497 -		0
Dept 498		
202-498-700-002	LK SPECIAL ASSESSMENT REFUND	0
202-498-801-075	LAKEWOOD KNOLL (S24-38) -PROJECT EXP	0
Totals for dept 498 -		0
Dept 499		
202-499-801-075	MILROY MYSTIC LK (W24-34) - PROJECT EXP	0
Totals for dept 499 -		0
Dept 500		
202-500-801-075	GENOA ESTATES 1 (W25-34) -PROJECT EXP	0
Totals for dept 500 -		0
Dept 501		
202-501-801-075	TIMBER GREEN (W25-39) - PROJECT EXPENSE	0
202-501-801-076	TIMBER GREEN (W25-39) - ADMIN EXPENSE	0
Totals for dept 501 -		0
Dept 502		
202-502-801-075	FOREST VIEW (S26-35) - PROJECT EXPENSE	375,000
202-502-801-076	FOREST VIEW (S26-35) - ADMIN EXPENSE	4,000
Totals for dept 502 -		379,000
Dept 503		
202-503-801-075	NORTHSHORE COMMONS (S26-35) - PROJECT EXPENSE	399,200
202-503-801-076	NORTHSHORE COMMONS (S26-35) - ADMIN EXPENSE	4,000
Totals for dept 503 -		403,200
Dept 570 - LAKE IMPROVEMENTS		
202-570-801-075	LK CHEMUNG (W23-27) -PROJECT EXPENSE	55,000
Totals for dept 570 - LAKE IMPROVEMENTS		55,000
Dept 571		
202-571-801-075	PARDEE LK -PROJECT EXPENSE	25,000
202-571-801-076	PARDEE LK -ADMIN EXPENSE	4,000
Totals for dept 571 -		29,000
Dept 572		
202-572-801-075	GRAND BEACH -PROJECT EXPENSE	14,800
202-572-801-076	GRAND BEACH -ADMIN EXPENSE	4,000
Totals for dept 572 -		18,800

**BUDGET REPORT FOR GENOA TOWNSHIP
FISCAL YEAR 2026-2027**

Board approved 03/02/2026

GL NUMBER	DESCRIPTION	2026-27 APPROVED BUDGET
Dept 573		
202-573-801-075	E/W CROOKED LK (S23-27) -PROJECT EXPENSE	15,910
Totals for dept 573 -		15,910
Dept 575		
202-575-801-075	BAETCKE LK (S23-27) -PROJECT EXPENSE	7,250
Totals for dept 575 -		7,250
Dept 576		
202-576-801-075	EARL LAKE (W24-29) - PROJECT EXPENSE	2,264
Totals for dept 576 -		2,264
Dept 577		
202-577-801-075	ROUND LAKE (S26-30) - PROJECT EXPENSE	28,610
202-577-801-076	ROUND LAKE (S26-30) - ADMIN EXPENSE	4,000
Totals for dept 502 -		32,610
Dept 852 - TRANSFER TO OTHER FUNDS		
202-852-995-101	SAD INTEREST TRANSFER OUT TO 101	35,000
202-852-999-402	TRANFER OUT TO PINE CREEK RD IMPROVEMENT	0
Totals for dept 852 - TRANSFER TO OTHER FUNDS		35,000
Dept 906		
202-906-956-000	MISC EXPENSE	1,000
Totals for dept 906 -		1,000
TOTAL APPROPRIATIONS		991,134
NET OF REVENUES/APPROPRIATIONS - FUND 202		(374,392)
BEGINNING FUND BALANCE		688,686
ENDING FUND BALANCE		314,294

**BUDGET REPORT FOR GENOA TOWNSHIP
FISCAL YEAR 2026-2027**

Board approved 03/02/2026

GL NUMBER	DESCRIPTION	2026-27 APPROVED BUDGET
Fund 208 - PARK/RECREATION FUND		
ESTIMATED REVENUES		
Dept 000 - REVENUE		
208-000-434-001	FARM LEASE REVENUE	3,500
208-000-665-001	INTEREST	12,000
208-000-699-101	TRANSFER IN FROM GF #101 OPERATING	200,000
Totals for dept 000 - REVENUE		215,500
TOTAL ESTIMATED REVENUES		215,500
APPROPRIATIONS		
Dept 223 - AUDIT		
208-223-801-000	AUDIT	500
Totals for dept 223 - AUDIT		500
Dept 751 - PARKS & RECREATION		
208-751-934-006	PARK PLANNING/ENGINEERING	0
208-751-934-013	SECURITY UPGRADES	10,000
208-751-934-015	REPAIR/REPLACE RUBBER- POUR IN PLACE	13,200
208-751-934-017	NORTH SOCCER FIELD DRAINAGE REPAIR	0
208-751-934-019	WAYFINDING SIGNAGE	2,000
208-751-934-020	BRIGHTON ROAD CLEANUP	50,000
208-751-934-021	UPPER PARKING LOT REPAIR/REPLACEMENT	120,000
208-751-934-022	SENIOR CENTER ADMISSION	10,000
208-751-934-060	PATH / PARK MAINTENANCE	140,000
208-751-934-061	EQUIPMENT REPLACEMENT	5,000
Totals for dept 751 - PARKS & RECREATION		350,200
Dept 906		
208-906-956-000	MISC EXPENSE	4,500
Totals for dept 906 -		4,500
TOTAL APPROPRIATIONS		355,200
NET OF REVENUES/APPROPRIATIONS - FUND 208		(139,700)
BEGINNING FUND BALANCE		1,135,948
ENDING FUND BALANCE		996,248

**BUDGET REPORT FOR GENOA TOWNSHIP
FISCAL YEAR 2026-2027**

Board approved 03/02/2026

GL NUMBER	DESCRIPTION	2026-27 APPROVED BUDGET
Fund 212 - LIQUOR LAW ENFORCEMENT		
ESTIMATED REVENUES		
Dept 000 - REVENUE		
212-000-574-001	STATE SHARED REV LIQUOR LAW	16,700
212-000-665-001	INTEREST	20
Totals for dept 000 - REVENUE		16,720
TOTAL ESTIMATED REVENUES		16,720
APPROPRIATIONS		
Dept 330 - LIQUOR LAW ENFORCEMENT		
212-330-702-013	LIQUOR LAW ENF WAGES	9,336
212-330-709-009	EMPLOYER'S SHARE FICA	724
212-330-715-002	RETIREMENT	933
212-330-801-070	AUDITING EXPENSE	500
212-330-803-070	LIQUOR LAW ADM FEE/GENOA TWP.	3,605
212-330-860-070	VEHICLE EXPENSE	1,545
Totals for dept 330 - LIQUOR LAW ENFORCEMENT		16,643
TOTAL APPROPRIATIONS		16,643
NET OF REVENUES/APPROPRIATIONS - FUND 212		77
BEGINNING FUND BALANCE		8,618
ENDING FUND BALANCE		8,695

**BUDGET REPORT FOR GENOA TOWNSHIP
FISCAL YEAR 2026-2027**

Board approved 03/02/2026

GL NUMBER	DESCRIPTION	2026-27 APPROVED BUDGET
Fund 249 - BUILDING AND GROUNDS FUND		
ESTIMATED REVENUES		
Dept 000 - REVENUE		
249-000-665-001	INTEREST	8,000
249-000-699-000	OPERATING TRANSFER IN #101	100,000
Totals for dept 000 - REVENUE		108,000
TOTAL ESTIMATED REVENUES		108,000
APPROPRIATIONS		
Dept 265 - BUILDING & GROUNDS		
249-265-801-000	AUDIT	250
249-265-955-000	MISCELLANEOUS EXP	1,000
249-265-981-007	ASPHALT REPLACE, REPAIRS & RESEALING	30,000
249-265-981-008	SECURITY UPGRADES	10,000
249-265-981-012	TWP BOARD ROOM UPGRADES	0
249-265-981-013	TWP HALL CUBICLE/CARPET DESIGN	0
249-265-981-014	HERBST HOME OFFICE RENOVATION	0
249-265-981-015	WAYFINDING SIGNS	0
249-265-981-016	SERVER UPGRADES	0
249-265-981-017	WIRING/FIREWALL UPGRADE	25,000
Totals for dept 265 - BUILDING & GROUNDS		66,250
TOTAL APPROPRIATIONS		66,250
NET OF REVENUES/APPROPRIATIONS - FUND 249		41,750
BEGINNING FUND BALANCE		1,016,172
ENDING FUND BALANCE		1,057,922

**BUDGET REPORT FOR GENOA TOWNSHIP
FISCAL YEAR 2026-2027**

Board approved 03/02/2026

GL NUMBER	DESCRIPTION	2026-27 APPROVED BUDGET
Fund 250 - DISASTER CONTINGENCY FUND		
ESTIMATED REVENUES		
Dept 000 - REVENUE		
250-000-665-001	INTEREST	1,000
250-000-699-000	OPERATING TRANSFER IN	0
Totals for dept 000 - REVENUE		1,000
TOTAL ESTIMATED REVENUES		1,000
APPROPRIATIONS		
Dept 900 - CAPITAL OUTLAY FUNCTION		
250-900-975-000	CAPITAL EXPENSES	0
Totals for dept 900 - CAPITAL OUTLAY FUNCTION		0
TOTAL APPROPRIATIONS		0
NET OF REVENUES/APPROPRIATIONS - FUND 250		1,000
BEGINNING FUND BALANCE		252,500
ENDING FUND BALANCE		253,500

**BUDGET REPORT FOR GENOA TOWNSHIP
FISCAL YEAR 2026-2027**

Board approved 03/02/2026

GL NUMBER	DESCRIPTION	2026-27 APPROVED BUDGET
Fund 401 - ROAD IMPROVEMENT FUND		
ESTIMATED REVENUES		
Dept 000 - REVENUE		
401-000-665-001	INTEREST	10,000
401-000-699-000	OPERATING TRANSFER IN	600,000
Totals for dept 000 - REVENUE		610,000
TOTAL ESTIMATED REVENUES		610,000
APPROPRIATIONS		
Dept 223 - AUDIT		
401-223-801-000	AUDIT	500
Totals for dept 223 - AUDIT		500
Dept 446 - ROAD PROJECTS		
401-446-804-000	DUST CONTROL/CHLORIDE	60,000
401-446-812-008	EULER ROAD - REPAVE	0
401-446-812-010	BECK RD WEST OF CHILSON-GRAVEL	0
401-446-812-011	CROOKED LAKE RD W OF CHILSON-GRAVEL	0
401-446-812-013	HERBST RD-REPAVE	0
401-446-812-014	CLIFFORD ROAD-BRIGHTON TO FILBERT	207,500
401-446-812-015	BRIGHTON RD WEST OF CHILSON	75,000
401-446-812-016	BECK RD -LATSON TO CHILSON- GRAVEL	165,000
401-446-812-017	RICHARDSON RD -COON LK TO SCHAFFER RD - GRAVEL	0
401-446-812-018	HUBERT RD-END OF PAVEMENT TO HERBST - GRAVEL	85,000
Totals for dept 446 - ROAD PROJECTS		592,500
Dept 906		
401-906-956-000	MISC EXPENSE	780
Totals for dept 906 -		780
TOTAL APPROPRIATIONS		593,780
NET OF REVENUES/APPROPRIATIONS - FUND 401		16,220
BEGINNING FUND BALANCE		1,076,450
ENDING FUND BALANCE		1,092,670

**BUDGET REPORT FOR GENOA TOWNSHIP
FISCAL YEAR 2026-2027**

Board approved 03/02/2026

GL NUMBER	DESCRIPTION	2026-27 APPROVED BUDGET
Fund 402 - PINE CREEK CONSTRUCTION FUND		
ESTIMATED REVENUES		
Dept 000 - REVENUE		
402-000-665-001	INTEREST	2,400
Totals for dept 000 - REVENUE		2,400
TOTAL ESTIMATED REVENUES		2,400
APPROPRIATIONS		
Dept 266 - LEGAL SERVICES		
402-266-803-000	SAD LEGAL FEES	0
Totals for dept 266 - LEGAL SERVICES		0
Dept 441 - PUBLIC WORKS		
402-441-801-075	CONSTRUCTION EXPENSE	0
402-441-801-076	BONDING EXPENSE	0
402-441-801-077	PRINCIPAL REDUCTION REFUND	0
402-441-801-078	DEFEASANCE	0
402-441-960-001	BOND ISSUANCE COSTS	0
Totals for dept 441 - PUBLIC WORKS		0
Dept 906		
402-906-956-000	MISC EXPENSE	1,000
402-906-991-001	PRINCIPAL ON LONG TERM DEBT	0
402-906-992-001	INTEREST ON LONG TERM DEBT	0
Totals for dept 906 -		1,000
TOTAL APPROPRIATIONS		1,000
NET OF REVENUES/APPROPRIATIONS - FUND 402		1,400
BEGINNING FUND BALANCE		6,130
ENDING FUND BALANCE		7,530

**BUDGET REPORT FOR GENOA TOWNSHIP
FISCAL YEAR 2026-2027**

Board approved 03/02/2026

GL NUMBER	DESCRIPTION	2026-27 APPROVED BUDGET
Fund 532 - GENOA OP-GO CONVERSION DEBT		
ESTIMATED REVENUES		
Dept 000 - REVENUE		
532-000-665-001	INTEREST	11,000
532-000-699-592	TRANSFER IN OP OPER # 592	375,000
Totals for dept 000 - REVENUE		386,000
TOTAL ESTIMATED REVENUES		386,000
APPROPRIATIONS		
Dept 223 - AUDIT		
532-223-801-000	AUDIT	500
Totals for dept 223 - AUDIT		500
Dept 906		
532-906-956-000	AGENT FEES	500
532-906-956-001	MISC EXPENSE	550
532-906-969-000	BOND PREMIUM AMORTIZATION	0
532-906-991-001	PRINCIPAL ON LONG TERM DEBT	345,000
532-906-992-001	INTEREST ON LONG TERM DEBT	64,588
Totals for dept 906 -		410,638
TOTAL APPROPRIATIONS		411,138
NET OF REVENUES/APPROPRIATIONS - FUND 532		(25,138)
BEGINNING FUND BALANCE		(3,743,408)
ENDING FUND BALANCE		(3,768,546)

**BUDGET REPORT FOR GENOA TOWNSHIP
FISCAL YEAR 2026-2027**

Board approved 03/02/2026

GL NUMBER	DESCRIPTION	2026-27 APPROVED BUDGET
Fund 853 - PINE CREEK ROAD IMPROVEMENT DEBT FUND		
ESTIMATED REVENUES		
Dept 000 - REVENUE		
853-000-451-001	SPECIAL ASSESSMENT PAYOFFS	0
853-000-452-001	SPECIAL ASSESSMENT TAX COLLECTIONS	183,801
853-000-665-001	INTEREST	850
853-000-671-000	OTHER REVENUE	0
Totals for dept 000 - REVENUE		184,651
TOTAL ESTIMATED REVENUES		184,651
APPROPRIATIONS		
Dept 223 - AUDIT		
853-223-801-000	AUDIT	500
Totals for dept 223 - AUDIT		500
Dept 906		
853-906-956-000	MISC EXPENSE	500
853-906-956-001	AGENT FEES	500
853-906-991-001	PRINCIPAL ON LONG TERM DEBT	200,000
853-906-992-001	INTEREST ON LONG TERM DEBT	104,400
Totals for dept 906 -		305,400
TOTAL APPROPRIATIONS		305,900
NET OF REVENUES/APPROPRIATIONS - FUND 853		(121,249)
BEGINNING FUND BALANCE		371,767
ENDING FUND BALANCE		250,518



MEMORANDUM

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

TO: Board of Trustees
FROM: Kevin Spicher, Supervisor
DATE: February 25, 2026
RE: FY 2026-2027 Budget

Attached, please find proposed Wages & Salary Resolutions for both appointed and elected officials for Fiscal Year 2026-2027.

These amounts were calculated by making a 3% cost of living adjustment, then following standard rounding rules to achieve whole number amounts for each position.

SUPERVISOR

Kevin Spicher

CLERK

Rick Soucy

TREASURER

Robin L. Hunt

TRUSTEES

Jodie Valenti

Bill Reiber

Candie Hovarter

Todd Walker

MANAGER

Kelly VanMarter

**GENOA CHARTER TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN**

RESOLUTION 260302B

At a regular meeting of the Board of Trustees of Genoa Charter Township, Livingston County, Michigan, (the “Township”) held at 6:30pm at the Township Hall on Monday, March 2, 2026 there were:

PRESENT:

ABSENT:

The following preamble and resolution were offered by _____ and seconded by _____.

RESOLUTION TO ESTABLISH THE WAGES AND SALARIES FOR APPOINTED OFFICIALS

NOW, THEREFORE, BE IT RESOLVED that, effective for the fiscal year beginning April 1, 2026, the base per diem compensation per meeting for appointed officials serving on the Planning Commission, Zoning Board of Appeals, and Board of Review shall be increased by three percent (3%), with the resulting amounts rounded to the nearest dollar.

BE IT FURTHER RESOLVED that the Chairperson of the Planning Commission and the Zoning Board of Appeals shall receive the established per diem compensation per meeting plus an additional twenty dollars (\$20.00) per meeting.

The base per diem compensation, as adjusted herein, shall be adopted as follows:

Planning Commission and Zoning Board of Appeals (Per Diem) - \$ 218.00 (Chairperson - \$238.00)

Board of Review (Hourly) - \$31.00 hourly

Recording Secretary (Per Diem) - \$195.00 plus \$25 per ½ hour after 9:00pm

A roll call vote on the foregoing resolution was taken and was as follows:

AYES:

NAYS:

ABSENT:

The resolution was declared _____.

CERTIFICATION OF CLERK

The undersigned, being the duly elected Clerk of the Township, hereby certifies that (1) the foregoing is a true and complete copy of a resolution duly adopted by the Township Board at a meeting of the Township Board, at which meeting a quorum was present and remained throughout; (2) the original thereof is on file in the records of my office; (3) the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act No. 267, Public Acts of Michigan, 1976, as amended); and (4) minutes of such meeting were kept and will be or have been made available as required thereby.

Rick Soucy, Genoa Charter Township Clerk

Date

**GENOA CHARTER TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN**

RESOLUTION 260302C

At a regular meeting of the Board of Trustees of Genoa Charter Township, Livingston County, Michigan, (the "Township") held at 6:30pm at the Township Hall on Monday, March 2, 2026 there were:

PRESENT:

ABSENT:

The following preamble and resolution were offered by _____ and seconded by _____.

RESOLUTION TO ESTABLISH THE WAGES AND SALARIES FOR ELECTED OFFICIALS

NOW THEREFORE, BE IT RESOLVED that for the fiscal year beginning on April 1, 2026, the base wage salaries* for the elected officials shall be increased by three (3%) percent. The resulting salaries shall be rounded to the nearest hundred dollars for the Supervisor, Treasurer, and Clerk, and to the nearest dollar for Trustees, and adopted as follows:

Supervisor	\$ 70,600
Treasurer	\$ 69,300
Clerk	\$ 69,300
Trustees	\$ 254.00 Per-Diem

*For purposes of this resolution, "base wage salaries" exclude longevity compensation, cell phone reimbursement, and medical opt-out payments.

A roll call vote on the foregoing resolution was taken and was as follows:

AYES:

NAYS:

ABSENT:

The resolution was declared _____.

CERTIFICATION OF CLERK

The undersigned, being the duly elected Clerk of the Township, hereby certifies that (1) the foregoing is a true and complete copy of a resolution duly adopted by the Township Board at a meeting of the Township Board, at which meeting a quorum was present and remained throughout; (2) the original thereof is on file in the records of my office; (3) the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act No. 267, Public Acts of Michigan, 1976, as amended); and (4) minutes of such meeting were kept and will be or have been made available as required thereby.

Rick Soucy, Genoa Charter Township Clerk

Date



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

MEMORANDUM

TO: Honorable Board of Trustees
FROM: Kelly VanMarter, Township Manager
DATE: February 25, 2026
RE: Comcast Cable Franchise Renewal

Please find attached request for renewal of the Uniform Video Service Local Franchise Agreement with DIRECTV, LLC (formerly AT&T). Township staff and special counsel have been working with representatives of DIRECTV seeking to revise the Agreement to increase the Public, Education and Government (PEG) access fee from 0% to 2%. This increase would make the DIRECTV agreement consistent with others that been approved in the Township over the last 3 years. DIRECTV has agreed to this increase and the agreement now reflects the maximum amount of franchise fees eligible. In this regard, I have provided the following motion for your consideration.

Moved by _____ and supported by _____ to approve renewal of the Uniform Video Service Local Franchise Agreement with DIRECTV, LLC (formerly AT&T) with an annual video service provider franchise fee of 5% and a public, education and government (PEG) access fee of 2% for a ten-year term.

Sincerely,



Kelly VanMarter

SUPERVISOR

Kevin Spicher

CLERK

Rick Soucy

TREASURER

Robin L. Hunt

TRUSTEES

Jodie Valenti

Bill Reiber

Candie Hovarter

Todd Walker

MANAGER

Kelly VanMarter



Scott J. Alexander
Senior Director – External Affairs
2260 E. Imperial Highway
El Segundo, California 90245
(214) 202-3185
scott.alexander@directv.com

February 3, 2026

Via e-mail delivery

Township of Genoa, MI

Dear Township Officials:

Pursuant to Section 3 of 2006 Public Act 480, MCL 484.3303 ("Act 480") and the January 30, 2007 Order ("Order") and the April 16, 2009 Order of the Michigan Public Service Commission ("Commission"), in Case No. U-15169, DIRECTV, LLC ("DIRECTV"), hereby files the enclosed Uniform Video Service Local Franchise Agreement ("Renewed Agreement") by and between the Township of Genoa, a Michigan municipal corporation (the "Franchising Entity") and DIRECTV (the "Provider"). The enclosed Renewed Agreement will have the effect of continuing in place the current terms and conditions in the Uniform Video Service Local Franchise Agreement between DIRECTV and the Township of Genoa, which was originally completed with AT&T Michigan ("Initial Agreement"). In 2021, that agreement was transferred from AT&T Michigan to DIRECTV, LLC.

The enclosed filing follows the standard form agreement per the MPSC. The Renewed Agreement continues the video service provider fee of 5.0% and a PEG fee of 0%. If any information needs to be changed, please let me know.

Please feel free to contact me with any questions about the agreement.

Best regards,

Scott J. Alexander
Senior Director – External Affairs

UNIFORM VIDEO SERVICE LOCAL FRANCHISE AGREEMENT

THIS UNIFORM VIDEO SERVICE LOCAL FRANCHISE AGREEMENT (“Agreement”) is made, pursuant to 2006 PA 480, MCL 484.3301 *et seq*, (the “Act”) by and between the Township of Genoa, a Michigan municipal corporation (the “Franchising Entity”), and DIRECTV, LLC, a California limited liability company (the “Provider”).

I. Definitions

For purposes of this Agreement, the following terms shall have the following meanings as defined in the Act:

- A. “Cable Operator” means that terms as defined in 47 USC 522(5).
- B. “Cable Service” means that terms as defined in 47 USC 522(6).
- C. “Cable System” means that term as defined in 47 USC 522(7).
- D. “Commission” means the Michigan Public Service Commission.
- E. “Franchising Entity” means the local unit of government in which a provider offers video services through a franchise.
- F. “FCC” means the Federal Communications Commission.
- G. “Gross Revenue” means that term as described in Section 6(4) of the Act and in Section VI(D) of the Agreement.
- H. “Household” means a house, an apartment, a mobile home, or any other structure or part of a structure intended for residential occupancy as separate living quarters.
- I. “Incumbent video provider” means a cable operator serving cable subscribers or a telecommunication provider providing video services through the provider’s existing telephone exchange boundaries in a particular franchise area within a local unit of government on the effective date of this act.
- J. “IPTV” means internet protocol television.
- K. “Local unit of government” means a city, village, or township.
- L. “Low-income household” means a household with an average annual household income of less than \$35,000.00 as determined by the most recent decennial census.
- M. “METRO Act” means the Metropolitan Extension Telecommunications Rights-of-Way Oversight Act, 2002 PA 48, MCL 484.3101 *et seq*.
- N. “Open video system” or “OVS” means that term as defined in 47 USC 573.
- O. “Person” means an individual, corporation, association, partnership, governmental entity, or any other legal entity.
- P. “Public rights-of-way” means the area on, below, or above a public roadway, highway, street, public sidewalk, alley, waterway, or utility easements dedicated for compatible uses.
- Q. “Term” means the period of time provided for in Section V of this Agreement.
- R. “Uniform video service local franchise agreement” or “franchise agreement” means the franchise agreement required under the Act to be the operating agreement between each franchising entity and video provider in this state.
- S. “Video programming” means that term as defined in 47 USC 522(20).
- T. “Video service” means video programming, cable services, IPTV, or OVS provided through facilities located at least in part in the public rights-of-way without regard to delivery technology, including internet protocol technology. This definition does not include any video programming provided by a commercial mobile service provider defined in 47 USC 332(d) or provided solely as part of, and via, a service that enables users to access content, information, electronic mail, or other services offered over the public internet.
- U. “Video service provider” or “Provider” means a person authorized under the Act to provide video service.
- V. “Video service provider fee” means the amount paid by a video service provider or incumbent video provider under Section 6 of the Act and Section VI of this Agreement.

II. Requirements of the Provider

- A. An unfranchised Provider will not provide video services in any local unit of government without first obtaining a uniform video service local franchise agreement as provided under **Section 3 of the Act** (except as otherwise provided by the Act).
- B. The Provider shall file in a timely manner with the Federal Communications Commission all forms required by that agency in advance of offering video service in Michigan.
- C. The Provider agrees to comply with all valid and enforceable federal and state statutes and regulations.
- D. The Provider agrees to comply with all valid and enforceable local regulations regarding the use and occupation of public rights-of-way in the delivery of the video service, including the police powers of the Franchising Entity.
- E. The Provider shall comply with all Federal Communications Commission requirements involving the distribution and notification of federal, state, and local emergency messages over the emergency alert system applicable to cable operators.
- F. The Provider shall comply with the public, education, and government programming requirements of Section 4 of the Act.
- G. The Provider shall comply with all customer service rules of the Federal Communications Commission under 47 CFR 76.309 (c) applicable to cable operators and applicable provisions of the Michigan Consumer Protection Act, 1976 PA 331, MCL 445.901 to 445.922.
 - i. Including but not limited to: MCL 445.902; MCL 445.903 (1)(a) through 445.903(1)(cc); MCL 445.903(1)(ff) through (jj); MCL 445.903(2); MCL 445.905; MCL 445.906; MCL 445.907; MCL 445.908; MCL 445.910; MCL 445.911; MCL 445.914; MCL 445.915; MCL 445.916; MCL 445.918.
- H. The Provider agrees to comply with in-home wiring and consumer premises wiring rules of the Federal Communications Commission applicable to cable operators.
- I. The Provider shall comply with the Consumer Privacy Requirements of 47 USC 551 applicable to cable operators.
- J. If the Provider is an incumbent video provider, it shall comply with the terms which provide insurance for right-of-way related activities that are contained in its last cable franchise or consent agreement from the Franchising Entity entered before the effective date of the Act.
- K. The Provider agrees that before offering video services within the boundaries of a local unit of government, the video Provider shall enter into a Franchise Agreement with the local unit of government as required by the Act.
- L. The Provider understands that as the effective date of the Act, no existing Franchise Agreement with a Franchising Entity shall be renewed or extended upon the expiration date of the Agreement.
- M. The Provider provides an exact description of the video service area footprint to be served, pursuant to **Section 2(3)(e) of the Act**. If the Provider is not an incumbent video Provider, the date on which the Provider expects to provide video services in the area identified under **Section 2(3)(e) of the Act** must be noted. The Provider will provide this information in Attachment 1 - Uniform Video Service Local Franchise Agreement.
- N. The Provider is required to pay the Provider fees pursuant to **Section 6 of the Act**.

III. Provider Providing Access

- A. The Provider shall not deny access to service to any group of potential residential subscribers because of the race or income of the residents in the local area in which the group resides.
- B. It is a defense to an alleged violation of Paragraph A if the Provider has met either of the following conditions:
 - i. Within 3 years of the date it began providing video service under the Act and the Agreement; at least 25% of households with access to the Provider's video service are low-income households.
 - ii. Within 5 years of the date it began providing video service under the Act and Agreement and from that point forward, at least 30% of the households with access to the Provider's video service are low-income households.
- C. **[If the Provider is using telecommunication facilities]** to provide video services and has more than 1,000,000 telecommunication access lines in Michigan, the Provider shall provide access to its video service to a number of households equal to at least 25% of the households in the provider's telecommunication

service area in Michigan within 3 years of the date it began providing video service under the Act and Agreement and to a number not less than 50% of these households within 6 years. **The video service Provider is not required to meet the 50% requirement in this paragraph until 2 years after at least 30% of the households with access to the Provider's video service subscribe to the service for 6 consecutive months.**

- D. The Provider may apply to the Franchising Entity, and in the case of paragraph C, the Commission, for a waiver of or for an extension of time to meet the requirements of this section if 1 or more of the following apply:
 - i. The inability to obtain access to public and private rights-of-way under reasonable terms and conditions.
 - ii. Developments or buildings not being subject to competition because of existing exclusive service arrangements.
 - iii. Developments or buildings being inaccessible using reasonable technical solutions under commercial reasonable terms and conditions.
 - iv. Natural disasters
 - v. Factors beyond the control of the Provider
- E. The Franchising Entity or Commission may grant the waiver or extension only if the Provider has made substantial and continuous effort to meet the requirements of this section. If an extension is granted, the Franchising Entity or Commission shall establish a new compliance deadline. If a waiver is granted, the Franchising Entity or Commission shall specify the requirement or requirements waived.
- F. The Provider shall file an annual report with the Franchising Entity and the Commission regarding the progress that has been made toward compliance with paragraphs B and C.
- G. Except for satellite service, the provider may satisfy the requirements of this paragraph and Section 9 of the Act through the use of alternative technology that offers service, functionality, and content, which is demonstrably similar to that provided through the provider's video service system and may include a technology that does not require the use of any public right-of-way. The technology utilized to comply with the requirements of this section shall include local public, education, and government channels and messages over the emergency alert system as required under Paragraph II(E) of this Agreement.

IV. Responsibility of the Franchising Entity

- A. The Franchising Entity hereby grants authority to the Provider to provide Video Service in the Video Service area footprint, as described in this Agreement and Attachments, as well as the Act.
- B. The Franchising Entity hereby grants authority to the Provider to use and occupy the Public Rights-of-way in the delivery of Video Service, subject to the laws of the state of Michigan and the police powers of the Franchising Entity.
- C. The Franchising Entity shall notify the Provider as to whether the submitted Franchise Agreement is complete as required by the Act within 15 business days after the date that the Franchise Agreement is filed. If the Franchise Agreement is not complete, the Franchising Entity shall state in its notice the reasons the Franchise Agreement is incomplete. The Franchising Entity cannot declare an application to be incomplete because it may dispute whether or not the applicant has properly classified certain material as "confidential."
- D. The Franchising Entity shall have 30 days after the submission date of a complete Franchise Agreement to approve the agreement. If the Franchising Entity does not notify the Provider regarding the completeness of the Franchise Agreement or approve the Franchise Agreement within the time periods required under **Section 3(3) of the Act**, the Franchise Agreement shall be considered complete and the Franchise Agreement approved.
 - i. If time has expired for the Franchising Entity to notify the Provider, The Provider shall send (via mail: certified or registered, or by fax) notice to the Franchising Entity and the Commission, using Attachment 3 of this Agreement.
- E. The Franchising Entity shall allow a Provider to install, construct, and maintain a video service or communications network within a public right-of-way and shall provide the provider with open, comparable, nondiscriminatory, and competitively neutral access to the public right-of-way.
- F. The Franchising Entity may not discriminate against a video service provider to provide video service for any of the following:
 - i. The authorization or placement of a video service or communications network in public right-of-way.
 - ii. Access to a building owned by a governmental entity.
 - iii. A municipal utility pole attachment.
- G. The Franchising Entity may impose on a Provider a permit fee only to the extent it imposes such a fee on incumbent video providers, and any fee shall not exceed the actual, direct costs incurred by the Franchising Entity for issuing the relevant permit. A fee under this section shall not be levied if the Provider already has

paid a permit fee of any kind in connection with the same activity that would otherwise be covered by the permit fee under this section or is otherwise authorized by law or contract to place the facilities used by the Provider in the public right-of-way or for general revenue purposes.

- H. The Franchising Entity shall not require the provider to obtain any other franchise, assess any other fee or charge, or impose any other franchise requirement than is allowed under the Act and this Agreement. For purposes of this Agreement, a franchise requirement includes but is not limited to, a provision regulating rates charged by video service providers, requiring the video service providers to satisfy any build-out requirements, or a requirement for the deployment of any facilities or equipment.
- I. Notwithstanding any other provision of the Act, the Provider shall not be required to comply with, and the Franchising Entity may not impose or enforce, any mandatory build-out or deployment provisions, schedules, or requirements except as required by **Section 9 of the Act**.
- J. The Franchising Entity is subject to the penalties provided for under Section 14 of the Act.

V. Term

- A. This Franchise Agreement shall be for a period of 10 years from the date it is issued. The date it is issued shall be calculated either by (a) the date the Franchising Entity approved the Agreement, provided it did so within 30 days after the submission of a complete franchise agreement, or (b) the date the Agreement is deemed approved pursuant to **Section 3(3) of the Act**, if the Franchising Entity either fails to notify the Provider regarding the completeness of the Agreement or approve the Agreement within the time periods required under that subsection.
- B. Before the expiration of the initial Franchise Agreement or any subsequent renewals, the Provider may apply for an additional 10-year renewal under **Section 3(7) of the Act**, or the parties may mutually agree to a shorter renewal period.

VI. Fees

- A. A video service Provider shall calculate and pay an annual video service provider fee to the Franchising Entity. The fee shall be 1 of the following:
 - i. If there is an existing Franchise Agreement, an amount equal to the percentage of gross revenue paid to the Franchising Entity by the incumbent video Provider with the largest number of subscribers in the Franchising Entity.
 - ii. At the expiration of an existing Franchise Agreement or if there is no existing Franchise Agreement, an amount equal to the percentage of gross revenue as established by the Franchising Entity of 5.0 % (percentage amount to be inserted by Franchising Entity which shall not exceed 5%) and shall be applicable to all providers
- B. The fee shall be due on a quarterly basis and paid within 45 days after the close of the quarter. Each payment shall include a statement explaining the basis for the calculation of the fee.
- C. The Franchising Entity shall not demand any additional fees or charges from a provider and shall not demand the use of any other calculation method other than allowed under the Act.
- D. For purposes of this Section, "gross revenues" means all consideration of any kind or nature, including, without limitation, cash, credits, property, and in-kind contributions received by the provider from subscribers for the provision of video service by the video service provider within the jurisdiction of the franchising entity.
 - 1. **Gross revenues shall include all of the following:**
 - i. All charges and fees paid by subscribers for the provision of video service, including equipment rental, late fees, insufficient funds fees, fees attributable to video service when sold individually or as part of a package or bundle, or functionally integrated, with services other than video service.
 - ii. Any franchise fee imposed on the Provider that is passed on to subscribers.
 - iii. Compensation received by the Provider for promotion or exhibition of any products or services over the video service.
 - iv. Revenue received by the Provider as compensation for carriage of video programming on that Provider's video service.
 - v. All revenue derived from compensation arrangements for advertising to the local franchise area.
 - vi. Any advertising commissions paid to an affiliated third party for video service advertising.
 - 2. **Gross revenues do not include any of the following:**
 - i. Any revenue not actually received, even if billed, such as bad debt net of any recoveries of bad debt.
 - ii. Refunds, rebates, credits, or discounts to subscribers or a municipality to the extent not already offset by subdivision (D)(i) and to the extent the refund, rebate, credit, or discount is attributable to the video service.

- iii. Any revenues received by the Provider or its affiliates from the provision of services or capabilities other than video service, including telecommunications services, information services, and services, capabilities, and applications that may be sold as part of a package or bundle, or functionality integrated, with video service.
 - iv. Any revenues received by the Provider or its affiliates for the provision of directory or internet advertising, including yellow pages, white pages, banner advertisement, and electronic publishing.
 - v. Any amounts attributable to the provision of video service to customers at no charge, including the provision of such service to public institutions without charge.
 - vi. Any tax, fee, or assessment of general applicability imposed on the customer or the transaction by a federal, state, or local government or any other governmental entity, collected by the Provider, and required to be remitted to the taxing entity, including sales and use taxes.
 - vii. Any forgone revenue from the provision of video service at no charge to any person, except that any forgone revenue exchanged for trades, barter, services, or other items of value shall be included in gross revenue.
 - viii. Sales of capital assets or surplus equipment.
 - ix. Reimbursement by programmers of marketing costs actually incurred by the Provider for the introduction of new programming.
 - x. The sale of video service for resale to the extent the purchaser certifies in writing that it will resell the service and pay a franchise fee with respect to the service.
- E.** In the case of a video service that is bundled or integrated functionally with other services, capabilities, or applications, the portion of the video Provider's revenue attributable to the other services, capabilities, or applications shall be included in gross revenue unless the Provider can reasonably identify the division or exclusion of the revenue from its books and records that are kept in the regular course of business.
- F.** Revenue of an affiliate shall be included in the calculation of gross revenues to the extent the treatment of the revenue as revenue of the affiliate has the effect of evading the payment of franchise fees which would otherwise be paid for video service.
- G.** The Provider is entitled to a credit applied toward the fees due under **Section 6(1) of the Act** for all funds allocated to the Franchising Entity from annual maintenance fees paid by the provider for use of public rights-of-way, minus any property tax credit allowed under **Section 8 of the Metropolitan Extension Telecommunications Rights-of-Way Oversight Act (METRO Act)**, 2002 PA 48, MCL 484.3108. The credits shall be applied on a monthly pro rata basis beginning in the first month of each calendar year in which the Franchising Entity receives its allocation of funds. The credit allowed under this subsection shall be calculated by multiplying the number of linear feet occupied by the Provider in the public rights-of-way of the Franchising Entity by the lesser of 5 cents or the amount assessed under the **METRO Act**. The Provider is not eligible for a credit under this section unless the provider has taken all property tax credits allowed under the **METRO Act**.
- H.** All determinations and computations made under this section shall be pursuant to generally accepted accounting principles.
- I.** Any claims by a Franchising Entity that fees have not been paid as required under **Section 6 of the Act**, and any claims for refunds or other corrections to the remittance of the Provider shall be made within 3 years from the date the compensation is remitted.
- J.** The Provider may identify and collect as a separate line item on the regular monthly bill of each subscriber an amount equal to the percentage established under **Section 6(1) of the Act**, applied against the amount of the subscriber's monthly bill.
- K.** The Franchising Entity shall not demand any additional fees or charges from a Provider and shall not demand the use of any other calculation method other than allowed under the Act.

VII. Public, Education, and Government (PEG) Channels

- A.** The video service Provider shall designate a sufficient amount of capacity on its network to provide for the same number of public, education, and government access channels that are in actual use on the incumbent video provider system on the **effective date of the Act** or as provided under **Section 4(14) of the Act**.
- B.** Any public, education, or government channel provided under this section that is not utilized by the Franchising Entity for at least 8 hours per day for 3 consecutive months may no longer be made available to the Franchising Entity and may be programmed at the Provider's discretion. At such a time as the Franchising Entity can certify a schedule for at least 8 hours of daily programming for a period of 3 consecutive months, the Provider shall restore the previously reallocated channel.
- C.** The Franchising Entity shall ensure that all transmissions, content, or programming to be retransmitted by a video service Provider is provided in a manner or form that is capable of being accepted and retransmitted by a Provider, without requirement for additional alteration or change in the content by the Provider, over the

particular network of the Provider, which is compatible with the technology or protocol utilized by the Provider to deliver services.

- D. The person producing the broadcast is solely responsible for all content provided over designated public, education, or government channels. The video service Provider *shall not* exercise any editorial control over any programming on any channel designed for public, education, or government use.
- E. The video service Provider is not subject to any civil or criminal liability for any program carried on any channel designated for public, education, or government use.
- F. If a Franchising Entity seeks to utilize capacity pursuant to **Section 4(1) of the Act** or an agreement under **Section 13 of the Act** to provide access to video programming over one or more PEG channels, the Franchising Entity shall give the Provider a written request specifying the number of channels in actual use on the incumbent video provider's system or specified in the agreement entered into under **Section 13 of the Act**. The video service Provider shall have 90 days to begin providing access as requested by the Franchising Entity. The number and designation of PEG access channels shall be set forth in an addendum to this agreement effective 90 days after the request is submitted by the Franchising Entity.
- G. A PEG channel shall only be used for noncommercial purposes.

VIII. PEG Fees

- A. The video service Provider shall also pay to the Franchising Entity as support for the cost of PEG access facilities and services an annual fee equal to one of the following options:
 - 1. If there is an existing Franchise on the effective date of the Act, the fee (enter the fee amount 2%) paid to the Franchising Entity by the incumbent video Provider with the largest number of cable service subscribers in the Franchising Entity as determined by the existing Franchise Agreement;
 - 2. At the expiration of the existing Franchise Agreement, the amount required under (1) above, which is ~~2%~~ 0.00% of gross revenues. (The amount under (1) above is not to exceed 2% of gross revenues);
 - 3. If there is no existing Franchise Agreement, a percentage of gross revenues as established by the Franchising Entity and to be determined by a community need assessment, is _____% of gross revenues. (The percentage that is established by the Franchising Entity is not to exceed 2% of gross revenues.); and
 - 4. An amount agreed to by the Franchising Entity and the video service Provider.
- B. The fee required by this section shall be applicable to all providers, pursuant to Section 6(9) of the Act.
- C. The fee shall be due on a quarterly basis and paid within 45 days after the close of the quarter. Each payment shall include a statement explaining the basis for the calculation of the fee.
- D. All determinations and computations made under this section shall be pursuant to generally accepted accounting principles.
- E. Any claims by a Franchising Entity that fees have not been paid as required under **Section 6 of the Act**, and any claims for refunds or other corrections to the remittance of the Provider shall be made within 3 years from the date the compensation is remitted.
- F. The Provider may identify and collect as a separate line item on the regular monthly bill of each subscriber an amount equal to the percentage established under **Section 6(8) of the Act**, applied against the amount of the subscriber's monthly bill.
- G. The Franchising Entity shall not demand any additional fees or charges from a Provider and shall not demand the use of any other calculation method other than allowed under the Act.

IX. Audits

- A. No more than every 24 months, a Franchising Entity may perform reasonable audits of the video service Provider's calculation of the fees paid under **Section 6 of the Act** to the Franchising Entity during the preceding 24-month period only. All records reasonably necessary for the audits shall be made available by the Provider at the location where the records are kept in the ordinary course of business. The Franchising Entity and the video service Provider shall each be responsible for their respective costs of the audit. Any additional amount due verified by the Franchising Entity shall be paid by the Provider within 30 days of the Franchising Entity's submission of invoice for the sum. If the sum exceeds 5% of the total fees which the audit determines should have been paid for the 24-month period, the Provider shall pay the Franchising Entity's reasonable costs of the audit.
- B. Any claims by a Franchising Entity that fees have not been paid as required under **Section 6 of the Act**, and any claims for refunds or other corrections to the remittance of the provider shall be made within 3 years from the date the compensation is remitted.

X. Termination and Modification

This Franchise Agreement issued by a Franchising Entity may be terminated or the video service area footprint may be modified, except as provided under **Section 9 of the Act**, by the Provider by submitting notice to the Franchising Entity. The Provider will use Attachment 2, when notifying the Franchising Entity.

XI. Transferability

This Franchise Agreement issued by a Franchising Entity or an existing franchise of an incumbent video service Provider is fully transferable to any successor in interest to the Provider to which it is initially granted. A notice of transfer shall be filed with the Franchising Entity within 15 days of the completion of the transfer. The Provider will use Attachment 2, when notifying the Franchising Entity. The successor in interest will assume the rights and responsibilities of the original provider and will also be required to complete their portion of the Transfer Agreement located within Attachment 2.

XII. Change of Information

If any of the information contained in the Franchise Agreement changes, the Provider shall timely notify the Franchising Entity. The Provider will use Attachment 2, when notifying the Franchising Entity.

XIII. Confidentiality

Pursuant to Section 11 of the Act: Except under the terms of a mandatory protective order, trade secrets and commercial or financial information designated as such and submitted under the Act to the Franchising Entity or Commission are exempt from the Freedom of Information Act, 1976 PA 442, MCL 15.231 to 15.246 and **MUST BE KEPT CONFIDENTIAL**.

- A. The Provider may specify which items of information should be deemed “confidential.” It is the responsibility of the provider to clearly identify and segregate any confidential information submitted to the franchising entity with the following information:
“[insert PROVIDER’S NAME]
[CONFIDENTIAL INFORMATION]”
- B. The Franchising Entity receiving the information so designated as confidential is required (a) to protect such information from public disclosure, (b) exempt such information from any response to a FOIA request, and (c) make the information available only to and for use only by such local officials as are necessary to approve the franchise agreement or perform any other task for which the information is submitted.
- C. Any Franchising Entity which disputes whether certain information submitted to it by a provider is entitled to confidential treatment under the Act may apply to the Commission for resolution of such a dispute. Unless and until the Commission determines that part or all of the information is not entitled to confidential treatment under the Act, the Franchising Entity shall keep the information confidential.

XIV. Complaints/Customer Service

- A. The Provider shall establish a dispute resolution process for its customers. Provider shall maintain a local or toll-free telephone number for customer service contact.
- B. The Provider shall be subjected to the penalties, as described under **Section 14 of the Act**, and the Franchising Entity and Provider may be subjected to the dispute process as described in **Section 10 of the Act**.
- C. Each Provider shall annually notify its customers of the dispute resolution process required under **Section 10 of the Act**. Each Provider shall include the dispute resolution process on its website.
- D. Before a customer may file a complaint with the Commission under **Section 10(5) of the Act**, the customer shall first attempt to resolve the dispute through the dispute resolution process established by the Provider in **Section 10(2) of the Act**.
- E. A complaint between a customer and a Provider shall be handled by the Commission pursuant to the process as described in **Section 10(5) of the Act**.
- F. A complaint between a Provider and a franchising entity or between two or more Providers shall be handled by the Commission pursuant to the process described in **Section 10(6) of the Act**.
- G. In connection with providing video services to the subscribers, a provider shall not do any act prohibited by Section 10(1)(a-f) of the Act. The Commission may enforce compliance to the extent that the activities are not covered by **Section 2(3)(l) in the Act**.

XV. Notices

Any notices to be given under this Franchise Agreement shall be in writing and delivered to a Party personally, by facsimile or by certified, registered, or first-class mail, with postage prepaid and return receipt requested, or by a nationally recognized overnight delivery service, addressed as follows:

If to the Franchising Entity:
(must provide street address)

Township of Genoa

**2911 Dorr Road
Brighton, MI 48116**

Attn: Township Clerk

If to the Provider:
(must provide street address)

DIRECTV, LLC

**2260 E. Imperial Highway
El Segundo, CA 90245**

**Attn: Scott Alexander, Senior Director – External
Affairs**

e-mail address(s): clerk@genoa.org

Email address: scott.alexander@directv.com

Or such other addresses or facsimile numbers as the Parties may designate by written notice from time to time.

XVI. Miscellaneous

- A.** Governing Law. This Franchise Agreement shall be governed by, and construed in accordance with, applicable Federal laws and laws of the State of Michigan.
- B.** The parties to this Franchise Agreement are subject to all valid and enforceable provisions of the Act.
- C.** Counterparts. This Agreement may be signed in one or more counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same agreement.
- D.** Power to Enter. Each Party hereby warrants to the other Party that it has the requisite power and authority to enter into this Franchise Agreement and to perform according to the terms hereof.
- E.** The Provider and Franchising Entity are subject to the provisions of 2006 Public Act 480.

IN WITNESS WHEREOF, the Parties, by their duly authorized representatives, have executed this Franchise Agreement.

Township of Genoa, a Michigan municipal corporation

DIRECTV, LLC, a California limited liability company

By

Print Name

Title

Address

2911 Dorr Road

City, State, Zip

Brighton, MI 48116

Phone

Fax

e-mail

By



Print Name

Scott J. Alexander

Title

Senior Director – External Affairs

Address

2260 E. Imperial Highway

City, State, Zip

El Segundo, California 90245

Phone

(214) 202-3185

Fax

None

Email

scott.alexander@directv.com

FRANCHISE AGREEMENT

(Franchising Entity to Complete)

Date submitted:

Date completed and approved:

ATTACHMENT 1

UNIFORM VIDEO SERVICE LOCAL FRANCHISE AGREEMENT (Pursuant To 2006 Public Act 480) (Form must be typed)

Date: February 2, 2026		
Applicant's Name: DIRECTV, LLC		
Address 1: 2260 E. Imperial Highway		
Address 2:		Phone: (310) 612-6886
City: El Segundo	State: California	Zip: 90245
Federal I.D. No. (FEIN): 95-4511940		

Company executive officers:

Name(s): Brian M. Regan
Title(s): Senior Vice President and Assistant Secretary

Person(s) authorized to represent the company before the Franchising Entity and the Commission:

Name: Scott J. Alexander or his designee(s)		
Title: Senior Director - External Affairs		
Address: 2260 E. Imperial Highway, El Segundo, California 90245		
Phone: (214) 202-3185	Fax: None	Email: scott.alexander@directv.com

Describe the video service area footprint as set forth in Section 2(3e) of the Act. (An exact description of the video service area footprint to be served, as identified by a geographic information system digital boundary meeting or exceeding national map accuracy standards.)

SEE ATTACHED MAP LABELED AS ATTACHMENT A

The Video Service Area Footprint is set forth in a map, attached as Attachment A, which is created using Expanded Geographic Information System (EGIS) software and thus, meets the requirements of Section 2(3)(e) of Act 480. The map identifies the Video Service Area Footprint in terms of wire centers or exchanges serving the Township of Genoa,

[**Option A:** for Providers that Options B and C are not applicable, a description based on a geographic information system digital boundary meeting or exceeding national map accuracy standards]

[**Option B:** for Providers with 1,000,000 or more access lines in Michigan using telecommunication facilities to provide Video Service, a description based on entire wire centers or exchanges located in the Franchising Entity]

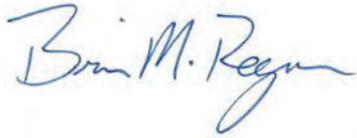
[**Option C:** for an Incumbent Video Service Provider, it satisfies this requirement by allowing the Franchising Entity to seek right-of-way information comparable to that required by a permit under the METRO Act as set forth in its last cable franchise or consent agreement from the Franchising Entity entered into before the effective date of the Act]

Pursuant to Section 2(3)(d) of the Act, if the Provider is not an incumbent video Provider, provide the date on which the Provider expects to provide video services in the area identified under Section 2(3)(e) (the Video Service Area Footprint).

For All Applications:

**Verification
(Provider)**

I, Brian M. Regan, of lawful age, and being first duly sworn, now states: As an officer of the Provider, I am authorized to do and hereby make the above commitments. I further affirm that all statements made above are true and correct to the best of my knowledge and belief.

<i>Name and Title (printed):</i> Brian M. Regan, Senior Vice President and Assistant Secretary	
<i>Signature:</i> 	<i>Date:</i> February 2, 2026

(Franchising Entity)

Township of Genoa, a Michigan municipal corporation

By

Print Name

Title

Address

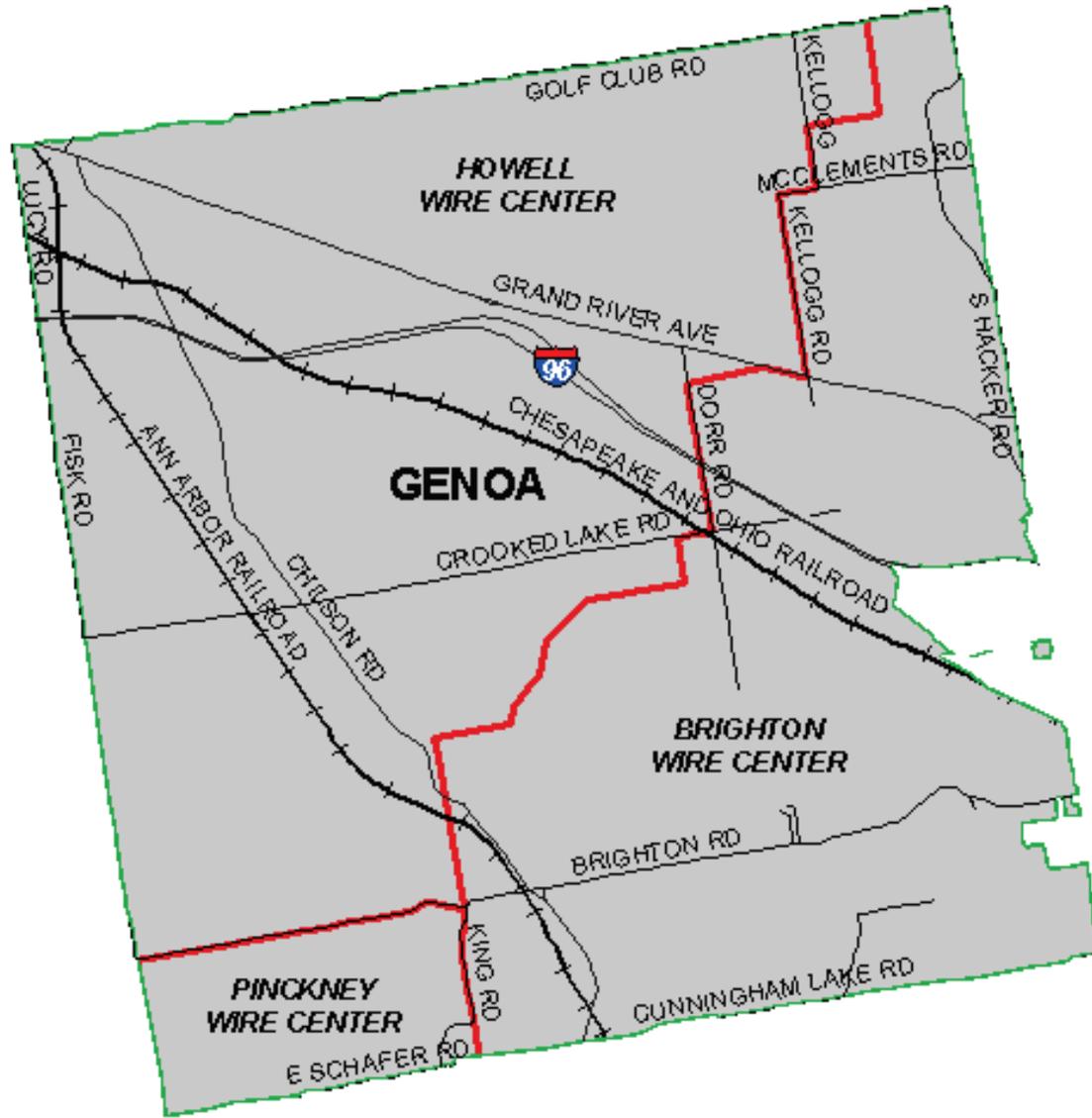
City, State, Zip

Phone

Date:

e-mail

Genoa, Michigan



Legend

- Roads
- +— Railroads
- ▭ Municipal Boundary Lines
- ▭ Wire Center Bounds

Note: The street names of certain municipal boundary lines may not appear.