



AGENDA - City Council

DATE: July 14, 2025 7:00 PM City Council Chambers

- I. Call to Order
- II. Roll Call
- III. Pledge of Allegiance
- IV. Approval of Consent Agenda
 - I. Approval of June 9, 2025, Council Meeting Minutes
 - II. Committee & Commissions Report
 - III. Manager/Public Safety Report
 - IV. Approve PAATS Board Representation
 - V. Decertification/Vacation of Trombley Road
- V. Public Comment (Agenda Items)
- VI. Approval of Regular Agenda
 - I. July 14th FY 2024/25 State of the City address
- VII. Unfinished Business
- VIII. New Business
 - I. Library Board Presentation
 - II. Approve Nickel and Saph Insurance Renewal
 - III. Approve CCTV/Cleaning Bid Recommendation
 - IV. 2025 Water Main Construction Services
 - V. Approve Movie Projector Purchase
 - VI. Recreation Commission Appointment
 - VII. Listing of Alter Rd Properties 2170,2174,2180,2186,2194,2226,2500
- IX. Council Comment
- X. Public Comment (Non-Agenda Items)
- XI. Adjournment

Public Comment: Public Comments are limited to three minutes.

Recording: The meeting will be recorded and posted to the Official City of Grosse Pointe Park YouTube Channel.



**CITY OF GROSSE POINTE PARK, MICHIGAN
MEETING OF THE CITY COUNCIL
June 9, 2025, at 7:00 P.M.**

CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Mayor Hodges and opened with the Pledge of Allegiance to the Flag. The meeting convened at the Council Chambers of the Municipal Building, 15115 E. Jefferson, Grosse Pointe Park, Wayne County, Michigan 48230.

ROLL CALL

PRESENT MEMBERS: Councilmembers Kolar, Gallagher, Mayor Pro-Tem Caulfield, Wiener, Dreaver, McMillan, and Mayor Hodges.

EXCUSED: None

ALSO PRESENT: City Attorney- Morgan Martin, City Manager- Nick Sizeland, City Clerk- Bridgette Bowdler, Finance Director- Ginger Moriarty, Deputy Treasurer/Finance Director- Mateusz Tylecki.

APPROVAL OF CONSENT AGENDA

25-68

Motion by Councilmember Kolar, seconded by Mayor Pro-Tem Caulfield, to approve the Consent Agenda.

- I. Approval of May 19, 2025, Minutes
- II. Committee & Commissions Report
- III. City Manager/Public Safety Report
- IV. Pollinator Week Proclamation
- V. Pride Month Resolution
- VI. Juneteenth Resolution

AYES: Councilmembers Kolar, Gallagher, Mayor Pro-Tem Caulfield, Wiener, Dreaver, McMillan and Mayor Hodges

NAYS: None

Motion Carries Unanimously

PUBLIC COMMENT (AGENDA ITEMS):

2 public comments were made.

25-69

Motion by Councilmember Wiener, seconded by Councilmember McMillan, to approve the regular agenda.

AYES: Councilmembers Kolar, Gallagher, Mayor Pro-Tem Caulfield, Wiener, Dreaver, McMillan and Mayor Hodges

NAYS: None

Motion Carries Unanimously

UNFINISHED BUSINESS: None

NEW BUSINESS:

25-70

Motion by Councilmember Wiener, seconded by Mayor Pro-Tem Caulfield, to approve the FY2025 Budget Amendments.

AYES: Councilmembers Kolar, Gallagher, Mayor Pro-Tem Caulfield, Wiener, Dreaver, McMillan and Mayor Hodges

NAYS: None

Motion Carries Unanimously

25-71

Motion by Councilmember Wiener, seconded by Mayor Pro-Tem Caulfield, to recognize the city's current financial banking institution; and to adopt by resolution other acceptable depositories for the purpose of investing the city's surplus funds in compliance with Public Act 20.

AYES: Councilmembers Kolar, Gallagher, Mayor Pro-Tem Caulfield, Wiener, Dreaver, McMillan and Mayor Hodges

NAYS: None

Motion Carries Unanimously

25-72

Motion by Councilmember Wiener, seconded by Mayor Pro-Tem Caulfield, to adopt FY2025-2026 City's Summer & Winter Operating & Extra-Voted Millage Rates.

AYES: Councilmembers Kolar, Gallagher, Mayor Pro-Tem Caulfield, Wiener, Dreaver, McMillan and Mayor Hodges

NAYS: None

Motion Carries Unanimously

25-73

Motion by Mayor Pro-Tem Caulfield, second by Councilmember McMillan, to approve and authorize the Special Assessment Role.

AYES: Councilmembers Kolar, Gallagher, Mayor Pro-Tem Caulfield, Wiener, Dreaver, McMillan and Mayor Hodges

NAYS: None

Motion Carries Unanimously

25-74

Motion by Councilmember Wiener, seconded by Councilmember McMillan, to adopt resolution to establish the Internal Service Fund.

AYES: Councilmembers Kolar, Gallagher, Mayor Pro-Tem Caulfield, Wiener, Dreaver, McMillan and Mayor Hodges

NAYS: None

Motion Carries Unanimously

25-75

Motion by Councilmember McMillan, seconded by Councilmember Wiener, to approve the FY 2025/2026 Fee Schedule as presented.

AYES: Councilmembers Kolar, Gallagher, Mayor Pro-Tem Caulfield, Wiener, Dreaver, McMillan and Mayor Hodges

NAYS: None

Motion Carries Unanimously

25-76

Motion by Mayor Pro-Tem Caulfield, seconded by Councilmember Wiener, to adopt the City Council Resolution increasing Priority Wastes contract agreement recycling services rate to \$7.25 per month.

AYES: Councilmembers Kolar, Gallagher, Mayor Pro-Tem Caulfield, Wiener, Dreaver, McMillan and Mayor Hodges

NAYS: None

Motion Carries Unanimously

25-77

Motion by Councilmember Wiener, seconded by Councilmember Dreaver, to amend the proposed water and sewer rate from 18% to 23%.

AYES: Councilmembers Kolar, Mayor Pro-Tem Caulfield, Wiener, Dreaver, McMillan and Mayor Hodges

NAYS: Councilmember Gallagher

Motion Carries

25-78

Motion by Councilmember Wiener, seconded by Councilmember Dreaver, to adopt FY25-26 water, sewer and industrial rates 23% increase.

AYES: Councilmembers Kolar, Mayor Pro-Tem Caulfield, Wiener, Dreaver, McMillan and Mayor Hodges

NAYS: Councilmember Gallagher

Motion Carries

25-79

Motion by Councilmember Wiener, seconded by Mayor Pro-Tem Caulfield, to open the public hearing on the proposed budget for FY25/26 as provided for in section 8.53 budget hearing of the city charter.

AYES: Councilmembers Kolar, Gallagher, Mayor Pro-Tem Caulfield, Wiener, Dreaver, McMillan and Mayor Hodges

NAYS: None

Motion Carries Unanimously

**STATE OF MICHIGAN
COUNTY OF WAYNE
CITY OF GROSSE POINTE PARK**

Resolution to amend the FY2024-2025 Expenditure Budgets

At a regular meeting of the City Council for the City of Grosse Pointe Park (the "Council"), held at City Hall located at 15115 E Jefferson Ave, Grosse Pointe Park, Michigan on June 09, 2025, at 7:00 p.m. the following resolution was offered:

Present Members: Kolar, Gallagher, Mayor Pro Tem Caulfield, Wiener, Dreaver, McMillan,
Mayor Hodges.

Absent Members: None

Motion by Councilmember Wiener seconded by Mayor Pro Tem Caulfield to adopt the following resolution:

WHEREAS, the Uniform Budgeting and Accounting Act requires that a City Council prepare a budget amendment as soon as it is apparent that a deviation from the original budget is necessary and the amount can be determined; and,

WHEREAS, the referenced amendments are reflective of activity incurred in the fiscal year budget since the adoption of the FY2025 budget approved on May 13, 2024, and;

WHEREAS, The City Council of Grosse Pointe Park was presented with a proposed budget amendment for Fiscal/Calendar Year 2024-2025 as attached; and,

WHEREAS, the City Council is satisfied with the proposed budget amendment; and,

WHEREAS, the Council authorizes the Finance Director to both recognize General Fund revenue in the amount of \$90,300 and to appropriate fund balance in the amount of \$125,300; and,

WHEREAS, the Council authorizes the Finance Director to recognize Local Roads Fund revenues in the amount of \$4,100; and,

WHEREAS, the Council authorizes the Finance Director to recognize Rubbish Collection revenues in the amount of \$6,400; and,

WHEREAS, the Council authorizes the Finance Director to recognize Building Inspection revenues in the amount of \$6,500; and,

WHEREAS, the Council authorizes the Finance Director recognize Downtown Development Authority Fund revenues of \$8,100; and,

WHEREAS, the Council authorizes the Finance Director to recognize Tax Increment Financing Authority revenues in the amount of \$194,900 and to appropriate fund balance in the amount of \$18,500; and,

WHEREAS, the Council authorizes the Finance Director to recognize Municipal Road Fund revenues of \$235,000 and to appropriate fund balance in the amount of \$153,000; and,

WHEREAS, the Council authorizes the Finance Director to appropriate the Water & Sewer Infrastructure Fund net position in the amount of \$451,600.

NOW, THEREFORE BE IT RESOLVED that the City of Grosse Pointe Park Council Members hereby adopt this Resolution 2025-06-09-25-70 authorizing the Finance Director to recognize 2025 revenue sources and to appropriate -fund balance for governmental funds and to appropriate net position for enterprise funds by amending the fiscal year 2025 budget as outlined in the attached.

RESOLUTION DECLARED ADOPTED

At a regular meeting of the City Council for the City of Grosse Pointe Park held on June 09, 2025, at 7:00 p.m., the following roll call vote was taken:

YEAS: Councilmembers Kolar, Gallagher, Mayor Pro-Tem Caulfield, Wiener, Dreaver, McMillan, and Mayor Hodges.

NAYS: None

Motion Carried Unanimously

CERTIFICATION

STATE OF MICHIGAN)
) ss.
COUNTY OF WAYNE)

I, the undersigned, the duly qualified City Clerk of the City of Grosse Pointe Park, Wayne County, Michigan, do hereby certify that the foregoing is a true and complete copy of proceedings taken by the City Council of the City of Grosse Pointe Park, at a regular meeting held on the 9th day of June 2025.

IN WITNESS WHEREOF, I have hereunto set my official signature, this 9th day of June 2025.

Bridgette Bowdler, City Clerk
City of Grosse Pointe Park

25-80

Motion by Councilmember Kolar, seconded by Mayor Pro-Tem Caulfield, to amend the 2025-2026 General Fund Budget. Approve the 2025-2026 Special Revenue Budget. Approve the 2025-2026 Debt Fund Budgets. Approve the 2025-2026 Proprietary Budgets with amendment of 23% rate increase for the water and sewer fund.

AYES: Councilmembers Kolar, Gallagher, Mayor Pro-Tem Caulfield, Wiener, Dreaver, McMillan and Mayor Hodges

NAYS: None

Motion Carries Unanimously

**STATE OF MICHIGAN
COUNTY OF WAYNE
CITY OF GROSSE POINTE PARK**

**RESOLUTION TO APPROVE
2025-2026 GENERAL FUND, SPECIAL REVENUE FUNDS, DEBT SERVICE, AND
ENTERPRISE FUNDS BUDGETS**

At a regular meeting of the City Council for the City of Grosse Pointe Park (the "Council"), held at City Hall located at 15115 E Jefferson Ave, Grosse Pointe Park, Michigan on June 09, 2025, at 7:00 p.m. the following resolution was offered:

Present Members: Kolar, Gallagher, Mayor Pro Tem Caulfield, Wiener, Dreaver, McMillan, Mayor Hodges

Absent Members: None

Motion by Councilmember Kolar seconded by Mayor Pro Tem Caulfield to adopt the following resolution:

SECTION 1 - TITLE

WHEREAS, this resolution shall be known as the City of Grosse Pointe Park 2025-2026 General Appropriations Act; and,

SECTION 2 – CHIEF ADMINISTRATIVE OFFICER

WHEREAS, the City Manager in accordance with Section 4.8 of the City Charter shall be the Chief Administrative Officer enumerated in this Act; and,

SECTION 3 – FISCAL OFFICER

WHEREAS, the City Comptroller (Finance Director/Treasurer) in accordance with Section 4.11 of the City Charter shall be the general fiscal officer and shall perform the duties of the Fiscal Officer enumerated in this Act; and,

SECTION 4 – PUBLIC HEARING ON THE BUDGET

WHEREAS, pursuant to Section 8.3 of the City Charter, notice of a public hearing on the proposed budget was digitally published on the City's website for inspection on May 2, 2025, in accordance with the law which requires notice to be published at least seven days (one week) prior to the public hearing; and,

WHEREAS, a public hearing on the proposed budget was held on June 09, 2025; and,

SECTION 5 – ESTIMATED REVENUES

WHEREAS, estimated city's general fund revenues for fiscal year 2025-2026, including a general operating millage of 10.4144 mills; public relation millage of 0.0599, the 2018 public safety millage of 2.5265 mill, and various miscellaneous revenues shall total \$14,479,900; and,

SECTION 6 – MILLAGE LEVY

WHEREAS, The City of Grosse Point Park Council shall cause to be levied and collected the general property tax on all real and personal property within the City upon the summer and winter tax roll in an amount equal to 18.7705 mills as authorized under state law and approved by the electorate; and,

SECTION 7 – ESTIMATED EXPENDITURES

WHEREAS, estimated City General Fund expenditures for fiscal year 2026 for the various city departments are as follows:

General Fund Department	Amount
City Council	\$ 63,300
Municipal Court	\$ 388,200
City Manager	\$ 451,800
General Government	\$ 318,900
Elections	\$ 76,100
Finance	\$ 294,100
City Clerk	\$ 331,800
Treasury	\$ 261,500
Assessing	\$ 80,900
Personnel/Human Resources	\$ 67,400
Municipal Insurance/Liabilities	\$ 166,900
Public Safety	\$ 8,039,300
Communication/Dispatch	\$ 690,800
Building & Grounds	\$ 598,500
Parks & Recreation	\$ 1,430,800
Tompkins Center	\$ 64,400
Lavin's Center/Fitness	\$ 822,600
Debt Service	\$ 189,600
Interfund Transfers Out	\$ 12,800
Total Financing Uses (Expenditures)	\$ 14,349,700
Total Financing Sources (Revenue)	\$ 14,479,900

Finance Sources (Revenue) net Finance Uses (Expenditures)

\$
130,200

WHEREAS, estimated City's Special Revenue Funds, Debt Service Fund, and Enterprise Funds for fiscal year 2025-2026 for the various city funds are as follows:

Special Revenue Funds	Revenue	Expenditures	Net Rev/Exp
Major Street Funds	\$ 1,047,000.00	\$ 1,039,300.00	\$ 7,700.00
Local Street Funds	\$ 589,400.00	\$ 572,100.00	\$ 17,300.00
Municipal Street Funds	\$ 1,036,300.00	\$ 905,000.00	\$ 131,300.00
Rubbish Collection Fund	\$ 1,380,400.00	\$ 1,133,400.00	\$ 247,000.00
Building Department Fund	\$ 425,100.00	\$ 473,100.00	\$ (48,000.00)
Downtown Development Fund	\$ 141,400.00	\$ 149,900.00	\$ (8,500.00)
Tax Increment Finance Authority	\$ 1,460,500.00	\$ 1,206,900.00	\$ 253,600.00
Indigent Defense Fund	\$ 28,300.00	\$ 22,500.00	\$ 5,800.00
Law Enforcement (SRT) Fund	\$ 27,500.00	\$ 27,500.00	\$ -
Community Development Block Grant	\$ 20,000.00	\$ 20,000.00	\$ -
Debt Service Fund	Revenue	Expenditures	Net Rev/Exp
2007 General Obligation Bond (Millage)	\$ 666,100.00	\$ 643,500.00	\$ 22,600.00
Enterprise Funds	Revenue	Expenditures	Net Rev/Exp
Recycling Collection Fund	\$ 388,000.00	\$ 369,500.00	\$ 18,500.00
Water & Sewer Fund	\$ 8,338,500.00	\$ 7,770,100.00	\$ 568,400.00
Marina Fund	\$ 439,500.00	\$ 222,400.00	\$ 217,100.00
Water & Sewer Infrastructure Fund	\$ 2,459,900.00	\$ 2,460,000.00	\$ (100.00)

SECTION 8 – ADOPTION OF BUDGET BY REFERENCE

WHEREAS, the General Fund budget of the City of Grosse Pointe is hereby adopted by reference, with revenues and activity expenditures as indicated in Section 5 and 7 of this Act; and,

WHEREAS, the Special Revenue Funds of the City of Grosse Pointe Park is hereby adopted by reference, with revenues and activity expenditures as indicated in Section 7 of this Act; and,

WHEREAS, the Debt Service Fund of the City of Grosse Pointe Park is hereby adopted by reference, with revenues and activity expenditures as indicated in Section 7 of this Act; and,

WHEREAS, the Proprietary Fund budgets of the City of Grosse Pointe Park is hereby adopted by reference, with revenues and activity expenditures as indicated in Section 7 of this Act; and,

SECTION 9 – ADOPTION OF BUDGET BY APPROPRIATION

WHEREAS, City Council officials responsible for the expenditures authorized in the budget may expend city funds up to, but not to exceed, the total appropriations authorized and approves and authorizes the City Finance Director to make necessary department budget cancelations and reallocations as needed; and,

WHEREAS, the estimated revenues approved in total, and appropriations hereby authorized at the department level (lump sum) within the general funds; and,

WHEREAS, authorized budget can only be reallocated within the department (lump sum) of the General Fund and may not be reallocated to or from one department to another department or from the General Fund to any another Fund without prior approval by the City Council; and,

WHEREAS, the estimated revenues approved in total, and appropriations hereby authorized at the fund level (lump sum) within the special revenue and proprietary funds; and,

WHEREAS, authorized budget can only be reallocated within the fund (lump sum) of the Special Revenue & Enterprise Funds and may not be reallocated to or from one Fund to another Fund without prior approval by the City Council; and,

SECTION 10 – APPROPRIATION NOT A MANDATE TO SPEND

WHEREAS, appropriations will be deemed maximum authorizations to incur expenditures. The Chief Administrative Officer shall exercise supervision and control to ensure that expenditures are within appropriations in accordance with the City Charter and the City's Procurement Policy, and shall not issue any purchase order for expenditures that exceed appropriations; and,

SECTION 11 – PERIODIC FISCAL REPORTS

WHEREAS, it will be necessary for the Council to receive regular updates on the financial position of each department relative to their expenditures and revenue, the Fiscal Officer shall submit to the City Council of Grosse Pointe Park reports of financial operations reporting on the actual financial condition of the funds; and,

SECTION 12 – LIMIT ON OBLIGATIONS AND PAYMENTS

WHEREAS, no obligation shall be incurred against, and no payment shall be made from any appropriation account unless there is sufficient unencumbered balance in the appropriation and sufficient funds are or will be available to meet the obligation; and,

SECTION 13 – BUDGET MONITORING

WHEREAS, it is the responsibility of the Chief Administrative Officer, Finance Officer, and the City Council to serve as solid fiduciaries of the monies of the City of Grosse Pointe Park, whenever it appears to the Chief Administrative Officer or the City Council that the actual and probable revenues in any fund will be less than the estimated revenues upon which appropriations from such funds were based, and when it appears that expenditures shall exceed an appropriation, the Chief Administrative Officer shall present to the City Council 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; and,

WHEREAS, the City Council made a motion and amended the original All Funds Budget resolution as presented June 09, 2025 council agenda packet for the 592 Water and Sewer Fund Revenues to reflect the recommended water rate studies 23% Water and Sewer Sales Revenue from the Bendzinski Company's; and,

SECTION 14 – COUNCIL ADOPTION

LET IT BE RESOLVED, that estimates of anticipated revenues and proposed appropriations are hereby adopted as contained in the accompanying summary documents as follows,

RESOLVED, that estimates of revenues are adopted in total by fund and appropriations are hereby authorized at the department function level (lump sum) of the city's General Fund; be it further,

RESOLVED, that estimates of revenues are adopted in total and appropriations for remaining governmental funds are approved in total for each fund (lump sum) for all the Special Revenue Funds and the Debt Service Fund; be it further,

RESOLVED, that estimates of revenues and appropriations for the Downtown Development Authority and Tax Increment Finance Authority are adopted in total (lump sum) for each component unit; be it further,

RESOLVED, that estimates of revenues are adopted in total and appropriations for the Water and Sewer Fund, the Water and Sewer Infrastructure Fund, the Recycling Collection Fund, and the Marina Fund are approved in total (lump sum) for each of the Enterprise fund; be it further,

NOW, THEREFORE, BE IT RESOLVED that The City of Grosse Pointe Park City Council does hereby approve the Resolution authorizing the adoption of the FY2025-2026 Budgets as outlined with the amending motion to reflect the 23% water

and sewer sales revenues and the budget as attached, for All Funds in accordance with the terms and conditions contained herein.

RESOLUTION DECLARED ADOPTED

At a regular meeting of the City Council for the City of Grosse Pointe Park held on June 09, 2025, the following roll call vote was taken:

Ayes: Kolar, Mayor Pro Tem Caulfield, Wiener, Dreaver, McMillan, Mayor Hodges

Nays: Councilmember Gallagher

Adopted: Regular Meeting of the City Council meeting on June 09, 2025

CERTIFICATION

STATE OF MICHIGAN)
) ss.
COUNTY OF WAYNE)

I, the undersigned, the duly qualified City Clerk of the City of Grosse Pointe Park, Wayne County, Michigan, do hereby certify that the foregoing is a true and complete copy of proceedings taken by the City Council of the City of Grosse Pointe Park, at a regular meeting held on the 9th day of June 2025.

IN WITNESS WHEREOF, I have hereunto set my official signature, this 9th day of June 2025.

Bridgette Bowdler, City Clerk
City of Grosse Pointe Park

25-81

Motion by Councilmember Weiner, seconded by Mayor Pro-Tem Caulfield, approve the 2025-2026 General Fund Budget. Approve the 2025-2026 Special Revenue Budget. Approve the 2025-2026 Debt Fund Budgets. Approve the 2025-2026 Proprietary Budgets with amendment to line 592 to reflect amendment to revenue for water and sewer rates.

AYES: Councilmembers Kolar, Gallagher, Mayor Pro-Tem Caulfield, Wiener, Dreaver, McMillan and Mayor Hodges

NAYS: None

Motion Carries Unanimously

25-82

Motion by Councilmember McMillan, seconded by Councilmember Dreaver, to approve the summer City Hall schedule on a trial basis from July 7th – August 28, 2025.

AYES: Councilmembers Kolar, Wiener, Dreaver, McMillan and Mayor Hodges

NAYS: Councilmember Gallagher, Mayor Pro-Tem Caulfield

Motion Carries

25-83

Motion by Councilmember Wiener, seconded by Councilmember McMillan, to approve the resolution authorizing the sale of property located at 1269-1275 Wayburn Rd for the amount of \$57,000.

AYES: Councilmembers Kolar, Gallagher, Mayor Pro-Tem Caulfield, Wiener, Dreaver, McMillan and Mayor Hodges

NAYS: None

Motion Carries Unanimously

25-84

Motion by Councilmember Wiener, seconded by Councilmember Dreaver, to Amend the Agenda to move Council comment and public comment before the Closed Session.

AYES: Councilmembers Kolar, Gallagher, Mayor Pro-Tem Caulfield, Wiener, Dreaver, McMillan and Mayor Hodges

NAYS: None

Motion Carries Unanimously

PUBLIC COMMENT (NON-AGENDA ITEMS):

1 public comment was made.

25-85

Motion by Councilmember Wiener, seconded by Councilmember McMillan, per MCL 15.268(h) to move into closed session.

AYES: Councilmembers Kolar, Gallagher, Mayor Pro-Tem Caulfield, Wiener, Dreaver, McMillan and Mayor Hodges

NAYS: None

Motion Carries Unanimously

25-86

Motion by Councilmember Wiener, seconded by Councilmember Dreaver, to approve to move back into Open Session.

AYES: Councilmembers Kolar, Gallagher, Mayor Pro-Tem Caulfield, Wiener, Dreaver, McMillan and Mayor Hodges

NAYS: None

Motion Carries Unanimously

ADJOURNMENT

Motion by Councilmember Wiener, seconded by Councilmember McMillan, to approve to adjourn the meeting.

AYES: Council members Kolar, Gallagher, Mayor Pro-Tem Caulfield, Wiener, Dreaver, McMillan and Mayor Hodges.

NAYS: None

Motion Carried Unanimously

With no further business, the meeting adjourned at 10:18 P.M.

Bridgette Bowdler - City Clerk

Danielle Caudill - Deputy City Clerk

Grosse Pointe Park State of the Infrastructure Statement July 2025

The GPP Infrastructure Committee set targets for informing the community with an annual summary of our infrastructure projects, planned budget, prioritization of short- and long-term goals, as well as insight and definitions of some of our systems.

2025 In Review (to Date)

Fiscal year 2025 has seen ongoing capital investment into the core infrastructure of Grosse Pointe Park. With the Capital Improvement Plan framework, the city now follows a comprehensive long-term plan for systematic upgrades and the Water Reliability Survey that was recently presented to the city clearly demonstrates the progress being made.

598 Water Sewer Millage									
2024-2025 Projected Budget									
Income						Expenditure			
Millage Revenue			1,976,200.00			Sewer Main Cleaning, Scoping		211,700.00	
Interest and Penalties			26,400.00			TMF Lead Line Verification		364,456.00	
Grants:						EERV Completion		446,900.00	
TMF Lead Line Verification			364,456.00			Water Main Beaconsfield & Lead Lines		1,279,700.00	
Philanthropic Support						Water Main Maumee		173,400.00	
URIF/Schaap Center Jefferson Separation			600,000.00			Water Main Defer Loop		100,300.00	
Jefferson Sewer Separation						Jefferson Sewer Separation		461,200.00	
						Engineering WM Beaconsfield Essex to Jeffer:		56,800.00	
Millage Reserve			163,800.00			Engineering WM Bedford to Grand Marais		12,800.00	
						Basic Engineering		23,600.00	
Total			3,130,856.00			Total		3,130,856.00	
Awaited EERV Grant Reimbursement			446,900.00	(not reflected)					
Remaining Millage Reserve			223,946.00						

**this spreadsheet reflects Water Sewer millage capital expenditures only and is subject to change*

Capital Improvement Plan:

Grosse Pointe Park City Council adopted a 6-year Capital Improvement Plan. This allows for predictability, transparency and accountability to the residents through long-term proactive planning as well as broadening regional and government support opportunities. Within this plan is incorporation of a district map, which allows for multi-year planning for ongoing public works projects, such as sidewalk work, tree trimming, sign replacement, etc.

Water/Sewer:

The largest Water Main / Lead Line Replacement Project for the city to date has been completed with the upper Beaconsfield project. 78 lead service lines were replaced along with the Water Main which has increased water capacity and reliability in surrounding areas. The Maumee Water Main Project was completed, replacing a problematic section that had caused substantial water losses. Finally, a Water Main loop was installed to provide Defer School with backup water supply to ensure that a localized Main break will no longer disrupt school service. The water reliability survey is already reflecting greater water capacity and improved service not only to these water main sections but the immediate surroundings as well.

The Jefferson Separation Project (from Wayburn to Lakepointe) is effectively completed, with only some aesthetic reclamation work to still be completed. This was the largest remaining separation project still available to the city. It resulted in substantial drying of the sewer system in a critical geographic hub of water flow and retention. This project was made possible through the philanthropic support of the URIF in support of the Schaap Center. The project, coupled with completed alleyway separations, the St Clair Montefalco Separation among other work has compounding effects reducing flooding risks to residents. There are a few isolated areas that will be targeted in the coming years, but our projections are in the last 4 years approaching half of the unseparated areas have now been separated and the city is enjoying close to 95% separation, further bolstered by the downspout disconnection program.

The city has utilized the Technical, Managerial and Financial Support for Lead Service Line Replacement Grant (TMF LSLR) from Egle to further build on our mapping of lead service lines, and this is informing our ongoing CIP driven Water Main Replacements.

The Annual Sewer Cleaning and Mapping Program continues to build out the sewer models, which slots into the Capital Improvement Planning and Sewer Cleaning in the previous year has removed 221.9 tons or 158.5 cubic of debris, put another way that is more than 13 dump trucks of debris removed from our sewer system, allowing optimized water flow.

The Extreme Emergency Relief Valve is fully operational, and a dedication was held honoring the support of the community and philanthropy to make it possible.

Roads, Alleyways, Sidewalks, Streetscapes

The sidewalk program for District 1 has been completed.

Resurfacing of Charlevoix from Cadieux to Whittier, Middlesex between Windmill Point Drive and Korte as well as alleyways on the 1100 blocks of Beaconsfield and Nottingham and between the 1300 blocks of Wayburn and Maryland have been completed.

2025-26 Goals

This summer is kicking off with the completion of the Jefferson Separation Project, the commencement of our next phase of Water Main Projects, Roadway Resurfacing and with the adoption of the budget the initiation of our Water Meter Replacement Program and First Wave of Critical Sewer Relining.

598 Water Sewer Millage							
2025-2026 Requested Budget							
Income				Expenditure			
Millage & Interest Projection		2,075,000.00		Sewer Main Cleaning & Scoping		250,000.00	
				TMF Lead Line Verification		235,544.00	
Grants:				Sewer Separation		200,000.00	
TMF Lead Line Grant		235,544.00		Water Main Work		1,437,000.00	
				Beaconsfield			
				Mack 1&2			
				Patterson Loop			
				Water Main Engineering		21,000.00	
				General Engineering		30,000.00	
Total		2,075,000.00		Total		2,173,544.00	
Projected Millage Reserve		125,402.00					

**this spreadsheet reflects Water Sewer millage capital expenditures only and is subject to change*

Water/Sewer:

A city-wide water meter replacement program will be undertaken this year. This will not only replace the 75% of old obsolete meters but will replace them with modern automated radio read meters, older meters will also receive reader upgrades. This will allow for real time up to date remote reading of water usage, not only providing residents accurate instant reads, but can also be utilized to identify and isolate leaks. This effort will greatly streamline DPW water department allowing for more efficient resource allocation but will also address the substantial water losses that were identified in the water reliability survive, fully implemented this will yield significant savings to the city and residents.

The first phase of critical sewer re-lining is expected to begin this year. Targeting the approximately 4 miles of Priority 1 (most in need of repair) sewers and critical manholes that have been identified through our cleaning and scoping program. This is not isolated to one area of the city, the program covers all districts of the city, with at least one repair identified on every single street in Grosse Pointe Park. Through this critical preventative maintenance, we can ensure good system operations for residents and massively reduce the risk of extremely costly and disruptive catastrophic failures.

A new sewer vacuum/jetter truck will be acquired to continue with the proactive maintenance of our sewer system.

Water Main and Lead Line Replacement for this cycle will begin in the first half of fiscal year 25/26, comprising of 4 primary sections, Beaconsfield from Jefferson to Essex, Mack Avenue from Berkshire to Buckingham, Mack Ave from 3 mile to Audobon and the main under Patterson pumping coupled with the installation of a loop. A new supplemental water main is planned under the Charlevoix streetscape project to further build up water pressure and water quality for surrounding users.

Roads, Alleyways, Sidewalks, Streetscapes

The Sidewalk Replacement Program will be moving on to district 2 this upcoming year.

Alleyway replacement work will be targeting portions of Maryland and, Wayburn between Vernor and Charlevoix as well as Kercheval and St Paul alleyways between Nottingham and Beaconsfield will be targeted.

The Charlevoix streetscape program is underway with most of the planning completed. The targeted commencement is currently expected in April of 2026. This project will include adding curb bump outs, sustainable plantings, art, narrowing roadway/traffic congestion and greater pedestrian lanes and space.

Resurfacing of Charlevoix between Berkshire to Three Mile is expected later in 2025.

Windmill Pointe Rear Park will be resurfaced between 3rd and 4th quarter of 2025.

Additional localized and targeted road spot repairs are planned throughout the city during the coming months.

Energy and Sustainability

The city anticipates significant water savings from implementation of new water meters, the reduction of water infiltration in the sanitary system and the reduction in losses due to ongoing water main replacements. Furthermore, the upgraded system will help leak detection for residents; Eventually the DPW will be able to provide real-time feedback at resident request regarding discrepancies.

The city continues to pursue grant opportunities as well as investigating if the federal grant support for the EERV may be utilized in upgrades to the pumping station to potentially install variable frequency drives to make the pumps more energy efficient as well as improving resilience and responsiveness of the system.

Once the resurfacing of the rear windmill pointe parking lot is completed, the city is investigating options for protected overflow lot storage for supplies and salt, to reduce potential runoff.



**GROSSE POINTE PARK
DEPARTMENT OF PUBLIC SAFETY**

POLICE/DETECTIVE BUREAU
TEL (313) 822-7400
FAX (313) 822-4543

ADMINISTRATION
TEL (313) 822-4416
FAX (313) 822-4577

James A. Bostock
Director of Public Safety

publicsafety@grossepointepark.org

Public Safety Update

July 2025

Last month MCOLES (Michigan Commission on Law Enforcement Standards), the regulatory body that oversees police departments and licensing, paid a scheduled visit to our department to assess and ensure that we meet the current standards as set forth by the commission. The process started back in May with virtual meetings and expectations were conveyed as to how the assessment would be conducted. The MCOLES representative spent a good portion of the day examining several areas that were formally accessed that included; Employee History Records, Comprehensive Background Investigations, Continued Professional Education Records, Department Response to Domestic Violence, Active Violence Response Training, Audiovisual Equipment/Policy for Custodial Interviews, and Active-Duty Firearms Training Policy and Records.

I am extremely proud to say that we met ALL the current standards and the summary of the assessment from MCOLES reads, *“The agency meets the current standards in all areas reviewed. Discussions with agency personnel and a review of the agency's records, training plans, and policies reveal that the agency is professionally managed and makes great efforts to employ officers who uphold the desired law enforcement standards. The agency's records are very organized and complete. All required standards compliance and license activation documentation is held within the officer's employee history records”*.

I would like to thank my command staff and investigators for helping ensure that this assessment went as smoothly as possible. Our commitment to training, hiring and retaining quality officers was substantiated and commended by the results of the assessment.

New Assistant City Manager

Cindy Paparelli our new Assistant City Manager started with the City. Cindy has 7 years experience as the Township Manager in East China, MI and previously the Assistant to the Supervisor in Macomb Township for 5 years from 2012-2017. For more information regarding Cindy please visit the following link [News Release](#)

Juneteenth Event Harper Woods

The Five Grosse Pointes/Harper Woods Mayors and Managers along with residents and guests attended the Juneteenth Event at the Wayne County Community College in Harper Woods. Each Grosse Pointe and Harper Woods unveiled their junior mayor and celebrate with music, art and conversations.

TMF Lead Verifications

The City and OHM with its contractor Super Construction have completed 541 services at both sides of the stop box and 88 at the meter, we have 177 locations left to verify which we anticipate will be completed in the summer

Shoutout from SEMCOG for the Charlevoix Streetscape Project

Through the 2025-27 Fiscal Years \$10.7 Million has been awarded for various projects in Oakland, Macomb, Monroe, Washtenaw and Wayne County

Wayne County

Community: City of Grosse Pointe Park

Project description: A 0.2-mile pedestrian safety and streetscape modernization project along Charlevoix Street, between Beaconsfield Avenue to west of Wayburn Street, coordinated with a roadway rehabilitation project, resulting in a curbless street with wider sidewalks, easier ADA access, increased landscaping buffer, streetlighting, and bioretention islands.

TAP grant: \$1,811,344

"The City of Grosse Pointe Park has embarked on an aggressive effort to transform one of its prime corridors - the Charlevoix District, and the awarded TAP grant substantially moves the project forward," said Michele Hodges, Mayor, City of Grosse Pointe Park. "We are grateful for the partnership, and what



GLWA Flood Study

The US Army Corps of Engineers Detroit District will receive an additional \$1.2 Million to continue studying flooding risks in Southeast Michigan, under the Fiscal Year 2025 Work Plan.



CITY COUNCIL MEETING

DATE: July 14, 2025

SUBJECT: Approve PAATS Board Representation

SUMMARY: Former Assistant City Manager Warren Rothe was the City of Grosse Pointe Park's Pointe Area Assisted Transportation Services member for the City of Grosse Pointe Park. Each Grosse Pointe and Harper Woods appoint a member to the Board to approve the budget, make decisions on services provided and review the services annual audit.

FINANCIAL IMPACT: Not Applicable

RECOMMENDATION: Motion to Approve Cindy Paparelli as the City of Grosse Pointe Park PAATS Representative

PREPARED BY: Nick Sizeland, City Manager



CITY COUNCIL MEETING

DATE: July 14, 2025

SUBJECT: Decertification/Vacation of Trombley Road

SUMMARY:

Attached for your review is a resolution to vacate a 314-foot section of Trombley Rd. extending south from Lakeview Ct. to Lake St. Clair. This section of road no longer exists as a functional road and is now primarily a grassy area used by residents for activities like dog walking and lake viewing. The action is required under Public Act 51, which governs the Michigan Transportation Fund Act.

FINANCIAL IMPACT: Not Applicable

RECOMMENDATION:

Motion to approve the resolution to vacate this section of the road.

PREPARED BY: Tom Jenny, Director of Public Works

STATE OF MICHIGAN
COUNTY OF WAYNE
CITY OF GROSSE POINTE PARK

RESOLUTION FOR DECERTIFICATION/VACATION

At a regular meeting of the City Council for the City of Grosse Pointe Park, Wayne County, Michigan, held in the Municipal Building of said City, on the 14th day of July 2025 at 7:00 p.m., the following resolution was adopted.

Present Members:

Absent Members: None

Motion by Councilmember _____ seconded by Councilmember _____ to adopt the following resolution:

WHEREAS, the City of Grosse Pointe Park does wish to decertify/vacate a portion of Trombley Road. This decertification/vacation of Trombley Road is located between Lakeview Court and the waterfront for a total decertification/vacation length of 314 feet.

RESOLUTION DECLARED ADOPTED

At a regular meeting of the City Council for the City of Grosse Pointe Park held on the 14th day of July 2025, at 7:00 p.m., the following roll call vote was taken:

YEAS:

NAYS: None

CERTIFICATION

STATE OF MICHIGAN)
) ss.
COUNTY OF WAYNE)

I, the undersigned, the duly qualified City Clerk of the City of Grosse Pointe Park, Wayne County, Michigan, do hereby certify that the foregoing is a true and complete copy of proceedings taken by the City Council of the City of Grosse Pointe Park, at a regular meeting held on the 14th day of July 2025.

IN WITNESS WHEREOF, I have hereunto set my official signature, this 14th day of July 2025.

Bridgette Bowdler, City Clerk
City of Grosse Pointe Park



GROSSE
POINTE
PUBLIC
LIBRARY

Grosse Pointe Public Library

2024 Year in Review

SANDRA AMBROZY, TREASURER AND
SUSAN HIGMAN LARSEN, VICE PRESIDENT
LIBRARY BOARD OF TRUSTEES
GROSSE POINTE PARK



Highlights of 2024

- MEETING THE COMMUNITY NEEDS
- WSU SCHOLARSHIPS
- CENTRAL AIA AWARD
- WEBSITE ACCESSIBILITY
- CHALLENGES
- STRONG FISCAL STEWARDSHIP

Meeting Community Needs

- 257,000+ patrons/yr
- 737,740 items circulated
- 313,400 eBook, audiobook & movie downloads
- 355,200+ visits



737,740+
total items circulated



LIBRARY CARD HOLDERS
checked out

331,035

physical items



403,160+
logins to
library WiFi



Meeting Community Needs

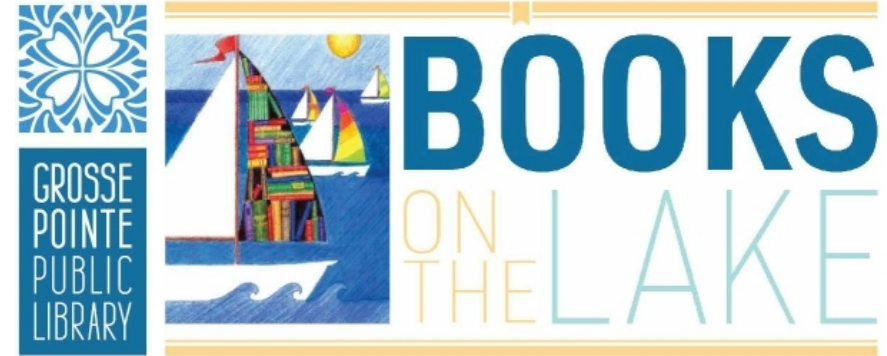
- Summer Reading
- DiNovember
- Jessica Nabongo
- Library Card Sign-Up Month



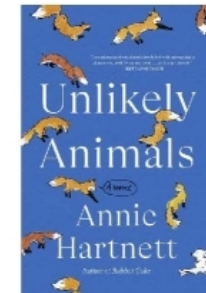
Meeting Community Needs

National Author Programs

- Books on the Lake
- Authors to the Pointe



Shelby Van Pelt



Annie Hartnett

Saturday, May 10

10 a.m. – 2 p.m.

Grosse Pointe War Memorial

\$40 per person

Purchase on library's website

Starting April 7

www.grossepointelibrary.org



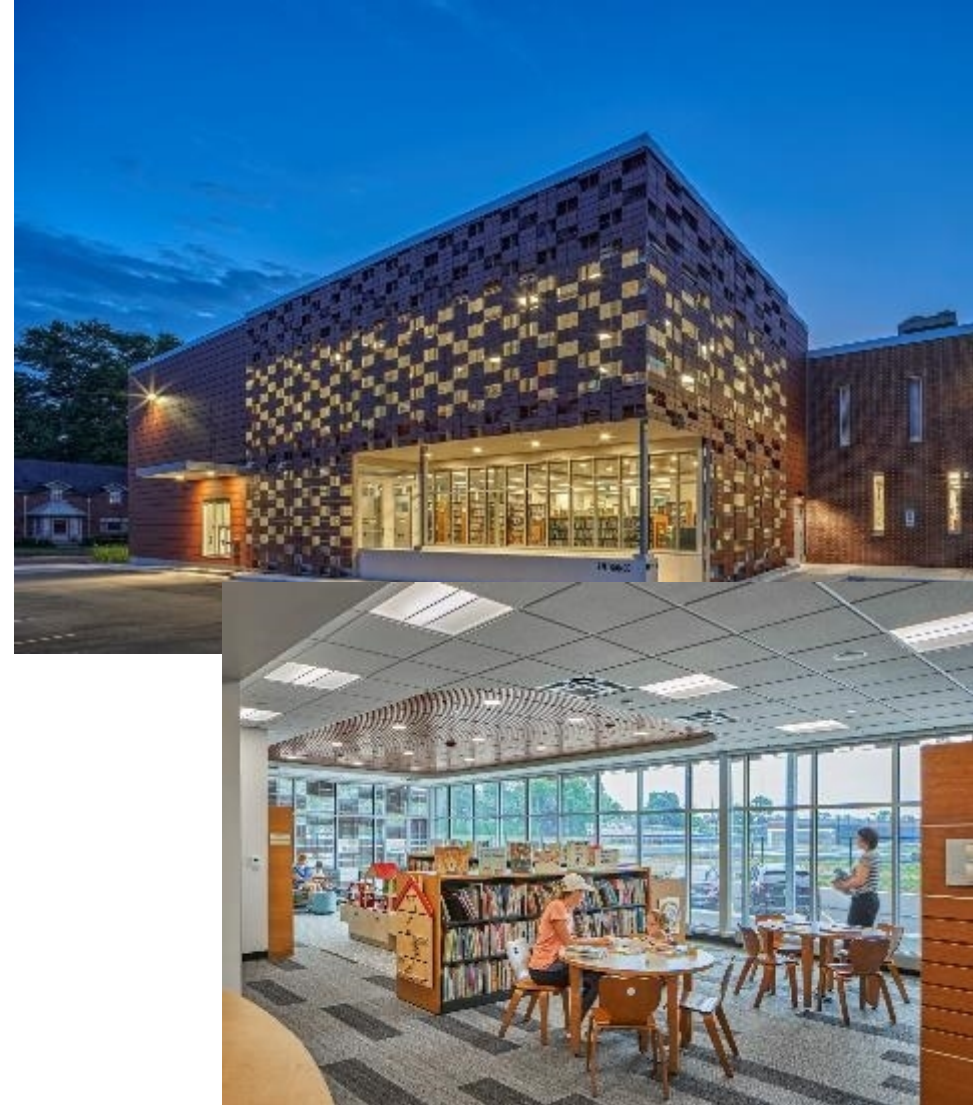
Wayne State Scholarships

- **Library Foundation Bequest**
- **Vivien McDonald and GPLF Endowed Scholarship**
- **Funding for WSU Intern**



Central Library Wins AIA Award

- Quinn Evans Wins AIA Huron Valley Chapter 2025 Honor Award
- Central Library addition



Website Accessibility

- **Recite Me Assistive Technology**
 - Reads Website Text Aloud
 - Change the Font Size and Color
 - Translate into 100+ languages
 - Access dictionary and thesaurus



Accommodating patrons enables the Library to increase and enhance access to services

Stop By To See All The Library Has to Offer

GROSSE
POINTE
PUBLIC
LIBRARY



 **Central Library**
Grosse Pointe Farms

 **Ewald Branch**
Grosse Pointe Park

 **Woods Branch**
Grosse Pointe Woods



Challenges

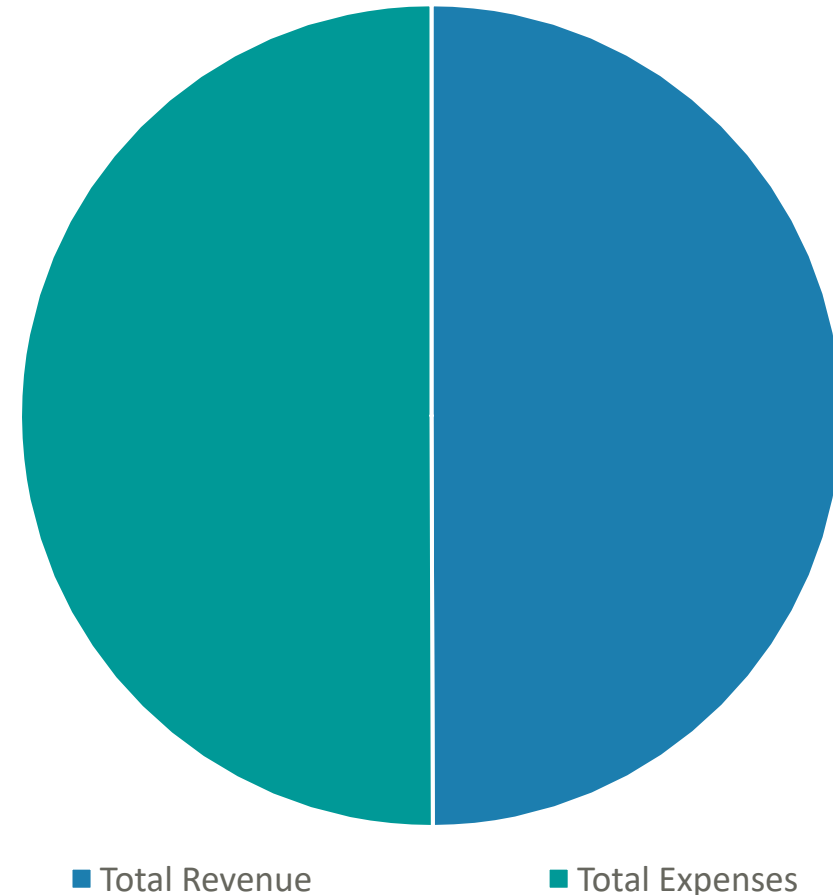
- GPPL underpaid \$139,000+ in penal fines
- Executive Order to eliminate the Institute of Museum and Library Services (IMLS)



Strong Stewardship

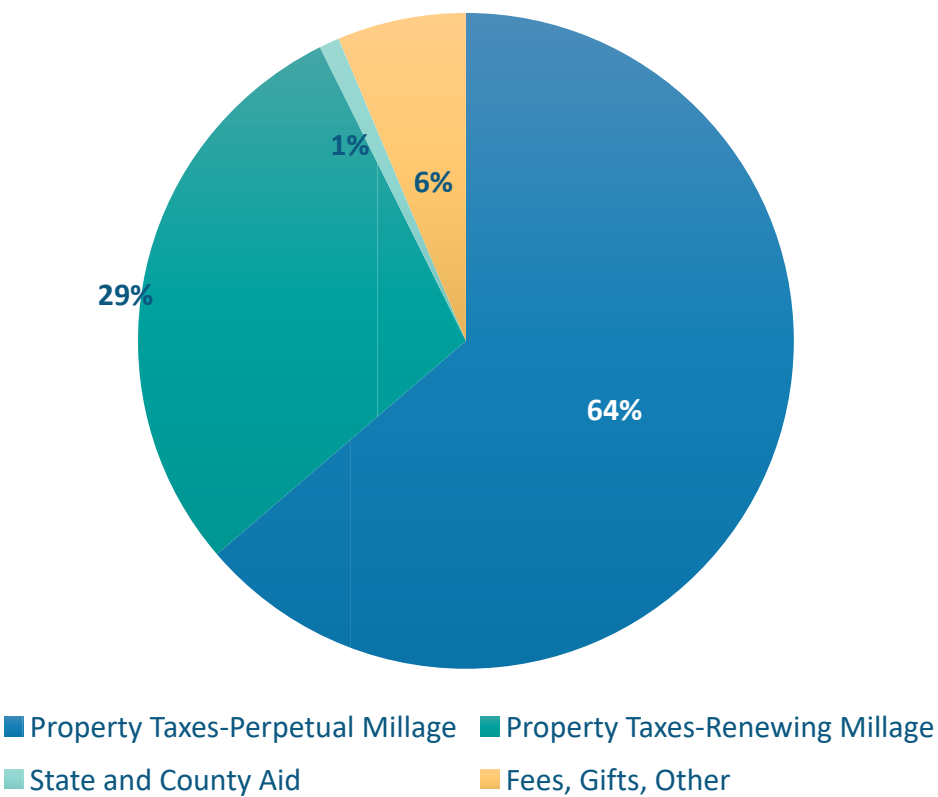
- **5-year union contract approved**
- **Total revenue \$7.7 million**
- **Total expenses \$7.7 million**
- **Unmodified Audit Opinion**

FY 2024

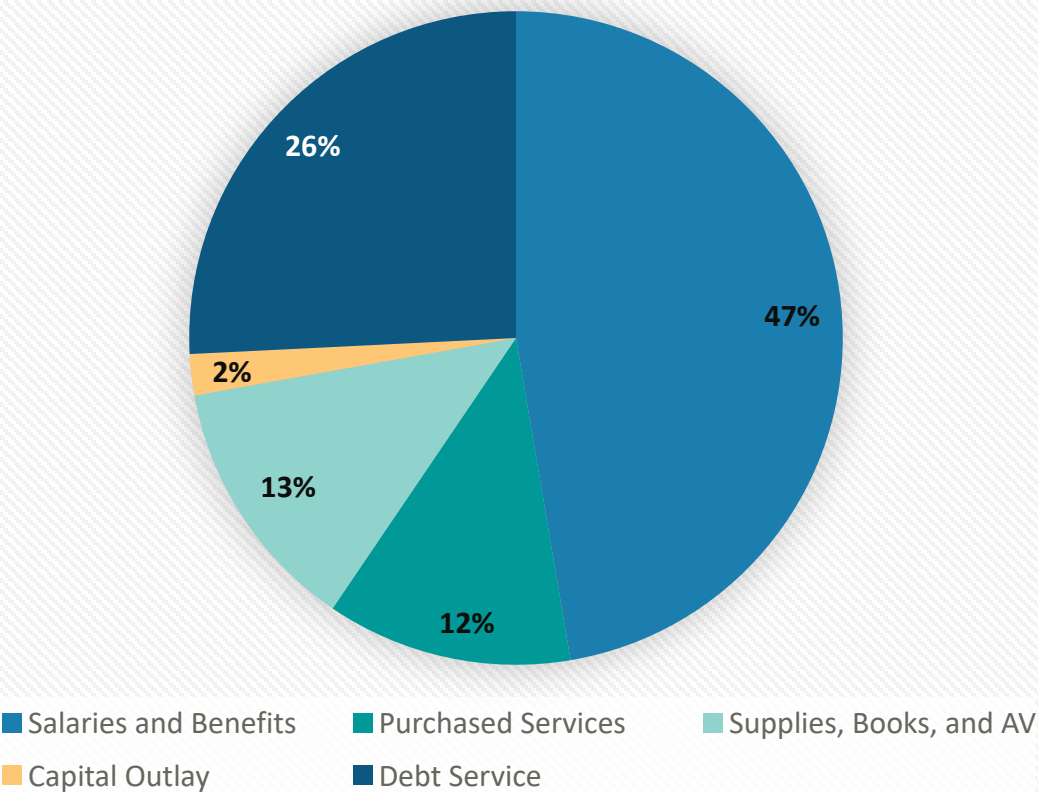


Library Budget

Revenues



Expenditures



Thank you



www.grossepointelibrary.org





CITY COUNCIL MEETING

DATE: July 14, 2025

SUBJECT: Approve Nickel and Saph Insurance Renewal

SUMMARY: This is the City's fourth year of general liability and property insurance renewal with Nickel & Saph Inc. During the expiring policy year, Nickel & Saph conducted an in-depth evaluation of all properties from a dedicated appraisal company.

Benefits of continuing with Nickel & Saph, Inc. are numerous. First, attorney fees/defense expenses do not count against the coverage limits of available liability. The deductible for both general liability and auto liability claims is zero, which eliminates additional out-of-pocket costs. The City's general liability deductible was \$10,000 under Tokio Marine for example our former carrier. Finally, the City will continue to receive \$10,000,000 in sewer backup coverage. This is a critical projection for our residents and this coverage level is not offered by our previous insurer or the two Michigan municipal insurance pools. Accompanying this memo is a letter summarizing the quoted coverages from Nickel & Saph, as well as the coverage document for the largest policies offered in this renewal, including property, automotive, and general liability.

FINANCIAL IMPACT: The proposal for coverage is \$376,088.40 or a 10.4% increase from the last renewal

RECOMMENDATION: Motion to approve the renewal of the Insurance Proposal from Nickel and Saph

PREPARED BY: Nick Sizeland, City Manager



NICKEL & SAPH, INC.

INSURANCE SINCE 1929

MAILING ADDRESS:

P.O. BOX 46907
MT. CLEMENS, MI 48046-6907

OFFICE ADDRESS:

44 MACOMB PLACE
MT. CLEMENS, MI 48043
(586) 463-4573 • (810) 765-8887
1-800-657-7373 • FAX: (586) 463-3135
www.nickelsaph.com

July 2nd, 2025

Nick Sizeland
City of Grosse Pointe Park
1511 E. Jefferson Ave.
Grosse Pointe Park, MI. 48230

Re: Property and Casualty Insurance Renewal

Dear Mr. Sizeland:

We are pleased to present our renewal proposal for coverages underwritten by Trident Public Risk Solutions, a member of Paragon Insurance Holdings, LLC. The affording carriers are: Ascot Insurance Company (for liability and automobile coverages). Ascot has been awarded an A.M. Best's rating of A XIII, Stable; Arch Insurance Company (for property and crime coverages). Arch has been awarded an A. M. Best's rating of A+ XV, Stable; and Hartford Steam Boiler Inspection and Insurance Company (for mechanical breakdown coverages). Hartford has been awarded an A. M. Best's rating of A++ X, Stable. All three (3) carriers are admitted carriers in the State of Michigan. Trident specializes in providing risk management and insurance products and services only to public entities. Trident writes over \$150,000,000 in premiums on an annual basis throughout the eastern, southern, and midwestern states, including many public entities in Michigan. Of the various public entities within the State of Michigan, over one-hundred and thirty (130) are currently insured with Trident.

The total annual proposed premium is **\$376,088.40**. The stated premium above contains a \$9,000,000 Excess Liability Umbrella policy applied to General Liability, Public Officials Liability, Employment Practices Liability, Law Enforcement Liability and Auto Liability. The underlying plus the excess afforded an occurrence limit of \$10,000,000 and aggregate of \$11,000,000. TRIA is **excluded**, though, the City has previously elected to procure TRIA coverage. The expiring premium was **\$340,589**. This year premium is **\$376,088.40**, an increase of 10.4% or \$35,499. 6% is based on exposures and 4.4% is based on rate.

The city had 13 claims since we have taken over the account in 2022. 3 claims over the past fiscal year (2024-2025) are General Liability claims and total an amount of \$104,833. Any liability claim can swing towards the benefit of the City if they are not found liable or if found liable cost the City a substantial amount through payment by the insurance company. All 3 liability claims are slip and falls.

Changes during the fiscal year that prompted the increase for your annual premium:

- General Liability, Public Officials' Liability, Employment Practice Liability Insurance net expenditures increased an inflationary 5% (\$8,922,360 to \$9,368,478).
- Auto Liability increased 3 ratable units (49 to 52)
- Auto Physical Damage increased 8% (\$4,766,246 to \$5,170,917)

- Property values increased an inflationary 4% (\$53,777,100 to \$55,928,184)
- Inland Marine increased 3% (\$1,357,945 to \$1,397,095)

Please note the following regarding the Trident proposal:

- 1.) Who is covered: all elected, appointed, employed or volunteer acting on the behalf of the named insured within the scope of their duties.
- 2.) All liability coverages are written on an Occurrence basis. General Liability and Auto Liability are both written with zero or no deductible. Public Officials' Liability is written with a \$2,500 deductible. Employment Practice Liability is written with a \$10,000 deductible and Law Enforcement Liability is written with a \$25,000 deductible.
- 3.) As an enhancement, Trident **provides \$10,000,000 (full limits) for Sudden and Accidental Failure to Supply, Limited Pollution Liability, and Liability from Back-up of Sewers.**
- 4.) As an enhancement, Trident's Excess Liability Coverage provides separate limits or towers per occurrence and aggregate over the following: General Liability, Public Officials' Liability, Employment Practices Liability, Law Enforcement Liability, and Automobile Liability (underlying Auto Liability is not subject to an aggregate). **Payment of claims attributed to one line of coverage will not reduce or impact the limits dedicated to the remaining four lines of coverage.**
- 5.) As an enhancement, Trident provides liability coverage for Inverse Condemnation for limits of \$100,000 per occurrence and \$300,000 aggregate. This includes partial, permanent, and temporary taking.
- 6.) The Property and Inland Marine coverages written on Agreed Amount Replacement Cost Basis. Covered Property claims are subject to a \$5,000 deductible and Inland Marine claims are subject to a \$2,500 deductible.
- 7.) Bonds are being renewed this year for \$930 which is included in the premium above. The Treasurer, Judge, and Deputy Treasurer are all provided a bond per the request of the City.
- 8.) The City is now added as a named insured on the Judicial Liability policy for an additional \$100 which is included in the premium above. The City is the funding unit and should be address as such instead of additional insured.
- 9.) **Attorney fees / defense expenses are outside of the afforded limits of liability available.**

Arch does not like Vacant buildings. However, they are making exceptions on vacant buildings coming off tax liens and being sold within that same year. The Lakepointe location is included on the proposal but will be covered on ACV (Actual Cash Value). Our hope is that the City is able to sell this property during the fiscal year.

The servicing address for all policy and claims related issues would be 44 Macomb Place, Mount Clemens, MI 48043 (our agency's office). The premium includes all claim services, loss prevention and safety inspections.

Enclosed, please find a detailed copy of the proposals.

Sincerely,

John N. Johnson
Agent, CIC, CRM



City of Grosse Pointe Park Policies

	2025 Deductible		Premium	
GL	10,000,000	\$ -	\$ 48,186	
Sewer Sublimit	10,000,000	\$ -	Included	
Cyber Liability	1,000,000	\$ 10,000	\$ 8,647	
PO	10,000,000	\$ 2,500	\$ 18,173	
EPLI	10,000,000	\$ 10,000	\$ 38,861	
LAW	10,000,000	\$ 25,000	\$ 44,972	
AL	10,000,000	\$ -	\$ 35,175	
APD	5,170,917	\$ 2,500	\$ 40,613	
Property	55,928,184	\$ 5,000	\$ 67,329	
Equiptment				
Breakdown	100,000,000	\$ 5,000	\$ 5,360	
IM	1,397,095	\$ 2,500	\$ 3,343	deductibe was \$500
Crime	100,000	\$ 1,000	\$ 2,765	
Excess	Included	\$ -	\$ 51,683	
Terrorism	100 Billion	\$ -	Excluded	
Total			<u>\$ 365,107</u>	
MOLL	\$ 2,000,000	\$ 10,000	\$ 6,721.00	
Judicial Liability	\$ 1,000,000	\$ 2,500	\$ 2,763.40	
Provident	\$ 100,000	\$ -	\$ 567.00	
Bonds	varries		\$ 930.00	
Total			<u>\$ 376,088.40</u>	

Items in **Blue** = Coverage/Deductible Increased from last year.

Auto schedule went from \$4,766,246 to \$5,170,917 this is a **8%** increase from 2024 to 2025.

Auto Liability went from 49 vehciles to 52 vehicles this is a **3** vehicle increase from 2024 to 2025.

Property Schedule went from \$53,777,100 to \$55,928,184 this is a **4%** increase from 2024 to 2025.

Inland Marine Schedule went from \$1,357,945 to \$1,397,095 this is a **3%** increase from 2024 to 2025.



Insurance Proposal
for
City of Grosse Pointe Park, MI

EFFECTIVE DATE
08/01/2025 – 08/01/2026

Coverage Offered Through:



PRESENTED BY:



GENERAL LIABILITY

Occurrence

<u>Standard Coverage</u>	<u>Limit</u>
Bodily Injury/Property Damage	\$1,000,000
Personal Injury/Advertising Injury	\$1,000,000
Damages to Premises Rented to You	\$100,000
General Aggregate	\$2,000,000
Products/Completed Operations Aggregate	\$2,000,000
GL Deductible (Expenses within retention: N/A)	N/A N/A Aggregate
Medical Expense Limit	Excluded
Retroactive Date	N/A

<u>Employee Benefits (Claims Made)</u>	<u>Limit</u>
Aggregate Limit	\$1,000,000
Each Employee Limit	\$1,000,000
Deductible Each Employee	\$1,000
Retroactive Date	8/1/2024

<u>Optional Coverages</u>	<u>Limit</u>	<u>Deductible</u>
Additional Insured – per written contract or agreement	Included	N/A
Cemetery Professional Liability	Included	N/A
Sexual Abuse, Molestation, Sexual Misconduct and Non-Employment Harassment	Included	N/A
Unmanned Aircraft Under 25 Pounds Coverage applies to: Coverage A - BI & PD	\$25,000	N/A
Limited Pollution Coverage (N/A in VT)	Included	N/A
Firefighters Districts or Departments – Elective	Per Employee:	N/A

<u>Optional Coverages</u>	<u>Limit</u>	<u>Deductible</u>
Surgery	\$25,000 Annual Aggregate: \$50,000	
Sewer Backup Coverage Endorsement	Included	N/A
Failure to Supply – Total Exclusion ☒ Gas ☐ Water ☒ Steam ☒ Oil ☒ Electricity ☒ Biofuel	N/A	N/A
Limited Exclusion – Failure to Supply provides sudden and accidental coverage only for: ☐ Gas ☒ Water ☐ Steam ☐ Oil ☐ Electricity ☐ Biofuel	Included	N/A
Professional Services Included for: ☐ Nurses ☐ Speech, Occupational and Physical Therapists ☐ Athletic Trainers ☐ Social Workers ☐ Psychologists ☐ Registered Counselors ☒ EMT's, Registered Ambulance Operator, Attendant, Emergency Dispatcher, Paramedics	Included	N/A

The following premises and/or operations are excluded from coverage:

- ☒ Airports ☒ Housing Authorities
- ☒ Ski Areas, Ski tows ☒ Hospitals, Medical facilities, Nursing Homes
- ☒ Refuse Site or Incinerator ☒ Landfills (except those that are fully and finally closed)
- ☒ Electric Utilities ☒ Gas Utilities
- ☒ Golf Courses
- ☒ Amusement Parks, Circus, Mechanical Rides or Devices
- ☒ Organized or sponsored racing or stunting events (including but not limited to wheeled vehicles, skateboards, or roller skates)
- ☐ Other/Exceptions/Notes:

DATA COMPROMISE

Claims Made

<u>Description</u>	<u>Limit</u>
Data Compromise Response Expense	
Data Compromise Response Expense Annual Aggregate	\$1,000,000
<u>Sublimits Per Occurrence</u>	
1 st Party Named Malware	\$50,000
Forensic IT Review	\$500,000
Legal Review	\$500,000
Public Relations	\$5,000
Regulatory Fines/Penalties	\$500,000
PCI Fines and Penalties	\$500,000
Each Response Expense Occurrence Deductible	\$10,000
Data Compromise Liability	
Data Compromise Liability Annual Aggregate	\$1,000,000
<u>Sublimit Per Occurrence</u>	
3 rd Party Named Malware	\$50,000
Each Liability Occurrence Deductible	\$10,000

CYBER

Claims Made

<u>Description</u>	<u>Limit</u>
Cyber Attack and Cyber Extortion	
Cyber Attack Annual Aggregate	\$1,000,000
<u>Sublimit Per Occurrence</u>	
Cyber Extortion	\$100,000
Each Cyber Attack and Extortion Occurrence Deductible	\$10,000
Network Security Liability	
Network Security Annual Aggregate	\$1,000,000
Network Security Liability Deductible	\$10,000
Electronic Media Liability	
Electronic Media Annual Aggregate	\$1,000,000
Each Electronic Media Occurrence Deductible	\$10,000

PUBLIC OFFICIALS

Occurrence

<u>Standard Coverage</u>	<u>Limit</u>
Per Wrongful Act	\$1,000,000
Annual Aggregate	\$2,000,000
Employment Related Wrongful Acts	Excluded
Deductible Each Wrongful Act (Expenses within retention: Yes)	\$2,500 N/A Aggregate
Prior Acts/Retroactive Date	N/A

<u>Additional Coverages</u>	<u>Limit</u>	<u>Deductible</u>
Non-Monetary Defense Limit - Per Suit Limit	\$10,000	\$2,500
Non-Monetary Defense Annual Aggregate	\$50,000	
Inverse Condemnation	\$100,000 Per Claim \$300,000 Annual Aggregate	\$2,500
Failure to Supply – Total Exclusion ☒ Gas ☐ Water ☒ Steam ☒ Oil ☒ Electricity ☒ Biofuel	N/A	N/A
Limited Exclusion – Failure to Supply provides sudden and accidental coverage only for: ☐ Gas ☒ Water ☐ Steam ☐ Oil ☐ Electricity ☐ Biofuel	Included	\$2,500

The following exposures are excluded from coverage:

- ☒ Airports ☒ Housing Authorities
- ☒ Ski Areas, Ski tows ☒ Hospitals, Medical facilities, Nursing Homes
- ☒ Refuse Site or Incinerator ☒ Landfills (except those that are fully and finally closed)
- ☒ Electric Utilities ☒ Gas Utilities
- ☒ Golf Courses
- ☒ Amusement Parks, Circus, Mechanical Rides or Devices
- ☒ Organized or sponsored racing or stunting events (including but not limited to wheeled vehicles, skateboards, or roller skates)
- ☐ Other/Exceptions/Notes

EMPLOYMENT PRACTICES LIABILITY

Occurrence

<u>Standard Coverage</u>	<u>Limit</u>
Per Wrongful Employment Act	\$1,000,000
Annual Aggregate	\$2,000,000
Deductible Each Wrongful Act (Expenses within retention: Yes)	\$10,000 N/A Aggregate
Retroactive Date	N/A

<u>Additional Coverages</u>	<u>Limit</u>	<u>Deductible</u>
Back Wages	\$50,000	\$10,000
Wrongful Employment Act Loss Adjustment Expense	No Sublimit	\$10,000
Non-Monetary Defense Limit Per Suit	\$50,000	\$10,000
Non-Monetary Defense Annual Aggregate	\$50,000	
EEOC* Per Complaint/Charge of Discrimination	\$10,000	\$2,500
EEOC* Annual Aggregate	\$50,000	
*EEOC = Equal Employment Opportunity Commission		

The following premises and/or operations are excluded from coverage:

- | | |
|---|--|
| ☒ Airports | ☒ Housing Authorities |
| ☒ Ski Areas, Ski tows | ☒ Hospitals, Medical facilities, Nursing Homes |
| ☒ Refuse Site or Incinerator | ☒ Landfills (except those that are fully and finally closed) |
| ☒ Electric Utilities | ☒ Gas Utilities |
| ☒ Golf Courses | ☒ Amusement Parks, Circus, Mechanical Rides or Devices |
| ☒ Organized or sponsored racing or stunting events (including but not limited to wheeled vehicles, skateboards, or roller skates) | |
| ☐ Other/Exceptions/Notes: | |

LAW ENFORCEMENT LIABILITY

Occurrence

<u>Standard Coverage</u>	<u>Limit</u>
Per Wrongful Act	\$1,000,000
Annual Aggregate	\$2,000,000
Deductible Each Wrongful Act (Expenses within retention: Yes)	\$25,000 N/A Aggregate
Retroactive Date	N/A

AUTOMOBILE LIABILITY

<u>Standard Coverage</u>	<u>Limit</u>	<u>Symbol</u>
Liability Limit	\$1,000,000	1
Deductible	\$0 Per Accident N/A Aggregate	
Uninsured Motorist	\$250,000	2
Underinsured Motorist	Included	2
Uninsured Motorist Bodily Injury/Physical Damage	N/A	2
Uninsured Motorist Physical Damage	N/A	2
PIP/No Fault	Unlimited	5
Medical Payments	N/A Each Insured	
Hired & Non-Owned	Included	
Total Units Quoted	57	

AUTOMOBILE PHYSICAL DAMAGE

<u>Standard Coverage</u>	<u>OCN</u>	<u>Deductible</u>	<u>Units</u>	<u>Valuation</u>	<u>Symbol</u>
Comprehensive	\$5,170,917	See Schedule	57	See Schedule	10
Collision	\$5,170,917	See Schedule	57	See Schedule	10

<u>Optional Coverages Physical Damage</u>	<u>Limit</u>	<u>Deductible</u>
Garagekeepers - CA 99 37 Coverage Type: Direct Excess	\$100,000	Comp: \$1,000 Each Customer's Auto / \$5,000 Maximum for all loss in any one event. Collision: \$1,000 Each Customer's Auto

AUTO COVERAGE CONDITIONS

1 – Commercial Auto Liability (Symbol 1)

Coverage is automatically provided for Any Auto.

2 – Commercial Auto Physical Damage (Symbol 10)

Coverage is automatically provided only for those “Autos” you own that meet the requirements listed below:

1. “Auto” is shown in the Declarations as having physical damage coverage as of the effective date shown in the Declarations; or
2.
 - a. “Auto” you newly acquire after the effective date and report to us prior to the expiration date, shown in the Declarations; and
 - b. “Auto” is of similar make, model and departmental usage as any “Auto” that is currently covered under this policy for Physical Damage coverage; and
 - c. Vehicle value is less than \$250,000; and
 - d. Vehicle valuation of Actual Cash Value
 - e. You have 5 business days to report any newly acquired “Auto” that falls outside of these automatic coverage parameters.
3.
 - a. An “Auto” that, after the effective date shown in the declarations, is replacing an “Auto” already carrying physical damage coverage on the current schedule of autos; and
 - b. You report to us prior to the expiration date shown in the Declarations; and
 - c. The “Auto” is not valued at more than 200% of the “Auto” it is replacing; and
 - d. Vehicle valuation of Actual Cash Value
 - e. You have 30 days to report any “Auto” replacing an existing “Auto” that falls outside of these automatic coverage parameters.

IMPORTANT NOTE: For auto(s) that meet the conditions in 2a thru 2d and 3a thru 3d above, please continue to send change requests as soon as you are able, but no later than the expiration date of the policy (refer to 2a & 3a above) for accurate record-keeping and claims verification purposes.

PROPERTY

<u>Standard Coverage</u>	<u>Limit</u>
Building	\$49,069,800
Business Personal Property	\$6,858,384
TOTAL INSURED VALUES	\$55,928,184
Blanket Limit Applies	Yes <i>EXCEPT locations shown with ACV valuation</i>
Cause of Loss Form	Special
Co-Insurance	Agreed Amount
Deductible	\$5,000
Water Damage Deductible	\$5,000
Valuation	RC / ACV *See Attached Schedule
Margin Clause	N/A

Notes:

Protective Safeguard Endorsement (CP 04 11) will be attached and applied to P1 (sprinkler) and P9 (Ansul) systems.

<u>Other Perils</u>	<u>Included/ Excluded</u>	<u>Limit</u>	<u>Deductible</u>	<u>Subject to Minimum</u>
Wind/Hail	Included		\$5,000	
Flood*	Included	\$1,000,000	\$50,000	
Earthquake	Included	\$2,000,000	\$50,000	
*If a Flood limit is shown above, please note that we will not pay for any loss or damage arising out of a flood that occurs at any location located wholly or partially in FEMA identified Zones A, B or V, regardless of how the Zone may be named.				

Property Features and Benefits

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Business Income Coverages		
Business Income and Extra Expense	\$500,000	72 Hours
Dependent Property	\$100,000	72 Hours
Interruption Of Computer Operations	\$10,000	72 Hours
Lease Cancellation Moving Expenses	\$5,000	None
Newly Acquired or Constructed Property - Business Income	\$500,000	72 Hours
Off Premises Utility Failure-Business Income	\$50,000	24 Hours
Ingress or Egress	\$25,000	72 Hours
Pollutant Clean Up and Removal	\$25,000	72 Hours
Coverage Modifications		
Ordinance and Law		
Coverage A – Undamaged Portion of Building	Included	Included
Coverage B – Demolition	\$1,000,000	Included
Coverage C – Increased Cost of Construction	\$1,000,000	Included
Accidental Classroom Chemical Spills	\$50,000	\$5,000
Accounts Receivable Records	\$100,000	\$5,000
Accumulation of Surface Water	\$25,000	\$5,000
Animals		
Occurrence Limit	\$10,000	\$5,000
Aggregate Limit	\$50,000	\$5,000
Appurtenant Structures	\$100,000	\$5,000
Audio Visual and Communication Equipment	\$100,000	\$250
Back up of Sewers or Drains	\$1,000,000	\$25,000
Changes in Temperature or Humidity	\$50,000	\$5,000
Commandeered Property	\$250,000	\$250
Computer Equipment	\$250,000	\$5,000

Property Features and Benefits

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Portable Computer Equipment		
Per Item Limit	\$1,500	
Per Policy Limit	\$15,000	\$5,000
Course of Construction		
Per Building	\$25,000	\$5,000
Per Policy Year	\$100,000	
Debris Removal - Your Premises	\$250,000	\$5,000
Debris Removal - Wind Blown Debris	\$10,000	\$5,000
Electronic Data	\$100,000	\$5,000
Fine Arts	\$100,000	\$5,000
Fire Department Service Charge	\$25,000	None
Fungus, Wet Rot, Dry Rot and Bacteria (limited coverage)	\$15,000	\$5,000
Glass Display or Trophy Cases	\$5,000	\$500
Inventory And Appraisal	\$20,000	\$5,000
Key Card Coverage	\$25,000	\$5,000
Lock Replacement	\$10,000	None
Money And Securities		
On Your Premises	\$20,000	\$5,000
Away From Your Premises	\$10,000	\$5,000
Newly Acquired or Constructed Property		
Buildings	\$1,000,000	\$5,000
Your Business Personal Property	\$1,000,000	\$5,000
Non-owned Detached Trailers	\$20,000	\$5,000
Off Premises Utility Failure - Damage to Covered Property	\$100,000	\$5,000
Outdoor Property	\$100,000	\$5,000
Outdoor Signs	\$5,000	\$5,000

Property Features and Benefits

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Personal Effects and Property of Others	\$50,000	\$5,000
Pollutant Clean Up and Removal	\$500,000	\$5,000
Property In Transit	\$50,000	\$5,000
Property Off-premises	\$50,000	\$5,000
Recharge Of Fire Protection Equipment	\$10,000	None
Retaining Walls	\$5,000	\$5,000
Reward Payments	\$15,000	None
Salesperson's Samples	\$10,000	\$5,000
SCADA Upgrade	\$100,000	\$5,000
Penstock	\$100,000	\$5,000
Sod, Trees, Shrubs and Plants		
Any One Tree, Shrub or Plant	\$1,000	
Occurrence Limit	\$10,000	\$5,000
Spoilage	\$25,000	\$5,000
Theft of Jewelry, Furs, Stamps and Other Specified Items		
Per Item	\$2,500	
Max Occurrence Limit	\$10,000	\$5,000
Undamaged Leasehold Improvements	\$50,000	\$5,000
Underground Fiber Optic Cable		
Any One Occurrence	\$10,000	\$5,000
Each 12-month Period	\$50,000	
Underground Property, Paved Surfaces or Athletic Fields	\$250,000	\$5,000
Valuable Papers and Records (Other Than Electronic Data)	\$100,000	\$5,000

EQUIPMENT BREAKDOWN COVERAGES

	Limit
Equipment Breakdown	\$100,000,000
Property Damage	Included
Business Income	\$1,000,000
Extra Expense	Combined with Business Income
Civil Authority	Combined with Business Income
Contingent Business Income	\$1,000,000
Data Restoration	\$1,000,000
Demolition	\$1,000,000
Expediting Expenses	\$1,000,000
Green	\$1,000,000
Hazardous Substances	\$1,000,000
Mold	\$1,000,000
Newly Acquired Locations	\$5,000,000
Off Premises Equipment Breakdown	\$1,000,000
Ordinance or Law	\$1,000,000
Perishable Goods	\$500,000
Public Relations	\$5,000
Service Interruption	Combined with Business Income
Interruption of Service Waiting Period	24 Hours

DEDUCTIBLE

Combined, All Coverages	\$5,000
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INLAND MARINE

<u>Standard Coverage</u>	<u>Limit</u>	<u>Deductible</u>	<u>Co-Ins (%)</u>	<u>Valuation</u>
<u>Contractors Equipment</u>			%	RC < 20 YEARS
Scheduled Equipment	\$795,686	\$2,500		
Equipment Leased or Rented from Others				
Any One Item	\$50,000			
Any One Occurrence	\$100,000	\$2,500		
<u>Fine Arts</u>			N/A	
Scheduled Covered Property	\$60,000	\$2,500		AV
<u>MISCELLANEOUS PROPERTY</u>			N/A	RC
<u>Scheduled Property</u>				
Emergency-Fire Equipment	\$155,409	\$2,500		
Emergency-Police Equipment	\$38,000	\$2,500		
All Other (NOC)	\$46,000	\$2,500		
<u>Blanket Unscheduled Property</u>				
Fire Equipment				
Any One Occurrence	\$100,000	\$2,500		
Max Per Item Limit	\$5,000			
Police Equipment				
Any One Occurrence	\$102,000	\$2,500		
Max Per Item Limit	\$3,000			
Other				
Any One Occurrence	\$100,000	\$2,500		
Max Per Item Limit	\$5,000			

CRIME

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
<u>Employee Theft</u>		
Employee Theft – Per Loss	\$100,000	\$1,000
Faithful Performance of Duty	Included	Included
<u>Forgery or Alteration</u>		
Forgery of Negotiable Instruments	\$100,000	\$1,000
<u>Inside the Premises-Theft of Money & Securities</u>		
Inside the Premises - Theft of Money & Securities	\$100,000	\$1,000
<u>Inside the Premises-Robbery or Safe Burglary of Other Property</u>		
Inside the Premises - Robbery or Safe Burglary of Other Property	\$100,000	\$1,000
<u>Outside the Premises</u>		
Outside the Premises	\$100,000	\$1,000
<u>Computer and Funds Transfer Fraud</u>		
Computer and Funds Transfer Fraud	\$100,000	\$1,000
<u>Money Orders and Counterfeit Money</u>		
Money Orders and Counterfeit Money	\$100,000	\$1,000

EXCESS LIABILITY

<u>Standard Coverage</u>	<u>Limit</u>
Each Occurrence, Offense, Accident or Wrongful Act	\$9,000,000
Annual Aggregate	\$9,000,000
<i>Underlying Insurance</i>	
General Liability	\$1,000,000
Employee Benefits Liability	\$1,000,000
Public Officials Liability	\$1,000,000
Employment Practices Liability	\$1,000,000
Law Enforcement Liability	\$1,000,000
Automobile Liability	\$1,000,000

The following is a price breakdown for this quotation:

Coverage	Subtotal	TRIA	Total Premium
General Liability	\$48,186	\$1,446	\$58,279
Data Compromise	\$2,433	N/A	Included in GL Total
Cyber	\$6,214	N/A	Included in GL Total
Public Officials Liability	\$18,173	N/A	\$18,173
Employment Practices Liability	\$38,861	N/A	\$38,861
Law Enforcement Liability	\$44,972	N/A	\$44,972
Auto Liability	\$35,175	N/A	\$35,175
Auto Physical Damage	\$40,613	N/A	\$40,613
Property	\$67,329	\$2,020	\$69,349
Equipment Breakdown	\$5,360	INCL	\$5,360
Inland Marine	\$3,343	\$100	\$3,443
Crime	\$2,765	\$N/A	\$2,765
Excess Liability	\$51,683	\$1,550	\$53,233
Total	\$365,107	\$5,116	\$370,223

Risk Control Services Proposal For City of Grosse Pointe Park

The Breadon Group in partnership with Trident Public Risk Solutions' Risk Control division works to provide our customers with cost-effective, Risk-Management-driven solutions to minimize exposure to losses. Since our business focus is on the public sector, we have the unique background to work with our customers, bringing in a wealth of experience in risk control for public entities throughout the country.

Our staff has extensive expertise in providing Risk Control services to our public entity customers. In addition, we have also assembled a network of industry experts and partners to assist in the delivery of services and specialized consulting. Coordinated through our corporate offices, this broad-based team can deliver timely world-class Risk Control services that are targeted to achieve effective results.

Trident Risk Control Website

Trident Risk Control offers an easy-to-navigate, fully searchable website with an array of resources to assist you in your program development and implementation. Resources available on the site include:

- **White papers** on topics such as:
 - Law Enforcement Liability
 - Playground Safety
 - Self-Inspection Check Lists
 - Management Operational Guides
 - Catastrophe Planning
 - Many others
- **Important links** to web resources
- Information on our **FREE web-based training** classes, with over 200 courses available
- **Partner resources**
- **Ask-the-Risk -Manager** portal with 24-hour turnaround time for risk control questions
- **E-Newsletter** archive

Visit the website at <https://www.argolimited.com/pages/argo-group-home/our-brands/trident/risk-control>

The Breadon Group in partnership with Trident Risk Control also makes a wide variety of services available to you to assist in the development of your risk management program. The following services can be accessed by a request to your agent or through contacting us at: asktheriskmanager@tridentpublicrisk.com.

Risk Management Consultation

If you have risk management questions, Trident's Risk Control Group has the answers, tools, or resources that you need. Sending us a question through our [Ask-the-Risk Manager portal](#) on our website or emailing us directly at asktheriskmanager@tridentpublicrisk.com. Our **24-Hour pledge** to you is to provide you help within one business day – but it is usually a lot faster. We are here to help!

Risk Control e-Newsletters and Special Bulletins

Trident Risk Control produces monthly newsletters with topics of interest and timely special bulletins for the many diverse departments at your organization. Subscribe and pass on to others, or supply us with a list of employee emails and we'll add everyone on your list to the distribution.

Model Law Enforcement and Detention Center Policies and Procedures

Trident partners with world-class law enforcement consultant [OSS Law Enforcement Advisors](#) to provide free model policies for use by law enforcement and detention center representatives. When the Supreme Court provides new rulings that affect law enforcement and detention center operations, your policies will need to be altered to comply with the new rulings—and Trident can provide them.

Discounted Property Appraisals

Having correct property valuations is important to any risk management program to ensure that, if disaster strikes, a structure to be replaced is valued properly. We offer discounted property appraisals for the locations that you select through our partner, [HCA Asset Management](#). We will coordinate with HCA to ensure that the appraisal services are delivered in a timely manner.

Systems Optimization and Maintenance

Saving money, reducing maintenance, and reducing equipment risk factors are important considerations for any organization. Through our partner, [Hartford Steam Boiler](#), we make available a number of tools, including maintenance suggestions and optimization calculators, to your maintenance and engineering staff. The tools can be accessed through our Partner Resources Portal on our website.

Online Training

Sometimes it is difficult to locate the specialized training that you need for your organization's staff. Trident Risk Control Services has over [200 training courses](#) available online to help you meet that need. Our partner, LocalGovU, has worked with us to develop topics specifically for governmental entities.

Loss Analysis: Understanding how to efficiently deploy your loss prevention efforts includes looking at elements such as number of claims, types, and department(s) in which they occur. Trident's Loss Analysis will provide a five-year look back, breaking down the losses to give you a clear picture of not only where they are occurring, but also causal factors. Simply contact your agent, Risk Control representative, or request a copy through: asktheriskmanager@tridentinsurance.net.

Program Development: One of your entity's more challenging tasks to undertake is creating or modifying a program. We can help through sample programs and sound advice on how to implement those programs across the diverse departments with which you work.

GENERAL CONDITIONS

This proposal is based on information provided to The Breadon Group, LLC by the Agent.

The quotation in this proposal does not necessarily match the coverages or limits requested in the bid specifications and/or application. No warranty is made or implied with respect to the total compliance to bid specifications or applications.

Each individual policy contains the actual terms, conditions and exclusions. This proposal highlights certain features and benefits of the Trident program.

Statement of Values Report

Insured: City of Grosse Pointe Park

Term: 8/1/2025 - 8/1/2026

LOC #	BLDG #	OCCUPANCY	ADDRESS	CITY	BUILDNG	CONTENTS	CONSTR	VALUATION	YEAR	AREA	SPRINKLER
1	1	City Hall	15115 E. JEFFERSON	Grosse Pointe Park	\$10,309,624	\$2,828,384	Joisted Masonry	Replacement Cost	1972	31,151	Yes
1	2	PIO: Benches, Lighting, Bike Racks, Signage, Flagpole	15115 E. JEFFERSON	Grosse Pointe Park	\$72,592	\$0	Non-Combustible	Replacement Cost	1972	1	No
1	3	Water Treatment Plant	15115 E. JEFFERSON	Grosse Pointe Park	\$4,674,384	\$41,600	Modified Fire Resistive	Replacement Cost	1974	7,597	No
1	4	City Hall PIO Tower Clock	15115 E. JEFFERSON	Grosse Pointe Park	\$110,552	\$0	Non-Combustible	Replacement Cost	2002	1	No
1	5	PIO: Planter and Waste Receptacle	15115 E. JEFFERSON	Grosse Pointe Park	\$1,352	\$0	Non-Combustible	Replacement Cost	2002	1	No
2	1	Garage	16006 ESSEX DRIVE	Grosse Pointe Park	\$805,792	\$8,320	Joisted Masonry	Replacement Cost	1930	3,602	No
2	2	Lift Station	16006 ESSEX DRIVE	Grosse Pointe Park	\$7,559,656	\$0	Modified Fire Resistive	Replacement Cost	1974	1,677	No
2	3	Boardwalk, Fencing, Lights	16006 ESSEX DRIVE	Grosse Pointe Park	\$1,062,984	\$0	Frame	Replacement Cost	1993	9,798	No
2	4	Ice Rink	16006 ESSEX DRIVE	Grosse Pointe Park	\$758,784	\$0	Non-Combustible	Replacement Cost	1994	15,576	No
2	5	PIO: Play Structure	16006 ESSEX DRIVE	Grosse Pointe Park	\$305,864	\$0	Frame	Replacement Cost	2002	1	No
2	6	Community Center	16006 ESSEX DRIVE	Grosse Pointe Park	\$196,976	\$2,288	Non-Combustible	Replacement Cost	2005	611	No
2	7	Gazebo	16006 ESSEX DRIVE	Grosse Pointe Park	\$182,936	\$0	Masonry Non-Combustible	Replacement Cost	2002	740	No
2	8	Pavilion	16006 ESSEX DRIVE	Grosse Pointe Park	\$32,032	\$0	Frame	Replacement Cost	2002	324	No
2	9	PIO: Splash Zone	16006 ESSEX DRIVE	Grosse Pointe Park	\$311,584	\$0	Modified Fire Resistive	Replacement Cost	2002	1	No
2	10	Bathroom	16006 ESSEX DRIVE	Grosse Pointe Park	\$481,832	\$0	Masonry Non-Combustible	Replacement Cost	2002	1,400	No
2	11	Main Entrance Building	16006 ESSEX DRIVE	Grosse Pointe Park	\$77,168	\$5,720	Masonry Non-Combustible	Replacement Cost	2010	225	No
2	12	PIO: Exercise Stations,	16006 ESSEX DRIVE	Grosse Pointe Park	\$467,584	\$0	Frame	Replacement Cost	2002	1	No

		Benches, Lighting BBQ, Turf, Bike Racks, Fencing Etc.									
3	1	Lavins Activity Center	14920 WINDMILL POINT PARK	Grosse Pointe Park	\$8,753,160	\$2,259,400	Non-Combustible	Replacement Cost	2003	21,720	Yes
3	2	Entrance Gatehouse	14920 WINDMILL POINT PARK	Grosse Pointe Park	\$62,712	\$5,720	Joisted Masonry	Replacement Cost	2003	256	No
3	3	Thomkins Community Center	14920 WINDMILL POINT PARK	Grosse Pointe Park	\$1,288,352	\$234,312	Joisted Masonry	Replacement Cost	1989	5,631	No
3	4	Harbor Gatehouse	14920 WINDMILL POINT PARK	Grosse Pointe Park	\$28,600	\$5,720	Joisted Masonry	Replacement Cost	2003	96	No
3	5	Concession Stand	14920 WINDMILL POINT PARK	Grosse Pointe Park	\$440,232	\$3,640	Joisted Masonry	Replacement Cost	1989	1,440	No
3	6	PIO: Play Structure	14920 WINDMILL POINT PARK	Grosse Pointe Park	\$208,832	\$0	Frame	Replacement Cost	2024	1	No
3	7	Windmill PIO: Lights, Tables, Fencing, BBQ, Planters, Tennis Nets, Gazebo	14920 WINDMILL POINT PARK	Grosse Pointe Park	\$680,784	\$0	Frame	Replacement Cost	1990	1	No
3	8	Outdoor Pool and Fountain Pool	14920 WINDMILL POINT PARK	Grosse Pointe Park	\$2,502,032	\$0	Non-Combustible	Replacement Cost	2003	12,500	No
3	9	Docks and Slips	14920 WINDMILL POINT PARK	Grosse Pointe Park	\$2,107,976	\$0	Non-Combustible	Replacement Cost	2003	1	No
4	1	Lift Station	SOMERSET AND MACK	Grosse Pointe Park	\$216,216	\$0	Modified Fire Resistive	Replacement Cost	1995	1	Yes
5	1	DPW Building	15000 MACK AVE	Grosse Pointe Park	\$4,624,464	\$1,463,280	Joisted Masonry	Replacement Cost	2022	15,400	Yes
5	2	PIO: Fencing, Gates, (2) 550 Gallon Tank, Bollards, Lighting, Flagpole	15000 MACK AVE	Grosse Pointe Park	\$135,512	\$0	Non-Combustible	Replacement Cost	2022	1	No
6	1	Lakepointe Rental Property	1408-1410 LAKEPOINTE	Grosse Pointe Park	\$609,232	\$0	Frame	Actual Cash Value	1965	3,882	No

Policy Level TIV : \$55,928,184

Insured Signature: _____

Date: _____

VEH #	YEAR	MAKE	MODEL	VIN	CLASS CODE	COST NEW	VALUATION	COMP DED	COLL DED	SPEC CAUSES DED
1	2000	Sterling	Dump Truck	4889	014790	145,000	RC	2,500	2,500	
2	2000	GMC	Sierra	2501	014990	24,592	ACV	2,500	2,500	
3	1998	GMC	Sierra Utility	8234	014990	100,000	ACV	2,500	2,500	
4	2002	GMC	Truck	8348	014990	17,000	ACV	2,500	2,500	
5	2001	E-One	Fire Truck	4396	7909	1,200,000	RC	2,500	2,500	
6	2004	GMC	Dump	2897	014790	55,800	ACV	2,500	2,500	
7	2006	Chevy	Pick-up	3017	014990	18,000	ACV	2,500	2,500	
8	2010	GMC	Sierra	8063	014990	24,000	ACV	2,500	2,500	
9	1988	Mack	Dump Truck	1M2P131C3JA011975	314790	67,000	ACV	2,500	2,500	
10	2011	GMC	Sierra	1GT02ZC65BF185752	014990	26,700	ACV	2,500	2,500	
11	2014	Ford	Explorer	1FM5K8AR0FGA04251	7911	26,000	ACV	2,500	2,500	
12	2015	Ford	Taurus	1FAHP2D85FG105102	7911	20,000	ACV	2,500	2,500	
13	2009	Ford	Ambulance	1BGE4V1959F402468	7919	150,000	RC	2,500	2,500	
14	2016	Ford	Explorer	1FM5K8AR8GGA19596	7911	33,000	ACV	2,500	2,500	
15	2007	Chevy	Silverado Pickup	1GCH24K67E540323	014990	28,000	ACV	2,500	2,500	
16	2013	Ford	Pick-up	1FDAF4GTODEA26483	214990	28,000	ACV	2,500	2,500	
17	2011	Dump	Trailer	4S9D2020BM097752	684990	10,000	ACV	2,500	2,500	
18	1997	Ford	Garbage Truck	1FDYW82E2VVA28414	314530	60,000	ACV	2,500	2,500	
19	2003	Chevy	GMT-400	1GCHC24U23E314467	014990	25,000	ACV	2,500	2,500	
20	2017	Stuphen	Fire Truck	1S9A1BND0H1003096	7909	650,000	RC	2,500	2,500	
21	2017	Ford	Pick-up	1FT7WZB66HEF21121	014990	27,000	ACV	2,500	2,500	
22	2021	GMC	Sierra	1GTR9AEF1MZ218143	014990	30,000	ACV	2,500	2,500	
23	2021	Ford	Police Interceptor	1FM5K8AB5MGB24529	7911	37,000	ACV	2,500	2,500	
24	2017	Dodge	SW - Grand Caravan	2C4RDG8G8HR601298	7911	10,556	ACV	2,500	2,500	
25	2003	International	7000	1HTWHAAT63JO69391	314790	50,000	ACV	2,500	2,500	
26	2021	Townmaster	T-12DR	4KNBT2721ML162945	684990	15,415	ACV	2,500	2,500	
27	2021	Chevy	Tahoe	1GNSKLED3MR448158	7911	39,183	ACV	2,500	2,500	
28	2021	Ford	Police Interceptor	1FM5K8AB9MGC25296	7911	37,000	ACV	2,500	2,500	
29	2022	GMC	Sierra	1GT39LE78NF174333	014990	33,683	ACV	2,500	2,500	
30	2022	GMC	Sierra 2500 HD P/U Snowplow	1GT39LE79NF174292	014990	41,897	ACV	2,500	2,500	
31	2022	GMC	Sierra 2500 HD P/U Snowplow	1GT39LE76NF174363	014990	41,897	ACV	2,500	2,500	
32	2003	International	7000 Series	1HTWHAAT63JO69391	7909	45,000	RC	2,500	2,500	
33	2018	Ford	Police Interceptor	1FM5K8AR3JGC76270	7911	37,000	ACV	2,500	2,500	
34	2018	Ford	Police Interceptor	1FM5K8AR5JGC76271	7911	37,000	ACV	2,500	2,500	
35	2019	Ford	Police Interceptor	1FM5K8AR7KGB15373	7911	37,000	ACV	2,500	2,500	
36	2019	Ford	Police Interceptor	1FM5K8AR7KGB23487	7911	37,000	ACV	2,500	2,500	
37	2019	Ford	F550	1FDUF5GY6KDA16932	214990	32,083	ACV	2,500	2,500	
38	2020	Ford	F250	1FTBF2B61LEC23711	014990	26,264	ACV	2,500	2,500	
39	2011	Ford	Police Interceptor	1FM5K8AR2HGA89077	7911	37,000	ACV	2,500	2,500	
40	2002	Sterling	Chassis for Jetter Vac	2FZAATAK02AJ65866	314990	175,000	ACV	2,500	2,500	
41	2022	M3	Sweeper	1G9AM6N11NS462078	014990	280,535	RC	2,500	2,500	
42	2012	Kia	Forte LX	KNAFT4A21C5638013	7911	2,515	ACV	2,500	2,500	
43	2023	GMC	Sierra 2500HD 4X4	1GT39LE79PF155549	014990	34,992	ACV	2,500	2,500	

44	2022	Ford	Explorer	1FM5K8AWXNNA03785	7911	38,600	ACV	2,500	2,500	
45	2017	Ford	Explorer	1FM5K8AR2HGD57612	7911	28,000	ACV	2,500	2,500	
46	2022	Ford	Explorer	1FM5K8AW1NNA03660	7911	38,600	ACV	2,500	2,500	
47	2013	C-MTV	CAU23000	653-CZ	7911	500,000	RC	2,500	2,500	
48	2017	Cadillac	Escalade	1GYFK66897R275189	7911	50,000	ACV	2,500	2,500	
49	2023	Chevy	Tahoe	1GNSKLED9PR432194	7911	58,123	ACV	2,500	2,500	
50	2024	Freightliner	M2 Dump	3ALACYFE1RDVC6641	7909	170,150	RC	2,500	2,500	
51	2024	GMC	Terrain	3GKALTEG3RL328388	7398	29,661	ACV	2,500	2,500	
52	2024	Mercedes	Sprinter Cargo Van SRT`	W1Y4NDHY9RT163483	7911	45,000	ACV	2,500	2,500	
53	2025	Ford	F-150 Pickup	1FTFW1P80RKF26186	7911	50,183	ACV	2,500	2,500	
54	2024	Chevy/International Waterboard	MD5500	1HTKJPVK0RH697700	214990	121,347	ACV	2,500	2,500	
55	2001	Novae Corp	Voting Trailer	5DT211D1711002290	684990	10,000	ACV	2,500	2,500	
56	2019	Tow Master	Utility Trailer	5JW1U1624K1257189	684990	15,415	ACV	2,500	2,500	
57	2023	Bonnell	Vac Trailer	IB9AK2528PD943347	684990	162,726	ACV	2,500	2,500	

POLICYHOLDER DISCLOSURE NOTICE OF TERRORISM INSURANCE COVERAGE

You are hereby notified that under the Terrorism Risk Insurance Act, as amended, you have a right to purchase insurance coverage for losses resulting from acts of terrorism. *As defined in Section 102(1) of the Act:* The term "act of terrorism" means any act or acts that are certified by the Secretary of the Treasury - in consultation with the Secretary of Homeland Security, and the Attorney General of the United States - to be an act of terrorism; to be a violent act or an act that is dangerous to human life, property, or infrastructure; to have resulted in damage within the United States, or outside the United States in the case of certain air carriers or vessels or the premises of a United States mission; and to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion.

YOU SHOULD KNOW THAT WHERE COVERAGE IS PROVIDED BY THIS POLICY FOR LOSSES RESULTING FROM CERTIFIED ACTS OF TERRORISM, SUCH LOSSES MAY BE PARTIALLY REIMBURSED BY THE UNITED STATES GOVERNMENT UNDER A FORMULA ESTABLISHED BY FEDERAL LAW. HOWEVER, YOUR POLICY MAY CONTAIN OTHER EXCLUSIONS WHICH MIGHT AFFECT YOUR COVERAGE, SUCH AS AN EXCLUSION FOR NUCLEAR EVENTS. UNDER THE FORMULA, THE UNITED STATES GOVERNMENT GENERALLY REIMBURSES 80% OF COVERED TERRORISM LOSSES EXCEEDING THE STATUTORILY ESTABLISHED DEDUCTIBLE PAID BY THE INSURANCE COMPANY PROVIDING THE COVERAGE. THE PREMIUM CHARGED FOR THIS COVERAGE IS PROVIDED BELOW AND DOES NOT INCLUDE ANY CHARGES FOR THE PORTION OF LOSS COVERED BY THE FEDERAL GOVERNMENT UNDER THE ACT.

YOU SHOULD ALSO KNOW THAT THE TERRORISM RISK INSURANCE ACT, AS AMENDED, CONTAINS A \$100 BILLION CAP THAT LIMITS U.S. GOVERNMENT REIMBURSEMENT AS WELL AS INSURERS' LIABILITY FOR LOSSES RESULTING FROM CERTIFIED ACTS OF TERRORISM WHEN THE AMOUNT OF SUCH LOSSES IN ANY ONE CALENDAR YEAR EXCEEDS \$100 BILLION. IF THE AGGREGATE INSURED LOSSES FOR ALL INSURERS EXCEED \$100 BILLION, YOUR COVERAGE MAY BE REDUCED.

The prospective premium for certified acts of terrorism coverage is **\$2,996**.

Please tell your insurance agent or broker whether you accept or reject certified acts of terrorism coverage.

	Accept - I hereby elect to purchase terrorism coverage.
	Reject - I hereby decline to purchase terrorism coverage.

Policyholder/Applicant's Signature

Print Name

Date

TERRORISM COVERAGE DISCLOSURE NOTICE

TERRORISM COVERAGE PROVIDED UNDER THIS POLICY

The Terrorism Risk Insurance Act of 2002 as amended and extended by the subsequent Terrorism Risk Insurance Program Reauthorization Acts (collectively referred to as the "Act") established a program within the Department of the Treasury, under which the federal government shares, with the insurance industry, the risk of loss from future terrorist attacks. An act of terrorism is defined as any act certified by the Secretary of the Treasury, in consultation with the Secretary of Homeland Security and the Attorney General of the United States, to be an act of terrorism; to be a violent act or an act that is dangerous to human life, property or infrastructure; to have resulted in damage within the United States, or outside the United States in the case of an air carrier or vessel or the premises of a United States Mission; and to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion.

In accordance with the Act, we are required to offer you coverage for losses resulting from an act of terrorism **that is certified under the federal program** as an act of terrorism. The policy's other provisions will still apply to such an act. **This offer does not include coverage for incidents of nuclear, biological, chemical, or radiological terrorism which will be excluded from your policy.** Your decision is needed on this question: do you choose to pay the premium for terrorism coverage stated in this offer of coverage, or do you reject the offer of coverage and not pay the premium? You may accept or reject this offer.

If your policy provides commercial property coverage, in certain states, statutes or regulations may require coverage for fire following an act of terrorism. In those states, if terrorism results in fire, we will pay for the loss or damage caused by that fire, subject to all applicable policy provisions including the Limit of Insurance on the affected property. Such coverage for fire applies only to direct loss or damage by fire to Covered Property. Therefore, for example, the coverage does not apply to insurance provided under Business Income and/or Extra Expense coverage forms or endorsements that apply to those coverage forms, or to Legal Liability coverage forms or Leasehold Interest coverage forms.

Your premium will include the additional premium for terrorism as stated in the section of this Notice titled DISCLOSURE OF PREMIUM.

DISCLOSURE OF FEDERAL PARTICIPATION IN PAYMENT OF TERRORISM LOSSES

The United States Government, Department of the Treasury, will pay a share of terrorism losses insured under the federal program. **The federal share equals 80% in years 2020 through 2027 of that portion of the amount of such insured losses that exceeds the applicable insurer deductible during Calendar Year 2020 and each Calendar Year thereafter through 2027.**

DISCLOSURE OF CAP ON ANNUAL LIABILITY

If the aggregate insured terrorism losses of all insurers exceed \$100,000,000,000 during any **Calendar** Year provided in the Act, the Secretary of the Treasury shall not make any payments for any portion of the amount of such losses that exceed \$100,000,000,000, and if we have met our insurer deductible, we shall not be liable for the payment of any portion of such losses that exceeds \$100,000,000,000.

DISCLOSURE OF PREMIUM

Your premium for terrorism coverage is: \$2,120.00

(This charge/amount is applied to obtain the final premium.)

You may choose to reject the offer by signing the statement below and returning it to us. Your policy will be changed to exclude the described coverage. If you chose to accept this offer, this form does not have to be returned.

REJECTION STATEMENT

I hereby decline to purchase coverage for certified acts of terrorism. I understand that an exclusion of certain terrorism losses will be made part of this policy.

Policyholder/Legal Representative/Applicant's
Signature

Print Name of Policyholder/Legal
Representative /Applicant

Date: _____

City of Grosse Pointe Park
Named Insured

ARCH Insurance Company
Insurance Company

Policy Number:

ADDITIONAL INFORMATION: REQUIRED AT BINDING

1. Signed TRIA Forms (if rejecting, both signed rejection forms must be submitted prior to binding otherwise the policies will be bound including TRIA)
2. Signed SOV

Commission

Coverage	Commission
General Liability	12.00%
Data Compromise	12.00%
Cyber	12.00%
Public Officials	12.00%
Employment Practices Liability	12.00%
Law Enforcement Liability	12.00%
Auto Liability	12.00%
Auto Physical Damage	12.00%
Property	12.00%
Equipment Breakdown	12.00%
Inland Marine	12.00%
Crime	12.00%
Excess Liability	12.00%



CITY COUNCIL MEETING

DATE: July 14, 2025

SUBJECT: Approve CCTV/Cleaning Bid Recommendation

SUMMARY: The City's annual televising of the sewer system was sent out for bidding by OHM Advisors the City's Engineer. We received 4 bids ranging from \$213,141 to \$696,996.

FINANCIAL IMPACT: The City has this item budgeted for in the 598 Water/Sewer Infrastructure Fund

RECOMMENDATION: Motion to Approve the Award for the CCTV Program in the not to exceed amount of \$200,000 to Advanced Underground Inspection LLC.

PREPARED BY: Tom Jenny, Director of Public Works



July 7, 2025

CITY OF GROSSE POINTE PARK
15115 East Jefferson Avenue
Grosse Pointe Park, MI 48230

Attention: Nick Sizeland
City Manager

Regarding: FY2026 Grosse Pointe Park CCTV Program
Recommendation Letter
OHM Job No.: 7508-25-0030

Dear Mr. Sizeland:

Bids for the FY2026 Grosse Pointe Park CCTV Program were received, opened and read aloud at 1:00 PM on Wednesday, July 2, 2025, at the City of Grosse Pointe Park offices. Bids were received from four (4) bidders, with the bid pricing ranging from \$213,141.05 to \$693,996.71, as shown on the attached tabulation. The low bid was received from Advanced Underground Inspection, LLC in the amount of \$213,141.05. This is 30% lower than the next lowest bidder.

The approved FY2026 budgeted amount is \$200,000.00. A contract modification will be made in advance of the proposed project to bring the scope within budget. **It is recommended that FY2026 Grosse Pointe Park CCTV Program contract be awarded to Advanced Underground Inspection, LLC. in the amount of \$200,000.00.** OHM will work with the Contractor to identify sewer segments to fall within the project budget.

Should there be any questions, please contact this office at (313) 481-1252.

Sincerely,
OHM Advisors, Inc.

A handwritten signature in blue ink that reads "Patrick M. Droze". The signature is fluid and cursive, with a long horizontal stroke at the end.

Patrick M. Droze, P.E.
Project Manager

encl: Bid Tabulation

cc: Tom Jenny, Department of Public Works Supervisor
Katelyn Driscoll, PE, OHM
File

Item	Description	Estimated Quantity	
1	Mobilization, Max. 3%	1	LSUM
1	Heavy Cleaning and Televising, 12-inch Sewer	4481	LF
2	Heavy Cleaning and Jetting, 12-inch Sewer	100	LF
3	Heavy Cleaning and Televising, 15-inch Sewer	4327	LF
4	Heavy Cleaning and Jetting, 15-inch Sewer	100	LF
5	Heavy Cleaning and Televising, 18-inch Sewer	8098	LF
6	Heavy Cleaning and Jetting, 18-inch Sewer	100	LF
7	Heavy Cleaning and Televising, 20-inch Sewer	2366	LF
8	Heavy Cleaning and Jetting, 20-inch Sewer	100	LF
9	Heavy Cleaning and Televising, 24-inch Sewer	2881	LF
10	Heavy Cleaning and Jetting, 24-inch Sewer	100	LF
11	Heavy Cleaning and Televising, 27-inch Sewer	1431	LF
12	Heavy Cleaning and Jetting, 27-inch Sewer	100	LF
13	Heavy Cleaning and Televising, 33-inch Sewer	850	LF
14	Heavy Cleaning and Jetting, 33-inch Sewer	100	LF
15	Heavy Cleaning and Televising, 36-inch Sewer	770	LF
16	Heavy Cleaning and Jetting, 36-inch Sewer	100	LF
17	Heavy Cleaning and Televising, 42-inch Sewer	830	LF
18	Heavy Cleaning and Jetting, 42-inch Sewer	100	LF
19	Heavy Cleaning and Televising, 48-inch Sewer	1405	LF
20	Heavy Cleaning and Jetting, 48-inch Sewer	100	LF
21	Heavy Cleaning and Televising, 60-inch Sewer	620	LF
22	Heavy Cleaning and Jetting, 60-inch Sewer	100	LF
23	Traffic Maintenance and Control	1	LSUM
24	Final Deliverables	1	LSUM

Engineer's Estimate	
Unit Price	Amount
\$ 20,000.00	\$ 20,000.00
\$ 4.84	\$ 21,688.04
\$ 4.59	\$ 459.00
\$ 5.70	\$ 24,663.90
\$ 5.45	\$ 545.00
\$ 6.36	\$ 51,503.28
\$ 6.11	\$ 611.00
\$ 7.09	\$ 16,774.94
\$ 6.84	\$ 684.00
\$ 7.40	\$ 21,319.40
\$ 7.15	\$ 715.00
\$ 8.67	\$ 12,406.77
\$ 8.42	\$ 842.00
\$ 7.43	\$ 6,315.50
\$ 7.18	\$ 718.00
\$ 7.85	\$ 6,044.50
\$ 7.60	\$ 760.00
\$ 8.35	\$ 6,930.50
\$ 8.10	\$ 810.00
\$ 8.25	\$ 11,591.25
\$ 8.00	\$ 800.00
\$ 10.00	\$ 6,200.00
\$ 9.75	\$ 975.00
\$ 5,000.00	\$ 5,000.00
\$ 10,000.00	\$ 10,000.00
SUM	\$ 228,357.08

Advanced Underground Inspection, LLC 39101 Webb Drive Westland, MI 48185	
Unit Price	Amount
\$ 6,000.00	\$ 6,000.00
\$ 5.50	\$ 24,645.50
\$ 5.00	\$ 500.00
\$ 5.65	\$ 24,447.55
\$ 5.00	\$ 500.00
\$ 6.75	\$ 54,661.50
\$ 5.00	\$ 500.00
\$ 6.75	\$ 15,970.50
\$ 5.00	\$ 500.00
\$ 7.50	\$ 21,607.50
\$ 5.50	\$ 550.00
\$ 7.50	\$ 10,732.50
\$ 5.50	\$ 550.00
\$ 7.50	\$ 6,375.00
\$ 5.50	\$ 550.00
\$ 8.00	\$ 6,160.00
\$ 7.50	\$ 750.00
\$ 8.00	\$ 6,640.00
\$ 7.50	\$ 750.00
\$ 10.00	\$ 14,050.00
\$ 9.50	\$ 950.00
\$ 15.00	\$ 9,300.00
\$ 14.50	\$ 1,450.00
\$ 5,000.00	\$ 5,000.00
\$ 1.00	\$ 1.00
SUM	\$ 213,141.05

Pamar Enterprises, Inc 31604 Pamar Court New Haven, MI 48048	
Unit Price	Amount
\$ 10,000.00	\$ 10,000.00
\$ 5.00	\$ 22,405.00
\$ 10.00	\$ 1,000.00
\$ 5.00	\$ 21,635.00
\$ 10.00	\$ 1,000.00
\$ 5.00	\$ 40,490.00
\$ 10.00	\$ 1,000.00
\$ 6.00	\$ 14,196.00
\$ 12.00	\$ 1,200.00
\$ 6.00	\$ 17,286.00
\$ 12.00	\$ 1,200.00
\$ 8.00	\$ 11,448.00
\$ 14.00	\$ 1,400.00
\$ 20.00	\$ 17,000.00
\$ 14.00	\$ 1,400.00
\$ 23.00	\$ 17,710.00
\$ 14.00	\$ 1,400.00
\$ 27.00	\$ 22,410.00
\$ 16.00	\$ 1,600.00
\$ 63.00	\$ 88,515.00
\$ 18.00	\$ 1,800.00
\$ 74.00	\$ 45,880.00
\$ 20.00	\$ 2,000.00
\$ 20,000.00	\$ 20,000.00
\$ 500.00	\$ 500.00
SUM	\$ 364,475.00

Dukes Root Control 400 E. Airport Road, Suite E Elgin, IL 60123	
Unit Price	Amount
\$ 7,500.00	\$ 7,500.00
\$ 6.80	\$ 30,470.80
\$ 5.95	\$ 595.00
\$ 7.65	\$ 33,101.55
\$ 6.80	\$ 680.00
\$ 8.50	\$ 68,833.00
\$ 7.65	\$ 765.00
\$ 12.75	\$ 30,166.50
\$ 11.90	\$ 1,190.00
\$ 9.35	\$ 26,937.35
\$ 8.50	\$ 850.00
\$ 10.20	\$ 14,596.20
\$ 9.35	\$ 935.00
\$ 11.90	\$ 10,115.00
\$ 10.20	\$ 1,020.00
\$ 12.75	\$ 9,817.50
\$ 11.05	\$ 1,105.00
\$ 14.88	\$ 12,350.40
\$ 12.75	\$ 1,275.00
\$ 16.58	\$ 23,294.90
\$ 14.45	\$ 1,445.00
\$ 25.50	\$ 15,810.00
\$ 21.25	\$ 2,125.00
\$ 5,500.00	\$ 5,500.00
\$ 1,000.00	\$ 1,000.00
SUM	\$ 301,478.20

Doetsch Environmental Services 13855 E. Eight Mile Warren, MI 48089	
Unit Price	Amount
\$ 19,000.00	\$ 19,000.00
\$ 10.83	\$ 48,529.23
\$ 25.55	\$ 2,555.00
\$ 13.02	\$ 56,337.54
\$ 25.55	\$ 2,555.00
\$ 15.77	\$ 127,705.46
\$ 35.10	\$ 3,510.00
\$ 18.99	\$ 44,930.34
\$ 35.10	\$ 3,510.00
\$ 22.01	\$ 63,410.81
\$ 48.80	\$ 4,880.00
\$ 31.08	\$ 44,475.48
\$ 48.80	\$ 4,880.00
\$ 31.08	\$ 26,418.00
\$ 62.55	\$ 6,255.00
\$ 38.44	\$ 29,598.80
\$ 101.25	\$ 10,125.00
\$ 49.71	\$ 41,259.30
\$ 101.25	\$ 10,125.00
\$ 54.47	\$ 76,530.35
\$ 101.25	\$ 10,125.00
\$ 71.22	\$ 44,156.40
\$ 101.25	\$ 10,125.00
\$ 2,500.00	\$ 2,500.00
\$ 500.00	\$ 500.00
SUM	\$ 693,996.71

Error in Bid



CITY COUNCIL MEETING

DATE: July 14, 2025

SUBJECT: 2025 Water Main Construction Services

SUMMARY: The project was designed in the winter of 2024 for the replacement of the existing water main on Beaconsfield Avenue (from Jefferson to Essex) and the construction of a new water main on Charlevoix (from Wayburn to Beaconsfield). The project will be constructed by Bidigare contracting as an extension of the previous year's water main contract. The work includes the construction of approximately 2,350 LF of water main on Beaconsfield Avenue to replace the existing 6-inch water main; including the replacement of 53 lead service lines and 24 copper service transfers. An 8-inch water main on Charlevoix is proposed to loop the water main and to connect 14 services to the proposed water main.

FINANCIAL IMPACT: \$182,000 for Construction Engineering Services budgeted in the 598 Infrastructure Millage

RECOMMENDATION: Motion to approve the 2025 Water Main Construction Engineering Services for a not to exceed amount of \$182,000

PREPARED BY: Tom Jenny, Director of Public Works

July 7, 2025

CITY OF GROSSE POINTE PARK
15115 East Jefferson Avenue
Grosse Pointe Park, MI 48230

Attention: **Nick Sizeland**
City Manager

Regarding: **2025 Water Main Improvements Project**
Construction Observation Services

Dear Mr. Sizeland:

OHM Advisors Inc. is pleased to submit this proposal to perform the Construction Observation for the 2025 Water Main Improvements Project for the summer of 2025 construction season.

PROJECT UNDERSTANDING

The project was designed in the winter of 2024 for the replacement of the existing water main on Beaconsfield Avenue (from Jefferson to Essex) and the construction of a new water main on Charlevoix (from Wayburn to Beaconsfield). The project will be constructed by Bidigare contracting as an extension of the previous year's water main contract.

The work includes the construction of approximately 2,350 LF of water main on Beaconsfield Avenue to replace the existing 6-inch water main; including the replacement of 53 lead service lines and 24 copper service transfers. An 8-inch water main on Charlevoix is proposed to loop the water main and to connect 14 services to the proposed water main.

SCOPE OF SERVICES

The following is the scope of services that OHM will provide for this project.

Layout and Construction Staking

1. OHM's survey department will respond to contractor staking requests. Layout will include required staking for line and elevation of water main, and pavement replacement. Costs for additional re-staking will be borne by the contractor.

Construction Observation

1. OHM will provide full time construction observation during installation of underground utility infrastructure, including water main and service lead connections. OHM staff will witness the reconnection of water services within homes and perform post-construction inspections to document post construction conditions and compliance with the specifications. OHM will provide sufficient staff to



ensure that all portions of the project are installed in accordance with the project plans and specifications.

2. The Construction Observer(s) will prepare daily reports and log quantities for contractor payment purposes. OHM will utilize Field Advisor for quantity, material and project work documentation.
3. In the event that the Contractor's operations are not in conformance with plans or the project specifications, the Construction Observer will notify the Contractor and City.
4. The Construction Observer(s) will properly mark the addresses on the existing meters after replacement and ensure that they are returned to the City DPW.
5. OHM will coordinate the scheduling of materials testing or other specialized consultants for the project. Construction testing effort will be provided by G2 Consulting Group.
6. The Field Client Representative will work to ensure timely notification to City customers regarding impacts to water service and assist the City in response to concerns related to the construction activities.
7. OHM will work to resolve construction conflicts (i.e., mismarked utilities, interpretations of the contract documents) and prepare plan changes or sketches, as required, to meet conditions that may arise during construction. We will also resolve disputes with the Contractor regarding materials or construction methods.

Construction Administration

1. Contract documents for execution will be prepared and transmitted and will be accompanied by the Notice of Award letter.
2. Partially executed contract documents will be reviewed and checked for conformance with securities and insurance specifications.
3. OHM will coordinate and conduct a pre-construction meeting and will prepare meeting minutes for distribution to attendees.
4. Shop drawings, material certifications and other documentations will be reviewed for conformance with the project specifications and comments will be provided to the Contractor.
5. OHM will attend and participate in project progress meetings as specified in the Contract Documents and attend special meetings when requested by the City.
6. OHM will prepare monthly pay estimates and change orders as necessary.

Material Testing and Geotechnical Services

Material Testing and Geotechnical Services will be provided by G2 Consulting (G2). Services shall include submittal reviews, density testing for trenches and aggregate base. Testing will also occur for concrete and asphalt placed within the project. To ensure concrete attains required strength, testing utilizing cylinders or beams will be performed.

Record Drawings

After issuance of final completion, record drawings reflecting information recorded in the field and as shown on construction daily reports and as gathered by our survey crew will be provided. Drawings will show the water main, service records, hydrants and valves, etc.. This will be delivered to the City by flash drive in both AutoCAD, Adobe portable document format (PDF), and one paper hard copy.



FEE SCHEDULE

OHM proposes to provide the above outlined professional services billed via OHM's current rate schedule. Approximate budgets by tasks are shown below:

<u>Task</u>	<u>Estimated Fee</u>
Task 1 – Layout and Construction Staking	\$30,000
Task 2 – Construction Observation & Administration	\$110,000
Task 3 – Testing Services (by G2)	\$20,000
Task 4 – Project Closeout and Record Drawings	\$22,000
TOTAL	\$182,000

ADDITIONAL SERVICES

OHM will be pleased to provide additional services for this project not specifically described in the scope of Design Services on an hourly basis. OHM will provide a separate proposal for said services.

ACCEPTANCE

We hope that the above information is helpful in communicating our understanding of the project. If there are any areas that you have questions about, please do not hesitate to contact us. Work will be performed in accordance with OHM's Standard Terms and Conditions (attached). If this proposal and terms are acceptable, please execute and return a copy of the proposal to us. We greatly appreciate the opportunity to assist you and look forward to working together on this project.

Sincerely,
OHM Advisors

Patrick Droz, P.E.
Principal

cc: Tom Jenny, Grosse Pointe Park DPW
Kayelyn Driscoll, PE, OHM
File

City of Grosse Pointe Park
2025 Water Main Improvement Project Construction Observation Services

Accepted By: _____

Printed Name: _____

Title: _____

Date: _____

TERMS & CONDITIONS

1. **THE AGREEMENT.** These Terms and Conditions and the attached Proposal or Scope of Services, upon acceptance by CLIENT, shall constitute the entire Agreement between Orchard, Hiltz & McCliment, Inc. (OHM ADVISORS), a registered Michigan Corporation, and CLIENT. OHM ADVISORS and CLIENT may be referred to individually as a Party or collectively as Parties. This Agreement supersedes all prior negotiations or agreements and may be amended only by written agreement signed by both Parties.
2. **CLIENT RESPONSIBILITIES.** CLIENT, at no cost, shall:
 - a. Provide access to the project site to allow timely performance of the services.
 - b. Provide all information in CLIENT'S possession as required by OHM ADVISORS to perform the services.
 - c. Designate a person to act as CLIENT'S representative who shall transmit instructions, receive information, define CLIENT policies, and have the authority to make decisions related to services under this Agreement.
3. **PROJECT INFORMATION.** OHM ADVISORS shall be entitled to rely on the accuracy and completeness of services and information furnished by CLIENT, other design professionals, or consultants contracted directly to CLIENT.
4. **PERIOD OF SERVICE.** The services shall be completed within the time specified in the Proposal or Scope of Services, or if no time is specified, within a reasonable amount of time. OHM ADVISORS shall not be liable to CLIENT for any loss or damage arising out of any failure or delay in rendering services pursuant to this Agreement that arise out of circumstances that are beyond the control of OHM ADVISORS.
5. **COMPENSATION.** CLIENT shall pay OHM ADVISORS for services performed in accordance with the method of payment, as stated in the Proposal or Scope of Services. CLIENT shall pay OHM ADVISORS for reimbursable expenses for subconsultant services, equipment rental, or other special project related items at a rate of 1.15 times the invoice amount.
6. **TERMS OF PAYMENT.** Invoices shall be submitted to the CLIENT each month for services performed during the preceding period. CLIENT shall pay the full amount of the invoice within thirty days of the invoice date. If payment is not made within thirty days, the amount due to OHM ADVISORS shall include a service fee at the rate of one (1%) percent per month from said thirtieth day.
7. **STANDARD OF CARE.** OHM ADVISORS shall perform their services under this Agreement in a manner consistent with the professional skill and care ordinarily provided by similar professionals practicing in the same or similar locality under the same or similar conditions.
8. **RESTRICTION OF REMEDIES.** OHM ADVISORS is responsible for the work of its employees while they are engaged on OHM ADVISORS' projects. As such, and in order to minimize legal costs and fees related to any dispute, CLIENT agrees to restrict any and all remedies it may have by reason of OHM ADVISORS' breach of this Agreement or negligence in the performance of services under this Agreement, be they in contract, tort, or otherwise, to OHM ADVISORS, and to waive any claims against individual employees.
9. **LIMIT OF LIABILITY.** To the fullest extent permitted by law, CLIENT agrees that, notwithstanding any other provision in this Agreement, the total liability in the aggregate, of OHM ADVISORS to CLIENT, or anyone claiming under CLIENT, for any claims, losses, damages or costs whatsoever arising out of, resulting from, or in any way related to this Agreement or the services provided by OHM ADVISORS pursuant to this Agreement, be limited to \$25,000 or OHM ADVISORS fee, whichever is greater, and irrespective of whether the claim sounds in breach of contract, tort, or otherwise.
10. **ASSIGNMENT.** Neither Party to this Agreement shall transfer, sublet, or assign any duties, rights under or interest in this Agreement without the prior written consent of the other Party.
11. **NO WAIVER.** Failure of either Party to enforce, at anytime, the provisions of this Agreement shall not constitute a waiver of such provisions or the right of either Party at any time to avail themselves of such remedies as either may have for any breach of such provisions.
12. **GOVERNING LAW.** The laws of the State of Michigan will govern the validity of this Agreement, its interpretation and performance.
13. **INSTRUMENTS OF SERVICE.** OHM ADVISORS shall retain ownership of all reports, drawings, plans, specifications, electronic data and files, and other documents (Documents) prepared by OHM ADVISORS as Instruments of Service. OHM ADVISORS shall retain all common law, statutory and other reserved rights, including, without limitation, all copyrights thereto. CLIENT, upon payment in full for OHM's services, shall have an irrevocable license to use OHM's Instruments of Service for or in conjunction with repairs, alterations or maintenance to the project involved but for no other purpose. CLIENT shall not reuse or make any modifications to the Documents without prior written authorization by OHM ADVISORS. In accepting and utilizing any Documents or other data on any electronic media provided by OHM ADVISORS, CLIENT agrees they will perform acceptance tests or procedures on the data within 30 days of receipt of the file.
14. **CERTIFICATIONS.** OHM ADVISORS shall have 14 days to review proposed language prior to the requested dates of execution. OHM ADVISORS shall not be required to execute certificates to which it has a reasonable objection, or that would require knowledge, services, or responsibilities beyond the scope of this Agreement, nor shall any certificates be construed as a warranty or guarantee by OHM ADVISORS.
15. **TERMINATION.** Either Party may at any time terminate this Agreement upon giving the other Party 7 calendar days prior written notice. CLIENT shall within 45 days of termination pay OHM ADVISORS for all services rendered and all costs incurred up to the date of termination in accordance with compensation provisions in this Agreement.
16. **RIGHT TO SUSPEND SERVICES.** In the event CLIENT fails to pay OHM ADVISORS the amount shown on any invoice within 45 days of the date of the invoice, OHM ADVISORS may, after giving 7 days' notice to CLIENT, suspend its services until payment in full for all services and expenses is received.

17. OPINIONS OF PROBABLE COST. OHM ADVISORS preparation of Opinions of Probable Cost represents OHM ADVISORS' best judgment as a design professional familiar with the industry. CLIENT recognizes that OHM ADVISORS has no control over costs of labor, equipment, materials, or a contractor's pricing. OHM ADVISORS makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to bid or actual cost.
18. JOB SITE SAFETY. Neither the professional activities of OHM ADVISORS, nor the presence of OHM ADVISORS or our employees and subconsultants at a construction site shall relieve the Contractor or any other entity of their obligations, duties, and responsibilities including, but not limited to, construction means, methods, sequences, techniques or procedures necessary for performing, superintending or coordinating all portions of the work of construction in accordance with the contract documents and the health or safety precautions required by any regulatory agency. OHM ADVISORS has no authority to exercise any control over any construction contractor or any other entity or their employees in connection with their work or any health or safety precautions.
19. CONTRACTOR SUBMITTALS. If included in the services to be provided, OHM ADVISORS shall review the contractor's submittals such as shop drawings, product data, and samples for the limited purpose of checking for conformance with information given and the design concept expressed in the construction documents issued by OHM ADVISORS. Review of such submittals is not for the purpose of determining the accuracy and completeness of other information such as dimensions, quantities, and installation or performance of equipment or systems, which are the contractor's responsibility. OHM ADVISORS review shall not constitute approval of safety precautions or, unless otherwise specifically stated by OHM ADVISORS, of any construction means, methods, techniques, sequences or procedures. OHM ADVISORS approval of a specific item shall not indicate approval of an assembly of which the item is a component.
20. CONSTRUCTION OBSERVATION. If requested, OHM ADVISORS shall visit the project construction site to generally observe the construction work and answer questions that CLIENT may have. OHM ADVISORS shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the construction work, or to determine whether the construction work is being constructed in accordance with the Contract Documents.
21. HAZARDOUS MATERIALS. As used in this Agreement, the term hazardous materials shall mean any substances, including without limitation asbestos, toxic or hazardous waste, PCBs, combustible gases and materials, petroleum or radioactive materials (as each of these is defined in applicable federal statutes) or any other substances under any conditions and in such quantities as would pose a substantial danger to persons or property exposed to such substances at or near the Project site. Both Parties acknowledge that OHM ADVISORS' Scope of Services does not include any services related to the presence of any hazardous or toxic materials. In the event OHM ADVISORS or any other person or entity involved in the project encounters any hazardous or toxic materials, or should it become known to OHM ADVISORS that such materials may be present on or about the jobsite or any adjacent areas that may affect the performance of OHM ADVISORS' services, OHM ADVISORS may, at its sole option and without liability for consequential or any other damages, suspend performance of its services under this Agreement until CLIENT retains appropriate qualified consultants and/or contractors to identify and abate or remove the hazardous or toxic materials and warrants that the jobsite is in full compliance with all applicable laws and regulations. CLIENT agrees, notwithstanding any other provision of this Agreement, to the fullest extent permitted by law, to indemnify and hold harmless OHM ADVISORS, its officers, partners, employees and subconsultants (collectively, OHM ADVISORS) from and against any and all claims, suits, demands, liabilities, losses, damages or costs, including reasonable attorneys' fees and defense costs arising out of or in any way connected with the detection, presence, handling, removal, abatement, or disposal of any asbestos or hazardous or toxic substances, products or materials that exist on, about or adjacent to the Project site, whether liability arises under breach of contract or warranty, tort, including negligence, strict liability or statutory liability, regulatory or any other cause of action, except for the sole negligence or willful misconduct of OHM ADVISORS.
22. WAIVER OF CONSEQUENTIAL DAMAGES. The Parties waive consequential damages for claims, disputes or other matters in question arising out of or relating to this Agreement. This mutual waiver is applicable, without limitation, to all consequential damages due to either Party's termination of this Agreement.
23. WAIVER OF SUBROGATION. The Parties waive all rights against each other and any of their contractors, subcontractors, consultants, agents, and employees, each of the other, for damages caused by fire or other causes of loss to the extent covered by property insurance obtained pursuant to a written contract or other property insurance applicable to the construction work.
24. THIRD PARTIES. Nothing contained in this Agreement shall create a contractual relationship with, or a cause of action in favor of, a third party against either CLIENT or OHM ADVISORS.
25. CODE REVIEW/ACCESSIBILITY. In providing its services under this Agreement, OHM ADVISORS may have to interpret federal and or state laws, codes, ordinances, regulations and/or statutes. CLIENT understands and agrees that these may be subject to different and possibly contradictory interpretations by relevant governmental officials charged with interpreting same and furthermore understands and agrees that OHM ADVISORS does not warrant or guarantee that their interpretation will be consistent with the interpretation of the relevant governmental officials. OHM ADVISORS shall not be liable for unreasonable or unforeseeable interpretation of federal and or state laws, codes, ordinances, regulations and/or statutes by governmental officials charged with interpreting same.
26. DISPUTE RESOLUTION. In an effort to resolve any conflicts that arise during the project or following the completion of the project, the Parties agree that all disputes between them arising out of or relating to this Agreement shall be submitted to nonbinding mediation, unless the Parties mutually agree otherwise, as a prerequisite to further legal proceedings. The Parties agree to share the mediator's fee and any filing fees equally, and the mediation shall be held in the place where the project is located, unless another location is mutually agreed upon.



CITY COUNCIL MEETING

DATE: July 14, 2025

SUBJECT: Approve Movie Projector Purchase

SUMMARY: The light engine on the projector in the Okulski Theatre failed in February 2025, since this time we have been utilizing a rental for the theater. Due to the age of the projector (2012) there was no warranty available for the light engine. Purchasing a replacement light engine would not have been cost-effective, and no warranty options were available. It is my recommendation that the City Council approves the purchase of the NEC 2K Laser Projector. With the size of our theatre screen, this projector will meet all of our needs for showing films. The purchase and installation of this projector comes with a 3-year warranty on parts, and a 2-year warranty with limited labor. A parts warranty can be extended up to an additional 5 years at \$3,500.00 per year. Audio Imaging Specialists are a preferred vendor and handle all maintenance and repairs on both theaters.

FINANCIAL IMPACT: NEC 2K Laser Projector - \$49,168.00

Barco 2K Laser Projector - \$62,828.00

Christie 2K Laser Projector - Audio Imaging Specialists advised against going with a Christie projector. AIS have dealt with too many issues with this make/model of projector.

RECOMMENDATION: Motion to approve the quote from Audio Imaging Specialists for a not to exceed amount of \$49,168

PREPARED BY: Chad Craig, Parks & Recreation Director



565 E. Shaffer Road
Hope, MI 48628

Estimate

DATE	Estimate #
2/20/2025	3522

[illegible]

SIGNATURE _____

Phone #	E-mail
810 343-0770	ken@audioimaging specialists.com



CITY COUNCIL MEETING

DATE: July 14, 2025

SUBJECT: Recreation Commission Appointment

SUMMARY: Christina Buchanan resigned her position from the Recreation Commission and Mayor Hodges is recommending the application of Terry Ayrault to fill the current term for the Recreation Commission

FINANCIAL IMPACT: Not Applicable

RECOMMENDATION: Motion to approve the appointment of Terry Ayrault to fill the vacancy for a term ending December 31st 2025

PREPARED BY: Chad Craig, Parks & Recreation Director



City of Grosse Pointe Park

Board and Commission Application

First Name: Terry Last Name: Ayrault
Address: 7 City/State/Zip: GROSSE POINTE PARK/MI/48230
Home Phone: _____ Cell Phone: SEE HOME
Email: ayrault.terry@gmail.com

AREAS OF INTEREST

Please check the Boards/Commission you are interested in serving on:

- | | |
|---|---|
| ☐ Downtown Development Authority | ☐ Tax Increment Finance Authority |
| ☐ Beautification Commission | ☒ Parks and Recreation Commission |
| ☐ Planning Commission | ☐ Board of Review |
| ☐ Ethics Review Board | |
| ☐ Other: _____ | |
| ☐ Other: _____ | |

If you are applying due to a current vacancy, how did you hear about the vacancy?

- ☐ City Website ☐ Social Media ☒ Other: Friends

Have you attended meeting(s) of the board and/or commission you are applying to sit on?

- ☐ YES ☒ NO

Why do you want to serve on this board and/or commission?

(Please attach an additional page if more space is needed)

As almost a 50-year resident of Grosse Pointe Park, I've been forever intrigued by the evolving beauty of our city. It's a beauty that comes from the people who live here. People who appreciate culture. Families who enjoy being out of the house enjoying the environment in which they live. Our parks have been a cornerstone of my life. I learned to swim at Windmill. I spent hours picnic-ing at Patterson (when we referred to it as "Three Mile"). My father, David, was a long time ranger who Bringing neighbors together is important to me. And I'm a huge advocate of building community in a small town. I believe t



City of Grosse Pointe Park

Board and Commission Application

Please provide a brief summary of the areas of expertise you would bring to the board and/or commission:
I am a creative thinker. A right-brained, blue sky dreamer who has a made a living conceptualizing and ideating new ways

ADDITIONAL INFORMATION

Please briefly summarize the following information:

Education History

GP South Grad (Class of '85), BS in Journalism (Broadcast) from Wayne State University

Occupation (if retired list former occupation)

Chief Creative Officer

Current and/or Former Volunteer Experience (including previous civic involvement)

Gleaners Food Bank, Capuchin Monestary, Flags for Veterans, Americans for Abstinence, Fairmont Senior Living Facility,



City of Grosse Pointe Park

Board and Commission Application

CITY CHARTER REQUIREMENTS

Registered to vote in the City of Grosse Pointe Park?

☒ Yes

☐ No

How long of you been a resident of Grosse Pointe Park (enter month and year when moved to City)
September, 1975

Are you related and/or married to any current elected officials or City staff?

☐ Yes

☒ No

If you answered yes, name the person and/or people you are related to and the relationship(s):

The following questions are applicable if you are applying to serve on the Downtown Development Authority or Tax Increment Finance Authority Boards:

Do you own property within the TIFA and/or DDA?

☐ Yes

☒ No

If yes, please provide the property address(es):

Do you own a business or work at a business within the TIFA and/or DDA?

If yes, please provide the property address(es):

Are you a resident within the TIFA and/or DDA?

☐ Yes

☒ No



City of Grosse Pointe Park

Board and Commission Application

APPLICATION CERTIFICATION

PLEASE NOTE: Applications are kept on file for a period of 2 years. If you are not appointed within that period, you must reapply. Resumes and cover letters can be attached to this application but are not required for consideration.

Signed and completed applications can be returned via email to clerk@grossepointepark.org or by US mail to: City of Grosse Pointe Park

ATT: City Clerk

15115 East Jefferson Ave.

Grosse Pointe Park, MI 48230

By submitting this application, I certify the foregoing statements and answers are true and complete. I agree in advance that any misrepresentation or falsification of any of the above information shall be cause for rejection of this application or depending upon when the falsification is discovered. I consent for City of Grosse Pointe Park to verify the information provided.

terry Ayrault

06/24/25

Signature of Applicant

Date



CITY COUNCIL MEETING

DATE: July 14, 2025

SUBJECT: Listing of Alter Rd Properties 2170,2174,2180,2186,2194,2226,2500

SUMMARY: Per the City Charter and Code, a sealed competitive bid process is required to sell real property. However, this sealed bidding process may not be the most effective and appropriate course of action for selling this property. It is recommended that enlisting the services of a real estate agent in this case Mike Defauw to market the property is the best course of action. A realtor with sales experience can help assist with facilitating comprehensive marketing of the property, through various methods and ensure that the City receives a price/proposal that accurately captures the true value of the property. Utilizing the services of a realtor (Mike Defauw) to sell the property will still result in bids that the City Council will be able to consider. However, given the requirements in the Charter and Code, utilizing the services of a realtor is technically not a sale via “competitive bids.”

The Charter allows for the Council to pass a formal, unanimous resolution based on the written recommendation of the City Manager to allow for the property to be sold utilizing the services of a realtor. In the event that the Council cannot produce a unanimous vote, the only way for the property to be sold would be via a sealed competitive bid which would require a simple majority vote of the Council to proceed. Mike has been a realtor in the Grosse Pointe area since 2015 and has over 19 years experience in real estate. Mike will have professional photos done of the properties, pay for advertising and have the properties listed on MLS and other real estate platforms.

FINANCIAL IMPACT: The Commission of selling this property would be 4%

RECOMMENDATION: 1. Motion to adopt the Resolution for the Sale of Property to approve the sale of the Alter Road Properties and authorize the City Manager to certify and file. 2. Motion to approve the Listing Agreement with Mike Defauw and authorize the City Manager to execute.

PREPARED BY: Nick Sizeland, City Manager

**CITY OF GROSSE POINTE PARK
COUNTY OF WAYNE
STATE OF MICHIGAN**

RESOLUTION FOR SALE OF PROPERTY

At a regular meeting of the City Council of the City of Grosse Pointe Park, Wayne County, Michigan (the “City”), held on _____, 2025.

PRESENT:

ABSENT:

The following Resolution was offered by _____ and seconded by _____:

WHEREAS, the City of Grosse Pointe Park (“City”) owns the properties located at 2500, 2226, 2194, 2186, 2180, 2174 and 2170 Alter Road in Detroit, MI 48215 (the “Properties”);

WHEREAS, in November of 2022, the City Council adopted a Resolution forgoing the sealed competitive bidding process as set forth in the Code under Sec. 2-249 for sale of Property;

WHEREAS, the listing agreement for the Realtor initially selected by the City Council for the sale of the Properties has since expired;

WHEREAS, the City Manager continues to recommend forgoing the sealed competitive bidding process as set forth in the Code under Sec. 2-249 for sale of Property over Five Thousand (\$5,000) Dollars for the following reasons: (1) the competitive bidding process would not be practical and/or (2) the competitive bidding process would provide no advantage in obtaining a sale that is most advantageous for the City when compared to utilizing the services of a realtor;

WHEREAS, the City Manager has submitted a request to the Council to forego the formal sealed competitive bidding process and authorize the City Manager as the Purchasing Agent of the City to obtain the services of Mike DeFauw as realtor.

NOW, THEREFORE, BE IT RESOLVED, that as provided in Sec. 2-249 of the City Code, at the written recommendation of the City Manager, the Council hereby waives the competitive bidding procedure in Sec. 2-248 of the City Code, as it is not practical and/or would not provide an advantage to the City;

BE IT FURTHER RESOLVED, in lieu of competitive bidding, the Council hereby grants the City Manager authority to hire and utilize the services of Mike Defauw in listing the Properties;

BE IT FURTHER RESOLVED, that the Council will have final authority on whether or not to accept any offers received by the City Manager with the assistance of the realtor.

RESOLUTION DECLARED ADOPTED.

YEAS: _____
NAYS: _____
ABSTENTIONS: _____

CERTIFICATION

STATE OF MICHIGAN)
) ss.
COUNTY OF WAYNE)

I hereby certify that the foregoing is a true and complete copy of a Resolution adopted at a regular meeting of the City of Grosse Pointe Park, Wayne County, Michigan, on _____, 2025, the original of which is on file in my office.

IN WITNESS WHEREOF, I have hereunto affixed my official signature this _____ day of _____, 2025.

Clerk Bridgette Bowdler
City of Grosse Pointe Park

Disclosure Regarding Real Estate Agency Relationships

Before you disclose confidential information to a real estate licensee regarding a real estate transaction, you should understand what type of agency relationship you have with that licensee. A real estate transaction is a transaction involving the sale or lease of any legal or equitable interest in real estate consisting of not less than 1 or not more than 4 residential dwelling units or consisting of a building site for a residential unit on either a lot as defined in section 102 of the land division act, 1967 PA 288, MCL 560.102, or a condominium unit as defined in section 4 of the condominium act, 1978 PA 59, MCL 559.104.

- (1) An agent providing services under any service provision agreement owes, at a minimum, the following *duties* to the client:
 - (a) The exercise of reasonable care and skill in representing the client and carrying out the responsibilities of the agency relationship.
 - (b) The performance of the terms of the service provision agreement.
 - (c) Loyalty to the interest of the client.
 - (d) Compliance with the laws, rules, and regulations of this state and any applicable federal statutes or regulations.
 - (e) Referral of the client to other licensed professionals for expert advice related to material matters that are not within the expertise of the licensed agent. **A real estate licensee does not act as an attorney, tax advisor, surveyor, appraiser, environmental expert, or structural or mechanical engineer and you should contact professionals on these matters.**
 - (f) An accounting in a timely manner of all money and property received by the agent in which the client has or may have an interest.
 - (g) Confidentiality of all information obtained within the course of the agency relationship, unless disclosed with the client's permission or as provided by law, including the duty not to disclose confidential information to any licensee who is not an agent of the client.
- (2) A real estate broker or real estate salesperson acting pursuant to a service provision agreement shall provide the following *services* to his or her client:
 - (a) When the real estate broker or real estate salesperson is representing a seller or lessor, the marketing of the client's property in the manner agreed upon in the service provision agreement.
 - (b) Acceptance of delivery and presentation of offers and counteroffers to buy, sell, or lease the client's property or the property the client seeks to purchase or lease.
 - (c) Assistance in developing, communicating, negotiating, and presenting offers, counteroffers, and related documents or notices until a purchase or lease agreement is executed by all parties and all contingencies are satisfied or waived.
 - (d) After execution of a purchase agreement by all parties, assistance as necessary to complete the transaction under the terms specified in the purchase agreement.
 - (e) For a broker or associate broker who is involved at the closing of a real estate or business opportunity transaction, furnishing, or causing to be furnished, to the buyer and seller, a complete and detailed closing statement signed by the broker or associate broker showing each party all receipts and disbursements affecting that party.

Michigan law requires real estate licensees who are acting as agents of sellers or buyers of real property to advise the potential sellers or buyers with whom they work of the nature of their agency relationship.

SELLER'S AGENTS

A seller's agent, under a listing agreement with the seller, acts solely on behalf of the seller. A seller can authorize a seller's agent to work with subagents, buyer's agents and/or transaction coordinators. A subagent of the seller is one who has agreed to work with the listing agent, and who, like the listing agent, acts solely on behalf of the seller. Seller's agents and their subagents will disclose to the seller known information about the buyer which may be used to the benefit of the seller.

Individual services may be waived by the seller through execution of a limited service agreement. Only those services set forth in paragraph (2)(b), (c), and (d) above may be waived by the execution of a limited service agreement.

BUYER'S AGENTS

A buyer's agent, under a buyer's agency agreement with the buyer, acts solely on behalf of the buyer. A subagent of the buyer is one who has agreed to work with the buyer's agent with who, like the buyer's agent, acts solely on behalf of the buyer. Buyer's agents and their subagents will disclose to the buyer known information about the seller which may be used to benefit the buyer.

Individual services may be waived by the buyer through execution of a limited service agreement. Only those services set forth in paragraph (2)(b), (c), and (d) above may be waived by the execution of a limited service agreement.

DUAL AGENTS

A real estate licensee can be the agent of both the seller and the buyer in a transaction, but only with the knowledge and informed consent, in writing, of both the seller and the buyer.

In such a dual agency situation, the licensee will not be able to disclose all known information to either the seller or the buyer. As a dual agent, the licensee will not be able to provide the full range of fiduciary duties to the seller or the buyer.

The obligations of a dual agent are subject to any specific provisions set forth in any agreement between the dual agent, the seller and the buyer.

TRANSACTION COORDINATOR

A transaction coordinator is a licensee who is not acting as an agent of either the seller or the buyer, yet is providing services to complete a real estate transaction. The transaction coordinator is not an agent for either party and therefore owes no fiduciary duty to either party.

DESIGNATED AGENCY

A buyer or seller with a designated agency agreement is represented only by agents specifically named in the agreement. Any agents of the firm not named in the agreement do not represent the buyer or seller. The named "designated" agent acts solely on behalf of his or her client and may only share confidential information about the client with the agent's supervisory broker who is also named in the agreement. Other agents in the firm have no duties to the buyer or seller and may act solely on behalf of another party in the transaction.

LICENSEE DISCLOSURE (Check one)

I hereby disclose that the agency status of the licensee named below is:

- ☒ Seller's agent
- ☐ Seller's agent – limited service agreement
- ☐ Buyer's agent
- ☐ Buyer's agent – limited service agreement
- ☐ Dual agent
- ☐ Transaction coordinator (A licensee who is not acting as an agent of either the seller or the buyer.)
- ☐ None of the above

AFFILIATED LICENSEE DISCLOSURE (Check one)

- ☒ Check here if acting as a designated agent. Only the licensee's broker and a named supervisor broker have the same agency relationship as the licensee named below. If the other party in a transaction is represented by an affiliated licensee, then the licensee's broker and all named supervisory brokers shall be considered disclosed consensual dual agents.
- ☐ Check here if not acting as a designated agent. All affiliated licensees have the same agency relationship as the licensee named below.

Further, this form was provided to the buyer or seller before disclosure of any confidential information.

Licensee **Michael DeFauw**

Date

Licensee

Date

ACKNOWLEDGMENT

By signing below, the parties acknowledge that they have received and read the information in this agency disclosure statement and acknowledge that this form was provided to them before the disclosure of any confidential information. **THIS IS NOT A CONTRACT.**

The undersigned _____ DOES ☒ DOES NOT have an agency relationship with any other real estate licensee. If an agency relationship exists, the undersigned is represented as ☒ SELLER _____ BUYER.

Potential Buyer/☒ Seller (circle one) **NICK SIZELAND CITY OF GPP**

Date

Potential Buyer/ Seller (circle one)

Date

Disclaimer This form is provided as a service of Michigan Realtors®. Please review both the form and details of the particular transaction to ensure that each section is appropriate for the transaction. Michigan Realtors® is not responsible for use or misuse of the form, for misrepresentation, or for warranties made in connection with the form.



EXCLUSIVE RIGHT TO SELL LISTING AGREEMENT

Sine & Monaghan Realtors, OFFICE AND ID#: **365458** Contract Date: **07/11/2025**

1. **DURATION OF LISTING:** In consideration of your undertaking to find a purchaser for the real estate described in Paragraph 2 of this Agreement, Seller(s) represent that they are the sole owner(s) of said property and have the right to execute this contract. Seller(s) hereby grant unto Broker and/or Broker representatives, agents, subagents and cooperating broker the sole and exclusive right to show, offer for sale, and sell the described property from **TBD** until 11:59P.M. on **PERPETUAL UNTIL 12/31/27**, except the Term shall automatically extend until closing upon the full execution of Purchase Agreement.

This Agreement shall bind Sellers heirs, personal representatives, administrators, executors, assigns and successors. Upon full execution of a Purchase Agreement, all rights and obligations of this Listing Agreement will automatically extend through the date of the actual closing of said Purchase Agreement. Seller(s) acknowledge that Broker has or shall have a copyright on the listing data, including, but not limited to, all text, photographs and remarks in connection therewith, and that this listing data may not be used by any other party without Broker's consent.

2. **PROPERTY DESCRIPTION:** ☐ Residential ☐ Condominium ☐ Multi-Family ☐ Vacant ☐ Commercial/Industrial
☒ Other: **LOTS TO BE SOLD FOR RESIDENTIAL OR COMMERCIAL DEVELOPMENT.**

Property is located in the ☐ Village ☐ Township ☒ City of **DETROIT**

County of **WAYNE**

Commonly known street address **2600, 2226, 2194, 2186, 2180, 2174, 2170 ALTER**

Legal Description: **EXTENSIVE. SEE BELOW ON THE LAST PAGE OF THIS CONTRACT.**

This Property is being sold together with all improvements & appurtenances, if any, now in or on the premises including all buildings, fixtures, built-in appliances, all window treatments including hardware, attached door coverings, attached fireplace doors, screens, gas logs, garage door opener and controls, screens, storm windows and doors, landscaping, fences (including electronic fences and transmitters), mailboxes, all ceiling fans, alarm system, radio and television antennas, rotors and controls, satellite dishes, water softener (unless rented), water pumps, pressure tanks, fuel in tank, incinerator, if any, and gas, oil and mineral rights owned by Seller, and:

Seller excludes the following items: **NONE.**

3. **PRICE AND CONDITIONS:** Seller(s) authorize Broker to offer the property for a price of \$ **365,000.00**, to be paid as follows.

(Mark all that apply)

☒ Cash ☐ Cash to New Mortgage ☐ Land Contract ☒ 1031 Exchange

☐ Lease (If this box is checked, the terms Seller/Buyer in this Agreement shall include Landlord/Tenant. Landlord shall be responsible for determining if there is a local rental or leasing ordinance that governs rental property and for complying with any local municipal requirements.)

4. **PAYMENT FOR LISTING BROKER SERVICES:** Seller and Listing Broker acknowledge that they have negotiated Listing Broker's compensation, to be paid by Seller in consideration for the services to be performed by Listing Broker, in the amount of **5** % of the selling price. **THIS AMOUNT IS FOR THE LISTING BROKER'S SERVICES ONLY AND DOES NOT REPRESENT A COOPERATIVE AMOUNT. ANY OFFER OF COMPENSATION TO A BUYER OR BUYER BROKER/AGENT OR OTHER REPRESENTATIVE, IS A SEPARATE AMOUNT THAT MUST BE IDENTIFIED IN THAT SPECIFIC SECTION OF THIS AGREEMENT.**

DISCLOSURE: BROKER COMMISSIONS ARE NOT SET BY LAW AND ARE FULLY NEGOTIABLE. Any compensation paid to a real estate broker is not fixed, controlled, recommended, or maintained by law or any person, organization, entity, MLS, or trade group. The compensation will be paid to Broker upon the first of the following to occur: (i) closing of the sale, lease, or exchange agreement, (ii) transfer of title to the Property, or (iii) Seller's refusal or failure to close the sale when Broker has provided a ready, willing, and able Buyer.

UNREPRESENTED BUYER: If Buyer is not represented by a broker, Seller authorizes Broker to assume the additional responsibility of facilitating the preparation of necessary purchase forms. Broker will not represent the Buyer. For this effort, Seller agrees to compensate Listing Broker **4** % of the sale price, ~~which shall be in addition to the compensation identified above.~~

FOR LEASES: Seller/Landlord agrees to pay Broker _____ % or \$ _____ per each year of a lease agreement as commission for services rendered; if lease term is less than one year, the commission shall be equal to one-month's rent.

5. **DISCLOSURE REGARDING SELLER OFFER OF COMPENSATION TO BUYER'S BROKER/AGENT OR OTHER BUYER REPRESENTATIVE:** Broker (Sine and Monaghan) does not share commissions with a Buyer's Broker. Buyer's Broker may incorporate compensation as a term of the Offer. If Seller chooses to make an offer of compensation to Buyer's Broker/Agent or other Buyer Representative, compensation paid to the real estate broker is not fixed, controlled, recommended, or maintained by law or any person, organization, entity, MLS, or trade group.
6. **DEFAULT:** If a sale is not consummated because of the Seller's refusal to perform, then the full commission shall be due and payable upon such refusal. If a sale is not consummated because of the Buyer failure to perform and the deposit made is forfeited, Seller agrees that 50% of the deposit (but not to exceed amount of the full commission) shall be retained by the Broker in full payment for services rendered in this transaction. Seller further agrees Broker may, in Broker's sole discretion, pursue its full commission against a defaulting Buyer, and if that occurs any amount of the deposit shall be returned to Seller pro-rata based on the amount Broker recovers from Buyer.
7. **PROTECTION PERIOD:** Seller(s) further agree that the previously stated commission amount shall be paid to Broker if the property is sold or otherwise conveyed within 180 days after the expiration of this Agreement, or any extension thereof, to anyone who learned of the property through the efforts of Broker or Broker agents, representatives, subagents, cooperating agents or transaction coordinators during the term of this Agreement. However, Seller(s) shall not be obligated to pay such commission if Seller(s) have entered into a valid listing agreement with another REALTOR during the term of this Protection Period.
8. **MULTI-LIST/COOPERATION:** Broker is authorized to list the Property in the Multiple Listing Services (MLS) for which Broker is a member. The MLS is authorized to disseminate the information provided to its Participants according to its rules and regulations.
9. **CANCELLATION:** This Contract can be cancelled by Seller only with mutual written consent of both Broker and Seller. Sales Agent acknowledging the receipt of this contract does NOT have authority to cancel this contract. Broker may cancel this contract unilaterally in the event Seller files bankruptcy, is involved in a foreclosure action involving the subject Property, does not have the funds necessary to close a transaction on this property, or at any time and for any cause, upon written notice to Seller.
10. **TITLE:** Seller represents the title to the Property to be a good and marketable title and Seller will execute and deliver a Warranty Deed, Land Contract, or other instrument(s) of assignment or conveyance as shall be required. By agreement on a subsequent Purchase Agreement, Seller will furnish an owner's title insurance policy without standard exceptions. Any deed required shall have full covenants of warranty and conveyance thereunder and shall be free of all encumbrances and liens except restrictions, easements, reservations and covenants of record. Seller(s) acknowledges that the proceeds available from the sale of this property may be insufficient to pay off all liens and underlying debts and encumbrances. Seller(s) hereby represents that he/she is able and willing to bring additional funds to closing if necessary to convey clear and unencumbered title to Buyer.
11. **TRANSACTION MANAGEMENT FEE:** Seller agrees to pay Sine & Monaghan Realtors \$245 at the closing for a transaction management fee.
12. **SHOWING/SIGNS:** Broker shall have access to the buildings and/or property for the purpose of showing at reasonable hours. Broker is hereby authorized to photograph the Property and publish such photographs, retain a key, cause a "For Sale" sign to be erected on the property, and to remove all other "For Sale" signs. Seller acknowledges that there can be a risk of damage to underground lawn sprinkler systems and invisible fences associated with sign installation. Seller agrees to pre-mark the locations of any such amenities. Seller agrees that Broker and its sign installation contractor assume no risk or liability for any damage that may result from sign installation.
13. **LOCK BOX:** Broker ☒ is ☐ is not authorized to attach a lock box to be used for the purposes of storing key(s) that provide access to the Property by authorized persons. Seller agrees to save and hold Broker, its agents & subagents, harmless from any liability for damage to furnishings, losses caused by theft, mysterious disappearance of personal property, vandalism, or injury to persons which result or may have resulted from unauthorized access made possible by the lockbox process.
14. **MARKET:** Upon Seller's written acceptance of the terms of any Offer to Purchase, Purchase Agreement, Contract of Sale, or equivalent, Broker is directed to cease marketing the Property and to stop accepting offers received after the time of acceptance.
15. **REFERRAL:** Seller agrees to refer to Broker all inquiries concerning the Property during the period of this Agreement.
16. **CITIZENSHIP:** Seller is a United States citizen. ☒ Yes ☐ No
17. **CONFLICT OF INTEREST:** Seller(s) understands and agrees that as part of marketing the property, Broker may show potential Buyer(s) properties other than Seller's property and provide those Buyers information on the selling prices in the area. Seller(s) further understands and agrees that Broker may show Seller's property to, and obtain offers from, all prospective Buyers, including Buyers with whom Broker has an agency relationship. If a potential Buyer is represented by Broker, Broker shall automatically be deemed disclosed consensual dual agents. If a particular Buyer is represented by Seller's designated agent, the designated agent shall notify both Seller and Buyer and:

(CHECK ONLY ONE)

- ☒ Designated Agent shall terminate the agency relationship with Buyer as it relates to Seller's property only.
- ☐ Designated Agent shall act as a consensual disclosed dual agent of both Seller(s) and the Buyer(s).
- ☐ Designated Agent shall act as a Transaction Coordinator to facilitate the transaction and not as agent for either Seller(s) or the Buyer(s).

In all cases, Broker shall be entitled to the total compensation provided in this Agreement. Broker shall also be entitled to any compensation negotiated in writing with the Buyer. A Designated Agent will preserve any confidential information obtained during another agency relationship or in a prior or pending transaction or business relationship. Seller agrees that the preservation of this confidential information shall not constitute a breach of any fiduciary duty owed by a Designated Agent to Seller.

18. **EQUAL HOUSING OPPORTUNITY STATEMENT:** As someone seeking to purchase a home or rent an apartment, you have the right to expect that housing will be available to you without discrimination or other limitations based on race, color, religion, sex, handicap, familial status, or national origin. This includes the right to expect equal professional service, the opportunity to consider a broad range of housing choices, no discriminatory limitations on communities or locations of housing, no discrimination in the financing, appraising, or insuring of housing, reasonable accommodations in rules, practices and procedures for persons with disabilities, and to be free from harassment or intimidation for exercising your fair housing rights.

19. **BINDING CONTRACT:** This Contract shall be binding upon signing/execution by Seller(s)/Seller(s)' agents and Broker/Broker's agent.

20. **USE & OCCUPANCY:** Seller(s) agree to provide possession of the property to the Purchaser within 0 days of the date of closing. If Occupancy is needed, Seller requests Broker negotiate _____ days of occupancy and to offer up to the rate of \$ _____ per day beginning on the date of closing.

21. **REQUIRED CERTIFICATIONS:** If an inspection and certification of the premises is required by local ordinance, State or Federal Law or Purchasers' lending institution, Seller(s) agree to pay for said inspections.

22. **CERTIFICATION OF ACCURACY OF DATA:** Seller(s) agree to provide Broker and Buyer with all information required by law and hereby certifies to Broker that all such data, specifically including, but not limited to, the principal residence exemption, and all information in connection with liens, mortgages and/or judgments on the above described Property, is to the best of Sellers knowledge correct, and that Broker will rely upon such data as being complete and accurate and Seller(s) warrant and covenant that to the best of Sellers knowledge the above described Property contains no defects or violations of law (except as may be noted in the Seller Disclosure Statement).

23. **INDEMNIFICATION BY SELLER(S):** Seller(s) agree to indemnify and hold Broker and Broker representatives, agents, sub-agents and cooperating broker harmless for any damages or costs that Broker or Broker representatives, agents, sub-agents and cooperating broker may incur because of Seller's failure to disclose any violations or defects and/or for any dangerous conditions on the Property. Seller(s) shall indemnify and hold Broker and Broker representatives, agents, sub-agents and cooperating broker harmless from any and all liability for any result of injury to persons or damage or loss to property arising out of the showing and/or marketing of the Property pursuant to this Agreement. Seller(s) acknowledges that Broker assumes no responsibility for monitoring or maintaining the above-described property or for any damage that might result from any weather condition, including freezing. Seller(s) acknowledges that Broker has recommended that the Property be professionally winterized by a licensed plumber and that the heat and electricity remain in service.

24. **SELLER'S DISCLOSURE STATEMENT:** Unless this property is exempt under Section 3 of the Public Act of 1993 (Sellers Disclosure Act), Seller(s) have completed the Sellers Disclosure Statement required by Michigan law and Seller(s) is providing that completed form to Broker simultaneously with signing this Agreement.

25. **HOME WARRANTY:** Seller shall provide the Buyer with a Home Warranty to be paid by Seller at closing at a cost of \$ 0.00.

26. **CONSENT TO ADDITIONAL COMPENSATION:** Seller(s) acknowledge notice of the fact that Broker may accept a fee or consideration with regard to the placement of a loan or mortgage or life, fire theft, food, title or other casualty or hazard insurance or home warranty arising from this transaction and expressly consent thereto as required by the provision of Rules 321 (1) and 321 (2) promulgated under the Michigan Real Estate License Law.

27. **SPECIAL ASSESSMENTS:** Seller(s) agree to pay, at or before the closing, for any condominium or special assessments for public improvements which have been confirmed by proper authority prior to the date of closing, unless otherwise negotiated as part of the Purchase Agreement, or unless indicated in this Agreement.

28. **DESIGNATED AGENCY:** Broker hereby designates the following Salesperson(s) as the Sellers Designated Agent(s):

MICHAEL DEFAUW

and

and

Seller shall only have an agency relationship with Broker, Designated Agent(s) listed above & the following Supervisory Broker: **DEAN SINE**

If a potential Buyer is represented by a Designated Agent employed by Broker other than the Designated Agent(s) named above, Broker and all Supervisory Brokers shall automatically be deemed to be Disclosed Consensual Dual Agents. "Dual Agency" as used in this Agreement

shall not include the situation where a potential buyer of Seller's property is represented by a designated agent (employed by Broker) that does not have an agency relationship with Seller. If a Designated Agent named above also represents a potential buyer for this Property as a Designated Agent, a Disclosed Consensual Dual Agency shall occur and the parties shall enter into separate written Dual Agency Agreement at that time. Seller(s) acknowledge that when they are being represented by a dual agent their agent will be representing them in a limited fiduciary capacity without the full range of fiduciary duties.

29. **RECOMMENDATION FOR COUNSEL:** Broker recommends that all parties to this Agreement seek the advice of an attorney, financial planner and/or accountant for professional guidance relative to any and all legal and tax consequences related to selling or leasing the Property.

30. **BREACH OF AGREEMENT:** Seller and Broker agree that should legal action be required to enforce any term of this Agreement, a party taking that action shall be entitled to recover its actual out of pocket costs and reasonable attorney's fees incurred in pursuing that matter.

31. **Other Terms:** _____

ENTIRE AGREEMENT; AMENDMENT OR MODIFICATION; ACKNOWLEDGMENT OF RECEIPT OF COPY: This Listing Agreement constitutes the entire agreement between Seller(s) & Broker and any prior negotiation and agreement, whether oral or written, are not valid unless set forth herein. No modification of this Listing Agreement shall be valid, unless made in writing & signed by both Seller(s) & Broker. **Seller(s) acknowledge receipt of a copy of this Agreement signed & dated by all parties.**

SIGNATURES OF THE PARTIES

Seller/Owner NICK SIZELAND CITY OF GPP		313-822-6200	_____
		Telephone	Date
_____		_____	_____
Seller/Owner		Telephone	Date
15115 EAST JEFFERSON AVE		GROSSE POINTE PARK	MI 48230
Seller's Address			
Sine & Monaghan BROKER		MICHAEL DEFAUW SALESPERSON (AGENT OF BROKER)	
18412 MACK AVE GROSSE POINE FARMS MI 48236		313-820-5428	
OFFICE ADDRESS		OFFICE TELEPHONE	

LEGAL DESCRIPTION

Lands situated in the City of Detroit, County of Wayne, State of Michigan, and more particularly described as follows:

Lots 2, 3 and 4, East End Manor, Sub of part of Lot 4, John A. Alter's Estate being Lot 2 of Alter Plat of W part of P.C. 570, as recorded in Liber 38, Page 31, of Plats, Wayne County Records.

Lots 39, 40, 41, 42, 43, 44, 45, and 46, Schiappacasse's Subdivision, Sub of Lot 5 of the plat of partition of John Alter Est. being Lot 2 of Alter's Plat being the West part of P.C. 570 and part of Lot 1 of the Sub of Lot 6 of Lot 2 of Alter's Plat of P.C. 570 as recorded in Liber 37, Page 81, of Plats, Wayne County Records.



AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE

To: NICK SIZELAND /CITY OF GROSSE POINE PARK

Property: 2500, 2226, 2194, 2186, 2180, 2174, 2170 ALTER
DETROIT

Date: 7/11/2025

This is to give you notice Sine Monaghan, Realtors Real Living has a business relationship with Associates Title Agency, LLC. The principals of Sine Monaghan, Realtors Real Living have an ownership interest of approximately 50% in Associates Title Agency LLC and because of the relationship, this referral may provide Sine Monaghan, Realtors Real Living, and/or its principals, a financial or other benefit.

Set forth below is the estimated charge, or range of charges, for the settlement services listed. You are NOT required to use the listed provider(s) as a condition for the purchase, sale, refinance, or settlement of your transaction on the subject property. **THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.**

The rates charged by Associates Title Agency, LLC for title insurance underwriters are filed with the State of Michigan and are available upon request. Title insurance premium depends on purchase price. An estimated range of charges is set forth and summarized as follows:

- Title Insurance – Owners Policy: Approximately 1.0% - .24% of the property sales price for property sales prices of \$50,000 - \$4,000,000.
- Title Insurance – Loan Policy: Approximately .56% - .12% of the loan amount of the property being purchased (this range of rates assumes an Owners Policy of equal or greater value is also being issued simultaneously).
- Closing Fee to Purchaser: \$575.00 - \$595.00.
- Closing Fee to Seller: \$200.00 - \$299.00, if applicable.

ACKNOWLEDGEMENT

I/we have read this disclosure form, and understand that Sine Monaghan, Realtors Real Living is referring me/us to purchase the above described settlement service and may receive a financial or other benefit as a result of this referral.

By: _____

By: _____

Date _____

Date _____