

**CHARTER TOWNSHIP OF GARFIELD
TOWNSHIP BOARD MEETING**

Tuesday, June 11, 2024 at 6:00pm
Garfield Township Hall
3848 Veterans Drive
Traverse City, MI 49684
Ph: (231) 941-1620

AGENDA

ORDER OF BUSINESS

Call meeting to order

Pledge of Allegiance

Roll call of Board Members

1. Public Comment

Public Comment Guidelines:

Any person shall be permitted to address a meeting of The Township Board, which is required to be open to the public under the provision of the Michigan Open Meetings Act, as amended. (MCLA 15.261, et seq.) Public Comment shall be carried out in accordance with the following Board Rules and Procedures: a.) any person wishing to address the Board is requested to state his or her name and address. b.) No person shall be allowed to speak more than once on the same matter, excluding time needed to answer Township Board Member's questions. Where constrained by available time the Chairperson may limit the amount of time each person will be allowed to speak to (3) minutes. 1.) The Chairperson may at his or her own discretion, extend the amount of time any person is allowed to speak. 2.) Whenever a Group wishes to address a Committee, the Chairperson may require that the Group designate a spokesperson; the Chairperson shall control the amount of time the spokesperson shall be allowed to speak when constrained by available time.

2. Review and approval of the Agenda - Conflict of Interest

3. Consent Calendar

The purpose of the Consent calendar is to expedite business by grouping non-controversial items together to be dealt with in one Board motion without discussion. Any member of the Board, staff or the public may ask that any item on the Consent Calendar be removed there from and placed elsewhere on the Agenda for full discussion. Such requests will be automatically respected. If any item is not removed from the Consent Calendar, the action noted in parentheses on the Agenda is approved by a single Board action adopting the Consent Calendar.

- a. Minutes – May 14, 2024 regular meeting
(Recommend Approval)

b. Bills -

- (i) General Fund \$102,516.08
(Recommend Approval)

(ii) Gourdie-Fraser

Developer's Escrow Fund – Storm Water Reviews, Sidewalk Assessment,	
Utility Plan Review, Oversight & Closeout	\$ 9,828.50
General Utilities	22,877.50
General (Township Hall Boiler/AC Unit)	540.00
<u>Park Funds / DNR Trust Fund</u>	<u>12,300.00</u>
Total	\$45,546.00

(Recommend Approval)

- c. MTT Update (Receive and File)
 - d. ARPA Project Tracker Update (Receive and File)
 - e. Consideration of appointing Jamie Douglass as a Code Enforcement Officer (Recommend Approval)
 - f. Consideration of Resolution 2024-17-T regarding retention of meeting records on the Township website (Recommend Approval)
 - g. Consideration of Resolution 2024-18-T amending the budget by \$25,000 to increase Contracted and Other Services line item (Recommend Approval)
 - h. Consideration of Resolution 2024-19-T recommending approval of an On-Premises Tasting Room Permit for Cultured Ferments Company (Recommend Approval)
 - i. Consideration of Contractor's Application for Payment No. 1 to Elmer's for Stoneridge PRV (Recommend Approval)
 - j. Consideration of Contractor's Application for Payment No. 2 to Molon Excavating for Silver Lake Road Sanitary Sewer Extension (Recommend Approval)
 - k. Consideration of BATA/TCHC Transit – Oriented Mixed Use Development Water and Sewer Extension, close-out and turnover documents (Recommend Approval)
 - l. Consideration of Ridges 45 – Phase IV (South 22) Water and Sewer Extension, close-out and turnover documents (Recommend Approval)
 - m. Consideration of Birmley Hills Site Condos – Sanitary Sewer and Water Main Extension, close-out and turnover documents (Recommend Approval)
4. **Items removed from the Consent Calendar**
5. **Correspondence**
- a. Timeline of Executive Recruitment Services for Township Manager from Amy Cell
6. **Reports**
- a. County Commissioner's Report
 - b. Construction Report
 - c. Sheriff's Report
 - d. GT Metro Fire Report
 - e. Planning Department Report for May 2024
 - f. Parks & Rec. Report
 - g. Personnel Committee Report
 - h. Clerk's Report
 - i. Supervisor's Report
7. **Unfinished Business**

8. New Business

- a. Concurrence of replacing existing asphalt trail along US 31 using ARPA funds
- b. Consideration of Gourdie Fraser's proposal for Ridgeview Court water main extension
- c. Consideration of Gourdie Fraser's proposal for McCrae Booster Station
- d. Consideration of new contract with MMR

9. Public Comment

10. Other Business

11. Adjournment

Lanie McManus, Clerk

The Garfield Township Board will provide necessary reasonable auxiliary aids and services, such as signers for hearing impaired and audio tapes of printed materials being considered at the meeting to individuals with disabilities upon the provision of reasonable advance notice to the Garfield Township Board. Individuals with disabilities requiring auxiliary aids or services should contact the Garfield Township Board by writing or calling Lanie McManus, Clerk, Ph: (231) 941-1620.

**CHARTER TOWNSHIP OF GARFIELD
TOWN BOARD MEETING
May 14, 2024**

Supervisor Chuck Korn called the Town Board Meeting to order at the Garfield Township Hall on May 14, 2024 at 6:00p.m.

Pledge of Allegiance

Roll Call of Board Members

Present: Molly Agostinelli, Chris Barsheff, Steve Duell, Chuck Korn, Chloe Macomber, Lanie McManus and Denise Schmuckal

Staff Present: Planning Director John Sych

1. Public Comment (6:01)

None

2. Review and Approval of the Amended Agenda - Conflict of Interest (6:01)

Barsheff declared a conflict with item 8a. The Board unanimously agreed with the conflict.

Agostinelli moved and Schmuckal seconded to approve the agenda as amended.

Yeas: Agostinelli, Schmuckal, Barsheff, Duell, Macomber, McManus, Korn

Nays: None

3. Consent Calendar (6:03)

a. Minutes

April 23, 2024 Regular Meeting
(Recommend Approval)

b. Bills

General Fund	\$37,281.88
(Recommend Approval)	

c. Consideration of Contractor's Application for Payment No. 1 to Molon Excavating, Inc. for Silver Lake Road Sanitary Sewer Extension (Recommend Approval)

d. Investment Policy Annual Review (Recommend Approval)

- e. **Consideration of Resolution 2024-11-T, adopting Township Supervisor's Salary and Establishing the Position as "Part Time" (Recommend Approval)**
- f. **Consideration of Fifth Amendment to the City of Traverse City and Charter Township of Garfield Recreational Authority Bylaws (Recommend Approval)**
- g. **Consideration of nominating Michael Groleau to serve another 3-year term on the Joint Recreational Authority Commission (Recommend Approval)**
- h. **Consideration of Joint Recreational Authority Proposed Annual Budget for Fiscal Year 2024/2025 (Recommend Approval)**
- i. **Consideration of Resolution 2024-12-T, recommending approval of a new Off-Premises Tasting Room License for Trout Possom Brewing LLC (Recommend Approval)**
- j. **Consideration of Resolution 2024-13-T, Financial Institutions which the Treasurer will do business with in 2024 – Amended (Recommend Approval)**
- k. **Consideration of Resolution 2024-15-T, recommending approval of Class C license for High Tops TC at new site (Recommend Approval)**
- l. **Consideration of Resolution 2024-16-T, recommending approval of a Micro Brewer License and on-premises Tasting Room Permit for Trout Possom Brewing, LLC (Recommend Approval)**

Board members removed consent item 3e.

Agostinelli moved and Schmuckal seconded to approve the consent calendar as presented with exception of item 3e

*Yeas: Agostinelli, Schmuckal, Barsheff, Duell, McManus, Macomber, Korn
Nays: None*

4. Items Removed from the Consent Calendar

- a. **Consideration of Resolution 2024-11-T, adopting Township Supervisor's Salary and Establishing the Position as "Part Time" (Recommend Approval)**
Macomber explained her rationale for setting the salary as presented.

Schmuckal moved and Agostinelli seconded to approve Resolution 2024-11-T, adopting Township Supervisor's Salary and Establishing the Position as "Part Time".

*Yeas: Schmuckal, Agostinelli, Macomber, McManus, Duell, Barsheff, Korn
Nays: None*

5. Correspondence (6:09)

- a. Traverse Connect Regional Economic Ecosystem Report for Spring 2024
- b. Correspondence from Dan Duell dated May 10, 2024

6. Reports

a. County Commissioner's Report (6:10)

County Commissioners Brad Jewett and Lauren Flynn reported that the BOC will discuss the purchase of the Go Rec property. There will be no BOC meetings on June 19 and July 3. Flynn added that it is National Police week and she thanked the officers in attendance.

b. Sheriff's Report (6:12)

Sheriff Mike Shea reported on the recently purchased Flock cameras and added that they were very beneficial. Undersheriff Randy Fewless shared some success stories about the Flock cameras and thanked the board for purchasing them.

c. GT Metro Fire Report (6:24)

Metro Fire Chief Paul Mackin updated board members on fire/rescue incidents in the area. His information was included in packets. He added that promotional testing has been done to fill vacancies and the new fire engine should be ready in August.

d. Planning Department Report for May 2024 (6:32)

Planner John Sych stated that his report was submitted in writing and added that the PC is discussing implementation of the Master Plan. He reviewed the new applications that have been submitted.

e. Parks and Rec Report (6:38)

The parks and Rec report was submitted in writing.

f. Personnel Committee Report (6:38)

Barsheff reported that 40 applications were received for the building official vacancy and only 8 had the proper licensing. Phone interviews were conducted and the committee invited four for in person interviews.

f. Clerk's Report (6:41)

McManus stated that she submitted in her report in writing.

h. Supervisor's Report (6:41)

Korn reported that he attended the TTCI policy meeting.

7. Unfinished Business

None

8. New Business

a. Consideration of two finalist consulting firms to recruit for the Township Manager position (6:43)

Board members compared bids from Double Haul Solutions and Amy Cell Talent to act as a consulting firm for the hiring of the Township Manager position.

Schmuckal moved and Duell seconded to contract with Amy Cell Talent to recruit for the Township Manager position.

Yeas: Schmuckal, Duell, McManus, Agostinelli, Macomber, Korn

Nays: None

Abstentions: Barsheff

b. Consideration of shared funding for Townline Road project, Resolution 2024-14-T (6:49)

The Grand Traverse County Road Commission has approved the attached Resolution supporting the Townline Road project and requesting support and collaboration from the Townships, the Airport Authority, and the Grand Traverse County Board of Commissioners. Money would come from Garfield Township's Grand Traverse County Road Commission accumulated local road match for this effort. Additionally, the Cherry Capital Airport Authority is being asked to support the project. East Bay Township has already adopted the shared funding resolution.

Barsheff moved and Schmuckal seconded to approve Resolution 2024-14-T for consideration of shared funding for the repaving of Townline Road.

Yeas: Barsheff, Schmuckal, Duell, McManus, Macomber, Agostinelli, Korn

Nays: None

9. Public Comment: (6:54)

Patrick Rokosz and Ryan Coon commented on the Carson Square Apartments.

10. Other Business (6:59)

Schmuckal inquired about the SAD for Ridge View Court.

11. **Adjournment**

Korn adjourned the meeting 7:01 pm.

Chuck Korn, Supervisor
Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI 49686

Lanie McManus, Clerk
Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI 49686

CHARTER TOWNSHIP OF GARFIELD
GRAND TRAVERSE COUNTY, MICHIGAN

RESOLUTION #2024-11-T

RESOLUTION ADOPTING TOWNSHIP SUPERVISOR'S SALARY AND
ESTABLISHING THE POSITION AS "PART TIME"

WHEREAS, according to MCL 41.95(3), the salary of the officers composing the Township Board shall be determined by the Township Board; and

WHEREAS, the Charter Township of Garfield Board deems that the elected position of Township Supervisor be established as a "part-time" role with duties consisting of the following, with the duties in MCL 42.10 to be appointed to a township manager:

- Moderating board and annual meetings
- Chief Assessing Officer
- Secretary to board of review
- Township's legal agent
- Maintains records of supervisor's office
- Responsible for allocation of Board budget
- Develops township budget
- Recommends appointments for board or commission members
- May call special meetings
- May appoint a deputy

WHEREAS, the Charter Township of Garfield Board deems that an adjustment in the salary of the office of Township Supervisor is warranted in consideration of the changes to the administrative role of Supervisor to "part-time" status; and

NOW, THEREFORE, BE IT RESOLVED, that effective as of November 20, 2024, the establishment of the "part time" status of the elected position and salary of the office of Township Supervisor shall be as follows: \$22,810.00

BE IT FURTHER RESOLVED, that this resolution supersedes Resolution 2024-06-T.

Moved: Denise Schmuckal

Supported: Molly Agostinelli

Ayes: Schmuckal, Agostinelli, McManus, Barsheff, Macomber, Duell, Korn

Nays: None

Absent and Excused: None

RESOLUTION 2024-11-T DECLARED ADOPTED.

By:




Lanie McManus, Clerk
Charter Township of Garfield

CERTIFICATE

I, Lanie McManus, Clerk of the Charter Township of Garfield, do hereby certify that the above is a true and correct copy of a Resolution 2024-11-T which was adopted by the Township Board of the Charter Township of Garfield on the 14th day of May, 2024.

Dated: 5-15-2024


Lanie McManus, Clerk
Charter Township of Garfield



Local Government Approval For Off-Premises Tasting Room License
(Authorized by MCL 436.1536)

RESOLUTION 2024-12-T

Instructions for Applicants:

- You must obtain a recommendation from the local legislative body for a new Off-Premises Tasting Room License application.

Instructions for Local Legislative Body:

- Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a regular meeting of the Charter Township of Garfield council/board
(regular or special) (township, city, village)
called to order by Supervisor Korn on May 14, 2024 at 6:00 pm
(date) (time)
the following resolution was offered:
Moved by Molly Agostinelli and supported by Denise Schmuckal
that the application from Trout Possum Brewing LLC
(name of applicant - if a corporation or limited liability company, please state the company name)

for a NEW OFF-PREMISES TASTING ROOM LICENSE

to be located at: 2770 Silver Lake Rd, Ste 4, Traverse City, Michigan 49684

It is the consensus of this body that it recommends this application be considered for
(recommends/does not recommend)
approval by the Michigan Liquor Control Commission.

If disapproved, the reasons for disapproval are _____

Vote

Yeas: 7
Nays: 0
Absent: 0

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the Garfield Township
council/board at a regular meeting held on May 14, 2024
(regular or special) (date) (township, city, village)

Lanie McManus

Print Name of Clerk

Lanie McManus

Signature of Clerk

May 15, 2024

Date

Under Article IV, Section 40, of the Constitution of Michigan (1963), the Commission shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. Further, the Commission shall have the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the licensure of businesses and individuals.

Please return this completed form along with any corresponding documents to:

Michigan Liquor Control Commission
Mailing address: P.O. Box 30005, Lansing, MI 48909
Fax to: 517-763-0059

**CHARTER TOWNSHIP OF GARFIELD
RESOLUTION 2024-13-T**

**APPROVAL OF FINANCIAL INSTITUTIONS WHICH
THE TOWNSHIP TREASURER WILL DO BUSINESS WITH IN 2024 – Amended ***

BE IT RESOLVED, that the Township Board of the Charter Township of Garfield approves of the Township Treasurer doing business with the following financial institutions in the year 2024.

Chase
4 Front Credit Union
Fifth Third Bank
Traverse Catholic Federal Credit Union
Independent Bank
First Community Bank
TBA Credit Union
Honor State Bank
Team One Credit Union
Huntington Bank
West Shore Bank

First National Bank of America
Northwest Consumers Federal Credit Union
Lake Michigan Credit Union
Nicolet National Bank
First Citizens Bank
Credit Union One
PNC Bank
Michigan Class
MSU Federal Credit Union
State Savings Bank
* Flagstar Bank
* Consumers Credit Union

Moved: Molly Agostinelli

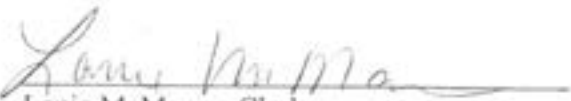
Supported: Denise Schmuckal

Yeas: Agostinelli, Schmuckal, Macomber, Duell, McManus, Barsheff, Korn

Nays: None

Absent/Excused: None

The Chairman declared Resolution 2024-13-T duly adopted this 14th day of May, 2024.


Lanie McManus, Clerk
Charter Township of Garfield

CERTIFICATION

I, Lanie McManus, Clerk of the Charter Township of Garfield, do hereby certify that the above is a true and correct copy of Resolution #2024-13-T which was adopted by the Township Board of the Charter Township of Garfield on the 14th day of May, 2024.

Date: 5-15-2024


Lanie McManus, Clerk
Charter Township of Garfield

**The Charter Township of Garfield
Township Board**

Resolution 2024-14-T

Resolution of Support for a Collaborative Agreement for Repair of Townline Road

At a regular meeting of the Township Board for the Charter Township of Garfield, Grand Traverse County, Michigan, held at the Township Hall located at 3848 Veterans Drive, Traverse City, Michigan, on the 14th day of May, 2024.

PRESENT: Molly Agostinelli, Chris Barsheff, Steve Duell, Chuck Korn, Chloe Macomber, Lanie McManus and Denise Schmuckal

ABSENT: None

The following resolution was offered by Chris Barsheff and supported by Denise Schmuckal and passed upon roll call vote.

WHEREAS, Townline Road, from South Airport to Hammond Road, is a "County Primary" road within Grand Traverse County and is located in both the Charter Townships of Garfield and East Bay, which accounts for 1/3 of the population of Grand Traverse County; and

WHEREAS, this portion of Townline Road is located at the entrance of the Cherry Capital Airport and acts as an ingress and egress road to the airport for travelers related to tourism and commerce; and

WHEREAS, Pavement Condition Index (PCI) is calculated using the American Society for Testing and Materials (ASTM) D6433 Standard Practice for Roads and Parking Lots Pavement Condition Index Surveys; and

WHEREAS, the County Road Commission of Grand Traverse County (GTCRC) lists road conditions in the 2024 PCI Data and rates this portion of Townline Road as a "Failed" rating indicating beyond poor surface width, drainage adequacy, and structural adequacy; and

WHEREAS, the location of this portion of Townline Road will serve as a critical detour for future Grand Traverse County Road Commission projects; and

WHEREAS, the GTCRC approved Resolution 2024-04-07, "Support for a Collaborative Agreement for Repair of Townline Road", which supports the repair of this portion of Townline Road, requests the Charter Townships of Garfield and East Bay utilize their accumulated local road matches for each respective township in the repair of this portion of Townline Road, requests the Cherry Capital Airport Authority's support, and requests the Grand Traverse County Board of Commissioners partner in funding assistance for this essential road segment of Townline Road;

THEREFORE, BE IT RESOLVED by the Township Board of the Charter Township of Garfield that:

1. Garfield Township supports repairing Townline Road, from South Airport to Hammond Road.
2. Garfield Township agrees to utilize Garfield Township's portion of the GTCRC accumulated local road match funds in the repair of Townline Road in partnership with East Bay Township undertaking the same commitment, such commitment will be \$160,000 per township for \$320,000 toward the total project cost.
3. Garfield Township encourages the Cherry Capital Airport Authority to declare support of this project.
4. Garfield Township, in partnership with the GTCRC and additional partners, requests the Grand Traverse Board of Commissioners partner with the Road Commission, Garfield Township, East Bay Township in funding assistance for this essential road segment of Townline Road.

Upon roll call vote:

YES: Barsheff, Schmuckal, Macomber, McManus, Duell, Agostinelli, Korn

NO: None

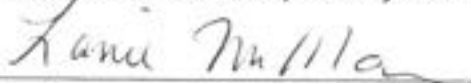
ABSTAIN: None

**THIS CHARTER TOWNSHIP OF GARFIELD TOWNSHIP BOARD
RESOLUTION 2024-14-T, APPROVED ON THE 14th DAY OF MAY 2024,
IS DECLARED ADOPTED BY THE TOWNSHIP SUPERVISOR
AND DECLARED CERTIFIED BY THE CLERK.**


Chuck Korn, Supervisor

05/14/2024
Date

I, the undersigned, the Clerk of the Charter Township of Garfield, Grand Traverse County, Michigan, do hereby certify that the foregoing is a true and complete copy of certain proceedings taken by said municipality of Garfield Township at its meeting, relative to the adoption of the resolution therein set forth, that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267 of 1976, Public Acts of Michigan, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.


Lanie McManus, Clerk

05/14/2024
Date



Local Government Approval
(Authorized by MCL 436.1501)

RESOLUTION 2024-15-T

Instructions for Applicants:

- You must obtain a recommendation from the local legislative body for a new on-premises license application, certain types of license classification transfers, and/or a new banquet facility permit.

Instructions for Local Legislative Body:

- Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a regular meeting of the Charter Township of Garfield council/board
(regular or special) (name of township, city, village)
called to order by Supervisor Korn on May 14, 2024 at 6:00 pm
(date) (time)
the following resolution was offered:
Moved by Molly Agostinelli and supported by Denise Schmuckal
that the application from High Tops TC
(name of applicant - if a corporation or limited liability company, please state the company name)

for the following license(s): Class C Liquor License
(list specific licenses requested)

to be located at: 1212 W. South Airport Rd., Traverse City, MI 49684

and the following permit, if applied for:

☐ Banquet Facility Permit Address of Banquet Facility: _____

It is the consensus of this body that it recommends this application be considered for
(recommends/does not recommend)
approval by the Michigan Liquor Control Commission.

If disapproved, the reasons for disapproval are _____

Vote

Yeas: 7

Nays: 0

Absent: 0

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the Garfield Township
council/board at a regular meeting held on May 14, 2024
(regular or special) (date) (name of township, city, village)

Lanie McManus

Print Name of Clerk

Lanie McManus
Signature of Clerk

May 15, 2024

Date

Under Article IV, Section 40, of the Constitution of Michigan (1963), the Commission shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. Further, the Commission shall have the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the licensure of businesses and individuals.

Please return this completed form along with any corresponding documents to:

Michigan Liquor Control Commission
Mailing address: P.O. Box 30005, Lansing, MI 48909
Overnight packages: 2407 N. Grand River, Lansing, MI 48906
Fax to: 517-763-0059



Michigan Department of Licensing and Regulatory Affairs
Liquor Control Commission (MLCC)
Toll Free: 866-813-0011 • www.michigan.gov/lcc

Business ID: _____
Request ID: _____
(For MLCC use only)

Local Government Approval
(Authorized by MCL 436.1501)

RESOLUTION 2024-16-T

Instructions for Applicants:

- You must obtain a recommendation from the local legislative body for a new on-premises license application, certain types of license classification transfers, and/or a new banquet facility permit.

Instructions for Local Legislative Body:

- Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a regular meeting of the Charter Township of Garfield council/board
(regular or special) (name of township, city, village)
called to order by Supervisor Korn on May 14, 2024 at 6:00 pm
(date) (time)
the following resolution was offered:
Moved by Molly Agostinelli and supported by Denise Schmuckal
that the application from Trout Possom Brewing LLC
(name of applicant - if a corporation or limited liability company, please state the company name)

for the following license(s): Micro Brewer License and On-Premises Tasting Room Permit
(list specific licenses requested)

to be located at: 2770 Silver Lake Rd., Ste. 4 Traverse City, MI 49684

and the following permit, if applied for:

☐ Banquet Facility Permit Address of Banquet Facility: _____

It is the consensus of this body that it recommends this application be considered for
(recommends/does not recommend)
approval by the Michigan Liquor Control Commission.

If disapproved, the reasons for disapproval are _____

Vote

Yeas: 7
Nays: 0
Absent: 0

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the Garfield Township
council/board at a regular meeting held on May 14, 2024
(regular or special) (date) (name of township, city, village)

Lanie McManus

Print Name of Clerk

Lanie McManus
Signature of Clerk

May 15, 2024

Date

Under Article IV, Section 40, of the Constitution of Michigan (1963), the Commission shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. Further, the Commission shall have the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the licensure of businesses and individuals.

Please return this completed form along with any corresponding documents to:

Michigan Liquor Control Commission
Mailing address: P.O. Box 30005, Lansing, MI 48909
Overnight packages: 2407 N. Grand River, Lansing, MI 48906
Fax to: 517-763-0059

CHECK DISBURSEMENT REPORT FOR CHARTER TOWNSHIP OF GARFIELD
CHECK DATE FROM 05/02/2024 - 05/31/2024

Banks: GEN

Check Date	Bank	Check #	Payee	Description	GL #	Amount
05/02/2024	GEN	42294	CEDAR BROOK TROUT FARM	CONTRACTED AND OTHER SERVICES		** VOIDED **
05/02/2024	GEN	42295	CONTEMPORARY CLEANING	CLEANING SERVICE		** VOIDED **
05/02/2024	GEN	42296	CONTEMPORARY CLEANING	CONTRACTED AND OTHER SERVICES		** VOIDED **
05/02/2024	GEN	42297	DENISE SCHMUCKAL	MILEAGE		** VOIDED **
05/02/2024	GEN	42298	FIFTH THIRD BANK	SUPPLIES		** VOIDED **
05/02/2024	GEN	42299	FIFTH THIRD BANK	EDUCATION - SUPERVISOR		** VOIDED **
05/02/2024	GEN	42300	GRID4 COMMUNICATIONS, INC.	TELEPHONE		** VOIDED **
05/02/2024	GEN	42301	INTEGRITY BUSINESS SOLUTIONS			** VOIDED **
05/02/2024	GEN	42302	LINGO	TELEPHONE		** VOIDED **
05/02/2024	GEN	42303	AMY SIMON	MILEAGE - DEPUTY TREASURER	101-253-860.501	141.24
05/02/2024	GEN	42304	CEDAR BROOK TROUT FARM	CONTRACTED AND OTHER SERVICES	208-000-805.000	1,290.00
05/02/2024	GEN	42305	CONTEMPORARY CLEANING	CLEANING SERVICE	101-265-935.603	1,350.00
05/02/2024	GEN	42306	CONTEMPORARY CLEANING	CONTRACTED AND OTHER SERVICES	208-000-805.000	450.00
05/02/2024	GEN	42307	DENISE SCHMUCKAL	MILEAGE	101-101-860.000	48.24
05/02/2024	GEN	42308	FIFTH THIRD BANK	SUPPLIES	101-253-726.000	70.35
05/02/2024	GEN	42309	FIFTH THIRD BANK	EDUCATION - SUPERVISOR	101-171-960.200	393.72
05/02/2024	GEN	42310	GRID4 COMMUNICATIONS, INC.	TELEPHONE	101-265-850.000	616.77
05/02/2024	GEN	42311	INTEGRITY BUSINESS SOLUTIONS		101-101-726.000	263.00
05/02/2024	GEN	42312	LINGO	TELEPHONE	101-265-850.000	71.56
05/09/2024	GEN	42313	CONSUMERS ENERGY		101-000-084.861	1,686.08
		42313			101-448-920.005	2,647.44
						<u>4,333.52</u>

3.b.(i)

CHECK DISBURSEMENT REPORT FOR CHARTER TOWNSHIP OF GARFIELD
CHECK DATE FROM 05/02/2024 - 05/31/2024

Banks: GEN

Check Date	Bank	Check #	Payee	Description	GL #	Amount
05/09/2024	GEN	42314	CONSUMERS ENERGY		101-448-920.005	2,999.68
05/09/2024	GEN	42315	DTE ENERGY		101-265-920.601	884.27
05/09/2024	GEN	42316	DTE ENERGY		101-265-920.601	66.64
05/09/2024	GEN	42317	ENGINEERED PROTECTION SYS.		101-265-957.000	99.43
05/09/2024	GEN	42318	GFL ENVIRONMENTAL	CONTRACTED AND OTHER SERVICES	208-000-805.000	509.14
05/09/2024	GEN	42319	GFL ENVIRONMENTAL	RUBBISH REMOVAL	101-265-935.604	135.92
05/09/2024	GEN	42320	GRAND TRAVERSE COUNTY	CURRENT REAL PROPERTY TAXES	101-000-402.000	76.31
05/09/2024	GEN	42321	GRAND TRAVERSE COUNTY DPW		101-265-920.602	328.76
05/09/2024	GEN	42322	GRAND TRAVERSE COUNTY DPW	CONTRACTED AND OTHER SERVICES	208-000-805.000	17.00
05/09/2024	GEN	42323	LAUTNER IRRIGATION INC	CONTRACTED AND OTHER SERVICES	208-000-805.000	999.67
05/09/2024	GEN	42324	MICHIGAN TOWNSHIP ASSOCIATION	ADVERTISING	101-101-901.000	105.00
05/09/2024	GEN	42325	OLSON, B2DOK, & HOWARD	LEGAL SERVICES - TOWNBOARD	101-101-801.002	818.00
		42325		LEGAL SERVICES	101-704-801.000	1,345.00
						<u>2,163.00</u>
05/09/2024	GEN	42326	PITNEY BOWES INC	POSTAGE	101-101-726.001	426.84
05/09/2024	GEN	42327	SPECTRUM ENTERPRISE	COMPUTER NETWORK	101-228-955.001	159.98
05/09/2024	GEN	42328	TEMPERATURE CONTROL	MAINTENANCE-OTHER	101-265-935.608	1,188.59
05/09/2024	GEN	42329	TEMPERATURE CONTROL	CONTRACTED AND OTHER SERVICES	208-000-805.000	851.79
05/09/2024	GEN	42330	THE BOOM BOOM CLUB	COM. PROM. - COMMUNITY AWAREN	101-720-880.007	5,000.00
05/09/2024	GEN	42331	VC3 INC.	COMPUTER SUPPORT SYSTEMS	101-228-955.000	380.50
05/15/2024	GEN	42332	BLUE CROSS BLUE SHIELD OF MICHIG	BENEFITS	101-101-711.030	3,002.86
		42332		BENEFITS	101-171-711.030	2,167.01
		42332		BENEFITS	101-215-711.030	3,901.96
		42332		BENEFITS	101-253-711.030	3,542.04
		42332		BENEFITS	101-257-711.030	3,615.87
		42332		BENEFITS	101-371-711.030	3,124.04
		42332		BENEFITS	101-701-711.030	2,386.53

CHECK DISBURSEMENT REPORT FOR CHARTER TOWNSHIP OF GARFIELD
CHECK DATE FROM 05/02/2024 - 05/31/2024

Banks: GEN

Check Date	Bank	Check #	Payee	Description	GL #	Amount
05/15/2024	GEN	42332		BENEFITS	101-702-711.030	3,498.82
						25,239.13
05/15/2024	GEN	42333	DENNIS, GARTLAND & NIERGARTH	AUDIT AND ACCOUNTING	101-101-802.000	18,000.00
05/15/2024	GEN	42334	GARFIELD CHARTER TOWNSHIP	HSA (FORMERLY FLEX)	101-000-237.000	662.27
05/15/2024	GEN	42335	GRANITE TELECOMMUNICATIONS	TELEPHONE	101-265-850.000	148.68
05/15/2024	GEN	42336	LAUTNER IRRIGATION INC	MAINTENANCE - MISC, EQUIP	208-000-935.000	893.32
05/15/2024	GEN	42337	NORTHERN FLOOR & TILE SERVICE, I	BUILDING REPAIR	101-265-935.605	186.00
05/15/2024	GEN	42338	TRAVERSE CITY RECORD EAGLE	ADVERTISING	101-101-901.000	274.40
		42338		ADVERTISING	101-704-901.000	310.85
						585.25
05/15/2024	GEN	42339	UNITED WAY	UNITED WAY	101-000-238.000	90.00
05/15/2024	GEN	42340	VOYA INSTITUTIONAL TRUST COMPANY	DEFERRED COMP	101-000-231.000	1,910.00
05/15/2024	GEN	42341	GRAND TRAVERSE COUNTY	DUES & PUBLICATIONS -TOMNBOAR	101-101-965.101	10.00
05/23/2024	GEN	42342	AFLAC	AFLAC	101-000-231.001	655.23
05/23/2024	GEN	42343	LARK LAMN & GARDEN, INC.	CAPITAL OUTLAY		** VOIDED **
05/23/2024	GEN	42344	MAPLE RIVER DIRECT MAIL	POSTAGE	101-262-726.001	1,703.53
05/23/2024	GEN	42345	PRINTING SYSTEM	SUPPLIES	101-262-726.000	173.86
05/23/2024	GEN	42346	TEMPERATURE CONTROL	MAINTENANCE - MISC, EQUIP	208-000-935.000	756.66
05/23/2024	GEN	42347	TRAVERSE CITY AREA PUBLIC SCHOOL	SUPPLIES	101-262-726.000	200.00
05/28/2024	GEN	42348	CONSUMERS ENERGY	CONTRACTED AND OTHER SERVICES	208-000-805.000	32.11
05/28/2024	GEN	42349	CONSUMERS ENERGY		101-448-920.005	29.70
05/28/2024	GEN	42350	GARFIELD CHARTER TOWNSHIP	HSA (FORMERLY FLEX)	101-000-237.000	712.27
05/28/2024	GEN	42351	HOME DEPOT CREDIT SERVICES	SUPPLIES-MAINTANCE	101-265-726.003	131.29
		42351		MAINTENANCE - MISC, EQUIP	208-000-935.000	112.69
						243.98

CHECK DISBURSEMENT REPORT FOR CHARTER TOWNSHIP OF GARFIELD
CHECK DATE FROM 05/02/2024 - 05/31/2024

Banks: GEN

Check Date	Bank	Check #	Payee	Description	GL #	Amount
05/28/2024	GEN	42352	LARK LAWN & GARDEN, INC.	CAPITAL OUTLAY	208-000-970.000	4,100.00
05/28/2024	GEN	42353	PRINCIPAL LIFE INSURANCE COMPANY	BENEFITS	101-101-711.030	290.10
		42353		BENEFITS	101-171-711.030	155.05
		42353		BENEFITS	101-215-711.030	195.02
		42353		BENEFITS	101-253-711.030	330.04
		42353		BENEFITS	101-257-711.030	345.10
		42353		BENEFITS	101-371-711.030	330.04
		42353		BENEFITS	101-701-711.030	162.45
		42353		BENEFITS	101-702-711.030	303.60
						2,111.40
05/28/2024	GEN	42354	SUPERFLEET	GAS & CAR WASHES	101-321-862.000	155.81
05/28/2024	GEN	42355	TRAVERSE CITY LIGHT & POWER	STREET LIGHTS TOWNSHIP	101-448-920.005	10.61
05/28/2024	GEN	42356	UNITED WAY	UNITED WAY	101-000-238.000	90.00
05/28/2024	GEN	42357	VERIZON	TELEPHONE	101-265-850.000	263.04
05/28/2024	GEN	42358	VOYA INSTITUTIONAL TRUST COMPANY	DEFERRED COMP	101-000-231.000	1,910.00
05/30/2024	GEN	42359	ACCIDENT FUND OF MICHIGAN	INSURANCE - WORKMENS COMP.	101-851-712.002	4,716.00
05/30/2024	GEN	42360	ANNE WENDLING	CONTRACTED AND OTHER SERVICES	101-101-805.000	81.00
		42360		CONTRACTED AND OTHER SERVICES	101-707-805.000	176.50
		42360		CONTRACTED AND OTHER SERVICES	208-000-805.000	102.75
						360.25
05/30/2024	GEN	42361	FIFTH THIRD BANK	SUPPLIES	101-101-726.000	74.50
		42361		LEGAL -Tax Tribunal	101-101-801.004	75.00
		42361		CONTRACTED AND OTHER SERVICES	101-101-805.000	241.90
		42361		EDUCATION & TRAINING	101-215-960.000	1,150.00
		42361		SUPPLIES	101-262-726.000	228.77
						1,770.17
05/30/2024	GEN	42362	LAUTNER IRRIGATION INC	MAINTENANCE - MISC, EQUIP	208-000-935.000	186.77
05/30/2024	GEN	42363	MICHIGAN TOWNSHIP ASSOCIATION	DUES - MICHIGAN TOWNSHIP ASSO	101-101-965.102	8,776.63
05/30/2024	GEN	42364	THE COPY SHOP	SUPPLIES	101-262-726.000	375.00

CHECK DISBURSEMENT REPORT FOR CHARTER TOWNSHIP OF GARFIELD
CHECK DATE FROM 05/02/2024 - 05/31/2024

Check Date	Bank	Check #	Payee	Description	GL #	Amount
05/30/2024	GEN	42365	TRAVERSE CITY FLEET REPAIR	MISCELLANEOUS	101-321-864.000	35.49

Banks: GEN

TOTAL - ALL FUNDS TOTAL OF 72 CHECKS (10 voided)

102,516.08

--- GL TOTALS ---

101-000-084.861	DUE FROM #861 STREET LIGHTS	1,686.08
101-000-231.000	DEFERRED COMP	3,820.00
101-000-231.001	AFLAC	655.23
101-000-237.000	HSA (FORMERLY FLEX)	1,374.54
101-000-238.000	UNITED WAY	180.00
101-000-402.000	CURRENT REAL PROPERTY TAXES	76.31
101-101-711.030	BENEFITS	3,292.96
101-101-726.000	SUPPLIES	337.50
101-101-726.001	POSTAGE	426.84
101-101-801.002	LEGAL SERVICES - TOWNBOARD	818.00
101-101-801.004	LEGAL -Tax Tribunal	75.00
101-101-802.000	AUDIT AND ACCOUNTING	18,000.00
101-101-805.000	CONTRACTED AND OTHER SERVICES	322.90
101-101-860.000	MILEAGE	48.24
101-101-901.000	ADVERTISING	379.40
101-101-965.101	DUES & PUBLICATIONS -TOWNBOAR	10.00
101-101-965.102	DUES - MICHIGAN TOWNSHIP ASSO	8,776.63
101-171-711.030	BENEFITS	2,322.06
101-171-960.200	EDUCATION - SUPERVISOR	393.72
101-215-711.030	BENEFITS	4,096.98
101-215-960.000	EDUCATION & TRAINING	1,150.00
101-228-955.000	COMPUTER SUPPORT SYSTEMS	380.50
101-228-955.001	COMPUTER NETWORK	159.98
101-253-711.030	BENEFITS	3,872.08
101-253-726.000	SUPPLIES	70.35
101-253-860.501	MILEAGE - DEPUTY TREASURER	141.24
101-257-711.030	BENEFITS	3,960.97
101-262-726.000	SUPPLIES	977.63
101-262-726.001	POSTAGE	1,703.53
101-265-726.003	SUPPLIES-MAINTANCE	131.29
101-265-850.000	TELEPHONE	1,102.05
101-265-920.601	HEATING / GAS	950.91
101-265-920.602	WATER / SEWER	328.76
101-265-935.603	CLEANING SERVICE	1,350.00
101-265-935.604	RUBBISH REMOVAL	135.92
101-265-935.605	BUILDING REPAIR	186.00
101-265-935.608	MAINTENANCE-OTHER	1,188.59
101-265-957.000	ELECTRONIC PROTECTION SYSTEM	99.43
101-321-862.000	GAS & CAR WASHES	155.81
101-321-864.000	MISCELLANEOUS	35.49
101-371-711.030	BENEFITS	3,454.08
101-448-920.005	STREET LIGHTS TOWNSHIP	5,687.43

05/03/2024 11:12 AM

User: Lanie

DS: Garfield

CHECK DISBURSEMENT REPORT FOR CHARTER TOWNSHIP OF GARFIELD

CHECK DATE FROM 05/02/2024 - 05/31/2024

Page 6/6

Banks: GEN

Check Date	Bank	Check #	Payee	Description	GL #	Amount
101-701-711.030				BENEFITS		2,548.98
101-702-711.030				BENEFITS		3,802.42
101-704-801.000				LEGAL SERVICES		1,345.00
101-704-901.000				ADVERTISING		310.85
101-707-805.000				CONTRACTED AND OTHER SERVICES		176.50
101-720-880.007				COM. PROM. - COMMUNITY AWAREN		5,000.00
101-851-712.002				INSURANCE - WORKMENS COMP.		4,716.00
208-000-805.000				CONTRACTED AND OTHER SERVICES		4,252.46
208-000-935.000				MAINTENANCE - MISC, EQUIP		1,949.44
208-000-970.000				CAPITAL OUTLAY		4,100.00
				TOTAL		102,516.08



May 20, 2024

123 West Front Street
Traverse City, Michigan 49684
231.944.5674
231.944.3703

**SUMMARY OF BILLINGS FOR APPROVAL
FROM GARFIELD TOWNSHIP**

I. Developer's Escrow Fund**A. Storm Water Reviews**

1. Engineering consulting services for storm water plan review. M. Brothers Northern, LLC / Marango St, Escrow No. 214.862	
Project# 21276 Invoice No. 2127602	337.50
2. Engineering consulting services for storm water plan review. Jayne Gimer, Escrow No. 214.832	
Project# 24040 Invoice No. 2404001	1,207.50
3. Engineering consulting services for storm water plan review. Ashley Rokos, Escrow No. 214.861	
Project# 24091 Invoice No. 2409101	675.00
4. Engineering consulting services for storm water plan review. Cherryland Humane Society, Escrow No. 214.807	
Project# 24073 Invoice No. 2407302	800.00
5. Engineering consulting services for storm water plan review. Culver Meadows II, Escrow No. 214.817	
Project# 24092 Invoice No. 2409201	843.75
6. Engineering consulting services for storm water plan review. Hickory Forest Trailhead Parking Lot, Escrow No. 214.825	
Project# 24099 Invoice No. 2409901	472.50
7. Engineering consulting services for storm water plan review. TC City Orchestra, Community Music School, Escrow No. 214.827	
Project# 24104 Invoice No. 2410401	721.50
8. Engineering consulting services for storm water plan review. Northern Floor and Tile, Escrow No. 214.828	
Project# 24122 Invoice No. 2412201	1,195.00
Total A	6,252.75

B. Side Walk Assessment

1. Engineering consulting services for site evaluation and recommendations. TJ Max, Escrow No. 214.810	
Project# 24064 Invoice No. 2406401	900.75
Total B	900.75

C. Utility Plan Review, Oversight & Closeout

1. Engineering consulting services for plan review, construction services and project turnover. Kohl-Noodin Kaamdoaking - II (Windy Hills Phase II)	
Project# 20037 Invoice No. 2003705	1,200.00
2. Engineering plan review and overall capacity evaluation, construction services, project turnover. Fairfield Inn, Escrow No. 215.850	
Project# 22311 Invoice No. 2231105	550.00
3. Engineering plan review, construction services, project turnover. Village at Garfield, MSHDA Housing Development	
Project# 23142 Invoice No. 2314202	925.00
Total C	2,675.00

Total Developer's Escrow Fund **9,828.50**

II. General Utilities

1. Engineering and survey services for design, permitting and construction engineering for sewer extension NW Silver Lake Road Sewer Extension	
Project# 22230 Invoice No. 2223008	22,352.50
2. Engineering services for tabulation of 2023 project and lengths of pipe installed for township audit. City Water Agreement / Long Lake Township Franchise Agreement	
Project# 24029C Invoice No. 24029004	165.00
3. Engineering services for meetings, collection of data. City Water Agreement / Long Lake Township Franchise Agreement	
Project# 24029C Invoice No. 24029005	360.00

Total Utility Receiving Fund **22,877.50**

IV. General

1. Engineering services for coordination w/Temperature Control and grant application to EGLE. Township Hall, Boiler / AC Unit Replacement, EGLE Energy Grant	
Project# 24029C Invoice No. 24029006	540.00

Total Park Funds / DNR Trust Fund **540.00**

III. Park Funds / DNR Trust Fund

2. Engineering design, survey, permitting, bidding, and construction services. South Airport and Barlow Road, Trail Extensions	
Project# 24070 Invoice No. 2407002	12,300.00

Total Park Funds / DNR Trust Fund **12,300.00**

GRAND TOTAL **\$45,546.00**

Invoice

Gourdle-Fraser, Inc.
123 West Front Street, Suite A
Traverse City, MI 49684
Phone: 231-946-5874 Ext. 310
A/R email: melanie@gfa.tc

MR CHUCK KORN
CHARTER TWP OF GARFIELD
3848 VETERANS DR
TRAVERSE CITY, MI 49684

May 20, 2024
Project No: 21276
Invoice No: 2127602

Re: M. Brothers Northern, LLC/Marengo 31, Storm Water Review, Escrow #214.862

Services Performed: Engineering Services for storm water review including a second review of modified plans, computations and specifications for compliance with Ordinance 49. Services includes review, communication with applicant / engineer and correspondence letter of determination.

Professional Services from November 07, 2023 to May 18, 2024

Professional Personnel

	Hours	Rate	Amount	
Project Engineer II	2.50	135.00	337.50	
Totals	2.50		337.50	
Total Labor				337.50
		Total this Invoice		\$337.50

Billings to Date

	Current	Prior	Total
Labor	337.50	1,727.50	2,065.00
Totals	337.50	1,727.50	2,065.00

Invoice

Gourdle-Fraser, Inc.
123 West Front Street, Suite A
Traverse City, MI 49684
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MR CHUCK KORN
CHARTER TWP OF GARFIELD
3848 VETERANS DR
TRAVERSE CITY, MI 49684

May 20, 2024
Project No: 24040
Invoice No: 2404001

Re: Jayne Glimer, Storm Water Review, Escrow No. 214.832

Services Performed: Engineering Services for storm water review including review of plans, computations and specifications for compliance with Ordinance 49. Services includes 3rd review, communication with applicant / engineer and correspondence letter of 3rd review with final acceptance letter.

Project Location: 612 N. West Silver Lake Rd., Traverse City

Professional Services from April 14, 2024 to May 18, 2024

Professional Personnel

	Hours	Rate	Amount	
Project Engineer II	7.50	135.00	1,012.50	
Project Specialist	1.50	130.00	195.00	
Totals	9.00		1,207.50	
Total Labor				1,207.50
		Total this Invoice		\$1,207.50

Billings to Date

	Current	Prior	Total
Labor	1,207.50	0.00	1,207.50
Totals	1,207.50	0.00	1,207.50

Invoice

Gourdle-Fraser, Inc.
123 West Front Street, Suite A
Traverse City, MI 49684
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MR CHUCK KORN
CHARTER TWP OF GARFIELD
3848 VETERANS DR
TRAVERSE CITY, MI 49684

May 20, 2024
Project No: 24091
Invoice No: 2409101

Re: Ashley Rokos, Storm Water Review, Escrow No. 214.661

Services Performed: Engineering Services for storm water review including review of plans, computations and specifications for compliance with Ordinance 49. Services includes review, communication with applicant / engineer, site visit to evaluate conditions and correspondence letter of initial review.

Project Location: Lot in Beacon Hills, 5243 Highland Dr., Traverse City

Professional Services from May 01, 2024 to May 18, 2024

Professional Personnel

	Hours	Rate	Amount	
Project Engineer II	5.00	135.00	675.00	
Totals	5.00		675.00	
Total Labor				675.00
		Total this Invoice		\$675.00

Billings to Date

	Current	Prior	Total
Labor	675.00	0.00	675.00
Totals	675.00	0.00	675.00

Invoice

Gourdle-Fraser, Inc.
123 West Front Street, Suite A
Traverse City, MI 49684
Phone: 231-946-5874 Ext. 310
A/R email: melanie@gfa.tc

MR CHUCK KORN
CHARTER TWP OF GARFIELD
3848 VETERANS DR
TRAVERSE CITY, MI 49684

May 20, 2024
Project No: 24073
Invoice No: 2407302

Re: Cherryland Humane Society, Storm Water Review, Escrow No. 214.807
Services Performed: Engineering Services for storm water review including review of plans, computations and specifications for compliance with Ordinance 49. Services includes review, communication with applicant / engineer and correspondence letter of final approval.

Project Location: 1750 Ahlberg Dr., Traverse City

Professional Services from April 14, 2024 to May 18, 2024

Professional Personnel

	Hours	Rate	Amount	
Project Engineer II	4.00	135.00	540.00	
Project Specialist	2.00	130.00	260.00	
Totals	6.00		800.00	
Total Labor				800.00
		Total this Invoice		\$800.00

Billings to Date

	Current	Prior	Total
Labor	800.00	755.00	1,555.00
Totals	800.00	755.00	1,555.00

Invoice

Gourdle-Fraser, Inc.
123 West Front Street, Suite A
Traverse City, MI 49684
Phone: 231-946-5874 Ext. 310
A/R email: melanie@gfa.tc

MR CHUCK KORN
CHARTER TWP OF GARFIELD
3848 VETERANS DR
TRAVERSE CITY, MI 49684

May 20, 2024

Project No: 24092

Invoice No: 2409201

Re: Culver Meadows II, Storm Water Review, Escrow No. 214.817

Services Performed: Engineering Services for storm water review including review of plans, computations and specifications for compliance with Ordinance 49. Services includes review, communication with applicant / engineer and correspondence letter of initial review.

Project Location: 1663 N. West Silver Lake Road, Traverse City

Professional Services from May 01, 2024 to May 18, 2024

Professional Personnel

	Hours	Rate	Amount	
Project Engineer II	6.25	135.00	843.75	
Totals	6.25		843.75	
Total Labor				843.75
		Total this Invoice		\$843.75

Billings to Date

	Current	Prior	Total
Labor	843.75	0.00	843.75
Totals	843.75	0.00	843.75

Invoice

Gourdie-Fraser, Inc.
123 West Front Street, Suite A
Traverse City, MI 49684
Phone: 231-946-5874 Ext. 310
A/R email: melanie@gfa.tc

MR CHUCK KORN
CHARTER TWP OF GARFIELD
3848 VETERANS DR
TRAVERSE CITY, MI 49684

May 20, 2024
Project No: 24099
Invoice No: 2409901

Re: Hickory Forest Trailhead Parking Lot, Storm Water Review, Escrow No. 214.825

Services Performed: Engineering Services for storm water review including review of plans, computations and specifications for compliance with Ordinance 49. Services includes review, communication with applicant / engineer and final correspondence letter of initial review.

Project Location: 4986 Barney Road, Traverse City

Professional Services from May 01, 2024 to May 18, 2024

Professional Personnel

	Hours	Rate	Amount	
Project Engineer II	3.50	135.00	472.50	
Totals	3.50		472.50	
Total Labor				472.50
		Total this Invoice		\$472.50

Billings to Date

	Current	Prior	Total
Labor	472.50	0.00	472.50
Totals	472.50	0.00	472.50

Invoice

Gourdie-Fraser, Inc.
123 West Front Street, Suite A
Traverse City, MI 49684
Phone: 231-946-5874 Ext. 310
A/R email: melanie@gfa.tc

MR CHUCK KORN
CHARTER TWP OF GARFIELD
3848 VETERANS DR
TRAVERSE CITY, MI 49684

May 20, 2024
Project No: 24104
Invoice No: 2410401

Re: Traverse City Orchestra, Community Music School, Storm Water Review, Escrow No. 214.827
Services Performed: Engineering Services for storm water review including review of plans, computations and specifications for compliance with Ordinance 49. Services includes review, communication with applicant / engineer, site visit to evaluate conditions and correspondence letter of initial review.

Project Location: 1724 S. Garfield Ave., Traverse City
Professional Services from May 01, 2024 to May 18, 2024
Professional Personnel

	Hours	Rate	Amount	
Project Engineer II	2.50	135.00	337.50	
Construction/Testing Tech. II	4.00	96.00	384.00	
Totals	6.50		721.50	
Total Labor				721.50
		Total this Invoice		\$721.50

Billings to Date

	Current	Prior	Total
Labor	721.50	0.00	721.50
Totals	721.50	0.00	721.50

Invoice

Gourdie-Fraser, Inc.
123 West Front Street, Suite A
Traverse City, MI 49684
Phone: 231-946-5874 Ext. 310
A/R email: melanie@gfa.tc

MR CHUCK KORN
CHARTER TWP OF GARFIELD
3848 VETERANS DR
TRAVERSE CITY, MI 49684

May 20, 2024
Project No: 24122
Invoice No: 2412201

Re: Northern Floor and Tile, Storm Water Review, Escrow No. 214.828

Services Performed: Engineering Services for storm water review including review of plans, computations and specifications for compliance with Ordinance 49. Services includes review, communication with applicant / engineer and correspondence letter of initial review.

Project Location: 670 Eta Lane, Traverse City

Professional Services from May 12, 2024 to May 18, 2024

Professional Personnel

	Hours	Rate	Amount	
Project Engineer II	.50	135.00	67.50	
Design Engineer	10.25	110.00	1,127.50	
Totals	10.75		1,195.00	
Total Labor				1,195.00
		Total this Invoice		\$1,195.00

Billings to Date

	Current	Prior	Total
Labor	1,195.00	0.00	1,195.00
Totals	1,195.00	0.00	1,195.00

Invoice

Gourdie-Fraser, Inc.
123 West Front Street, Suite A
Traverse City, MI 49684
Phone: 231-946-5874 Ext. 310
A/R email: melanie@gfa.tc

MR CHUCK KORN
CHARTER TWP OF GARFIELD
3848 VETERANS DR
TRAVERSE CITY, MI 49684

May 20, 2024
Project No: 24064
Invoice No: 2406401

Re: TJ Max, Side Walk Assessment, Escrow No. 214.810

Services Performed: Engineering services for site evaluation of conditions and letter with recommendations and corrective reports.

Project Location: 3301 US-31, Traverse City, MI

Professional Services from March 17, 2024 to May 18, 2024

Professional Personnel

	Hours	Rate	Amount	
Project Engineer II	5.25	135.00	708.75	
Construction/Testing Tech. II	2.00	96.00	192.00	
Totals	7.25		900.75	
Total Labor				900.75
		Total this Invoice		\$900.75

Billings to Date

	Current	Prior	Total
Labor	900.75	0.00	900.75
Totals	900.75	0.00	900.75

Invoice

Gourdie-Fraser, Inc.
123 West Front Street, Suite A
Traverse City, MI 49684
Phone: 231-946-5874, Fax: 231-946-9634
VISA/MASTERCARD Accepted, Due Upon Receipt
A/R email: melanie@gfa.tc

MR CHUCK KORN
CHARTER TWP OF GARFIELD
3848 VETERANS DR
TRAVERSE CITY, MI 49684

May 20, 2024
Project No: 20037
Invoice No: 2003705

Re: Kchii-Noodiin Kaamdaakiing - II (Windy Hills Phase II)

Services Performed: Provide plan and permit application review, over-sight inspection and project close out for the water main and sanitary sewer infrastructure to services the development located on Herkner Road.

1. Engineering Review - Meeting with the Windy Hills engineer, plan review and ACT 399 / Part 41 EGLE permit application assistance for pump station, water and sewer extension.
2. Construction observation & oversight - Estimated services for approximately (50 days) of construction oversight (100 hours) and over site of pump station start up. Owner is responsible for providing full time insepction, reports and testing compliant with township specifications.
3. Project Turnover - Review drawing, reports and close out documents and turnover documentation to township.

Professional Services from April 14, 2024 to May 18, 2024
Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Engineer Review	8,000.00	90.00	7,200.00	6,000.00	1,200.00
Construction Observation	12,500.00	0.00	0.00	0.00	0.00
Proj. Turnover, Close Out	1,500.00	0.00	0.00	0.00	0.00
Total Fee	22,000.00		7,200.00	6,000.00	1,200.00
Total Fee					1,200.00
Total this Invoice					\$1,200.00

Invoice

Gourdie-Fraser, Inc.
123 West Front Street, Suite A
Traverse City, MI 49684
Phone: 231-946-5874, Fax: 231-946-9634
VISA/MASTERCARD Accepted, Due Upon Receipt
A/R email: melanie@gfa.tc

MR CHUCK KORN
CHARTER TWP OF GARFIELD
3848 VETERANS DR
TRAVERSE CITY, MI 49684

May 20, 2024
Project No: 22311
Invoice No: 2231105

Re Fairfield Inn, Storm Water Review, Water Extension Review Escrow No. 215.850

Services Performed:

A. Engineering services for storm water review including review of plans, computations and specifications for compliance with Ordinance 49. Services includes review, communication with applicant / engineer and correspondence letter of initial review.
B.1 Plan review of overall capacity evaluation to determine impact to existing water and sewer system and ability to service, includes Act 399 permit assistance for the water main.
B.2 Full time construction observation for watermain, testing and walk through with DPW.
B.3 Project turnover for review drawing and easements, close out and turnover documentation to township and updates to GIS and overall utility maps.

Project Location: North US-31 South, Traverse City

Professional Services from April 14, 2024 to May 18, 2024
Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
A. Storm Water Review	2,000.00	100.00	2,000.00	2,000.00	0.00
B.1 Water Extension Review	1,500.00	100.00	1,500.00	1,500.00	0.00
B.2 Construction Observation	3,500.00	100.00	3,500.00	3,150.00	350.00
B.3 Project Turnover	1,000.00	20.00	200.00	0.00	200.00
Total Fee	8,000.00		7,200.00	6,650.00	550.00
Total Fee					550.00
Total this Invoice					\$550.00

Invoice

Gourdie-Fraser, Inc.
123 West Front Street, Suite A
Traverse City, MI 49684
Phone: 231-946-5874, Fax: 231-946-9634
VISA/MASTERCARD Accepted, Due Upon Receipt
A/R email: melanie@gfa.tc

MR CHUCK KORN
CHARTER TWP OF GARFIELD
3848 VETERANS DR
TRAVERSE CITY, MI 49684

May 20, 2024
Project No: 23142
Invoice No: 2314202

Re Village at Garfield, MSHDA Housing Development (Water, Sewer & Storm Water Plan Review)

Services Performed: Engineering services for storm water review including review of plans, computations and specifications for compliance with Ordinance 49. Services includes review, communication with applicant / engineer and correspondence letter of initial review. Plan review of overall capacity evaluation to determine impact to existing water and sewer system and ability to service, includes Act 399 permit assistance for the water main. Full time construction observation for watermain, testing and walk through with DPW. Project turnover for review drawing and easements, close out and turnover documentation to township and updates to GIS and overall utility maps.

Project Location: North of Hammond on Garfield Road, 2051 N. Garfield Road, Traverse City

Professional Services from December 02, 2023 to May 18, 2024

Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
A.1 Water & Sewer Extension Review	3,500.00	100.00	3,500.00	2,625.00	875.00
A.2 Construction Observation, Walkthrough	13,500.00	0.00	0.00	0.00	0.00
A.3 Project Turnover	2,750.00	0.00	0.00	0.00	0.00
B.1 Storm Water Review	2,000.00	29.50	590.00	540.00	50.00
Total Fee	21,750.00		4,090.00	3,165.00	925.00
Total Fee					925.00
Total this Invoice					\$925.00

Invoice

Gourdle-Fraser, Inc.
123 West Front Street, Suite A
Traverse City, MI 49684
Phone: 231-946-5874, Fax: 231-946-9634
VISA/MASTERCARD Accepted, Due Upon Receipt
A/R email: melanie@gfa.tc

MR CHUCK KORN
CHARTER TWP OF GARFIELD
3848 VETERANS DR
TRAVERSE CITY, MI 49684

May 20, 2024
Project No: 22230
Invoice No: 2223008

Re: NW Silver Lake Road Sewer Extension

Project Description: Project consists of professional engineering services for the design, permitting and construction engineering for the extension of the 8" gravity sewer along Silver Lake Road to provide sanitary to the adjacent property owners. The extension would include approximately 1,800 feet of 8" gravity sewer to be extended to the limits of the parcel providing sanitary sewer service to five (5) parcels. The engineering fees would include design, permitting, bidding, construction observation and closeout. The project would be financed by the Township with costs reimbursed by the property owners (upon connection) as a Lateral Charge with financing options offered by the Township. This project supports the Township's goals and objectives to provide municipal infrastructure, hence preserving the health and safety of the public and environment.

Professional Services from April 14, 2024 to May 18, 2024

Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Engineering Design	21,850.00	100.00	21,850.00	21,850.00	0.00
Construction Staking	5,000.00	100.00	5,000.00	3,000.00	2,000.00
Construction Administration	5,750.00	67.00	3,852.50	3,450.00	402.50
Construction Observation	28,500.00	90.00	25,650.00	5,700.00	19,950.00
Project Closeout and Turnover	1,500.00	0.00	0.00	0.00	0.00
Total Fee	62,600.00		56,352.50	34,000.00	22,352.50
Total Fee					22,352.50
Total this Invoice					\$22,352.50

Invoice

Gourdie-Fraser, Inc.
123 West Front Street, Suite A
Traverse City, MI 49684
Phone: 231-946-5874 Ext. 310
A/R email: melanie@gfa.tc

MR CHUCK KORN
CHARTER TWP OF GARFIELD
3848 VETERANS DR
TRAVERSE CITY, MI 49684

May 20, 2024

Project No: 24029C

Invoice No: 24029304

Re: Water / Sewer Length Compilation

Services Performed: Engineering services for tabulation of 2023 projects and lengths of pipe installed for township audit. **Professional Services from April 14, 2024 to May 18, 2024**

Professional Personnel

	Hours	Rate	Amount	
Design Engineer	1.50	110.00	165.00	
Totals	1.50		165.00	
Total Labor				165.00
		Total this Invoice		\$165.00

Invoice

Gourdie-Fraser, Inc.
123 West Front Street, Suite A
Traverse City, MI 49684
Phone: 231-946-5874 Ext. 310
A/R email: melanie@gfa.tc

MR CHUCK KORN
CHARTER TWP OF GARFIELD
3848 VETERANS DR
TRAVERSE CITY, MI 49684

May 20, 2024
Project No: 24029C
Invoice No: 24029305

Re: City Water Agreement / Long Lake Township Franchise Agreement

Services Performed: Engineering services for meeting with supervisor and DPW director to prepare for meeting with The City of Traverse City, collection of data per cities request and attendance at meeting with the city.

Professional Services from March 21, 2024 to May 18, 2024

Professional Personnel

	Hours	Rate	Amount	
Director of Engineering	2.00	180.00	360.00	
Totals	2.00		360.00	
Total Labor				360.00
		Total this Invoice		\$360.00

Invoice

Gourdie-Fraser, Inc.
123 West Front Street, Suite A
Traverse City, MI 49684
Phone: 231-946-5874 Ext. 310
A/R email: melanie@gfa.tc

MR CHUCK KORN
CHARTER TWP OF GARFIELD
3848 VETERANS DR
TRAVERSE CITY, MI 49684

May 20, 2024

Project No: 24029C

Invoice No: 24029306

Re: Boiler / AC Unit EGLE Energy Grant

Services Performed: Coordination with Temperature Control and grant application to EGLE for the replacement of boiler and AC unit for the township hall.

Professional Services from April 14, 2024 to May 18, 2024

Professional Personnel

	Hours	Rate	Amount	
Director of Engineering	3.00	180.00	540.00	
Totals	3.00		540.00	
Total Labor				540.00
		Total this Invoice		\$540.00

Invoice

Gourdie-Fraser, Inc.
123 West Front Street, Suite A
Traverse City, MI 49684
Phone: 231-946-5874, Fax: 231-946-9634
VISA/MASTERCARD Accepted, Due Upon Receipt
A/R email: melanie@gfa.tc

MR CHUCK KORN
CHARTER TWP OF GARFIELD
3848 VETERANS DR
TRAVERSE CITY, MI 49684

May 20, 2024

Project No: 24070

Invoice No: 2407002

Re: South Airport and Barlow Road, Trail Extensions

Services Performed: Civil engineering, survey and construction services to complete a boundary and topographic survey, utility research, engineering plan development, permitting support, meetings, final plan set, bidding, construction administration, staking and layout, inspection and oversight and close out as detailed in in proposal letter dated April 9, 2024.

Professional Services from April 14, 2024 to May 18, 2024

Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Survey Services	12,500.00	100.00	12,500.00	7,500.00	5,000.00
Final Design & Permitting	36,500.00	20.00	7,300.00	0.00	7,300.00
Bidding	2,500.00	0.00	0.00	0.00	0.00
Construction Administration	6,250.00	0.00	0.00	0.00	0.00
Construction Staking/Layout	5,000.00	0.00	0.00	0.00	0.00
Construction Inspection & Oversight	27,500.00	0.00	0.00	0.00	0.00
Close Out	5,000.00	0.00	0.00	0.00	0.00
Total Fee	95,250.00		19,800.00	7,500.00	12,300.00
			Total Fee		12,300.00
				Total this Invoice	\$12,300.00

MITT Update
Prepared for Garfield Twp Board

Docket #	Parcel No(s)	Owner	Property Address	Year(s) in Competition	Assessor's Values		Petitioner's Values		Value Differences		Status Notes	ACTUAL	
					Assessed	Taxable	Assessed	Taxable	Assessed	Taxable		Twp Millage LOSS	METRO Millage LOSS
1	24-001173	WM Travelers Fire 15 LLC (Wyal-Mat Real Estate Business Trust)	3640 Crossing Cr	2024	\$ 4,213,800	\$ 4,213,800	\$ 2,900,000	\$ 2,900,000	\$ (1,313,800)	\$ (1,313,800)	5/28/24 Petition received and answered. NOTE: 2024 value is what was agreed on in Feb 24 for 2023.	\$ -	\$ -
2													
3													
4													
5													
6													
7													
TOTALS					\$ 4,213,800	\$ 4,213,800	\$ 2,900,000	\$ 2,900,000	\$ (1,313,800)	\$ (1,313,800)			
					STATED VALUES		2024						
					</								

ARPA Project Tracker - Update to the Board				Total ARPA Funds: \$ 1,864,273.88	
Type	ARPA Projects	Estimated Total Project Cost	Total of ARPA Funds Used/Allocated for Project		
1. Water/Sewer	Stoneridge PRV - 1/2 of total cost Board Approved 2/20/24 - Under Contract with Elmers Crane/Dozer	\$ 1,050,000.00	\$ 525,000.00		
2. Roads	Mast Arms (2) - US-31 at Meijer and Lowes Agreement needed with MDOT. Supervisor in discussion with MDOT.	\$ 160,000.00	\$ 160,000.00		
3. Parks	Hands-Free Drinking Fountains (2) - Silver Lake and River East River East Fountain identified in 2024 bid Awarded to AJ's Excavating Sill need to contract for Silver Lake Drinking Fountain Install	\$ 10,000.00	\$ 10,000.00		
	River East Recreation Area Amenities (Phase III & Prepurchase of Bathroom Materials) Board Approved 2/20/24 - Under Contract/Bid Awarded to AJ's Excavating	\$ 250,000.00	\$ 250,000.00		
4. Trail Connections	Barlow/Boardman Lake Loop Connector Board Approved Engineering Contract 4/9/24 with GF for \$95,250. Design work underway by GF. Still need contract for construction by 12/31/24 - GF putting out for bid in August.	\$ 564,073.00	\$ 564,073.00		
	Wyatt/Westchester Connector Initial easement work is being conducted by GF and Staff.	\$ 72,136.00	\$ 72,136.00		
5. Township Beautification	Logan's Landing & Woodmere Median Improvements Staff reviewing options for new landscaping/acquiring bids	\$ 30,000.00	\$ 30,000.00		
6. Identity of Township	Website Update Board approved 4/9/24 - contracts with Civic Clarity and New Moon Project is underway. New website architecture is being developed. Contractors working with staff.	\$ 50,000.00	\$ 40,135.00		
	Primary Gateway Monument Signs (2) and Locations Initial inquiry being made	\$ 225,000.00	\$ 150,000.00		
	Entry Signs (17) Work completed by Road Commission. Waiting for invoice.	\$ 5,200.00	\$ 5,200.00		
7. Twp. Hall Infrastructure Improvements	Planning Office Wall/Door Installation Board Approved 3/12/24 - Project completed by Absolute Building Solutions LLC	\$ 20,000.00	\$ 5,125.00		
	Hands-Free Drinking Fountains (2) - Township Hall Project completed for \$3,750 by Temperature Control	\$ 5,000.00	\$ 3,750.00		
	Boiler Board Approved 3/12/24 - Under Contract/Bid Awarded to Temperature Control MAY BE PAID FOR BY ENERGY GRANT INSTEAD OF ARPA	\$ 28,500.00	\$ 28,500.00		
	Computer/Software Upgrades or Contingency May be used as contingency/tech improvements		\$ 20,354.88		
Interest Earned from High Interest Earning Insured Cash Sweep (ICS) Account: \$73,121.65		\$ 2,469,909.00	\$ 1,864,273.88		
Total Not Under Contract as of 6/14/24					
Total Not Under Contract as of 6/14/24					

Completed (under contract by 12/31/24 per federal guidelines)



Charter Township of Garfield

Grand Traverse County

3848 VETERANS DRIVE
TRAVERSE CITY, MICHIGAN 49684
PH: (231) 941-1620 • FAX: (231) 941-1588

MEMORANDUM

TO: Garfield Township Board

FROM: Michael Green, Zoning Administrator

DATE: June 5, 2024

SUBJECT: Request a motion to appoint Jamie Douglass as a Code Enforcement Officer to assist in the enforcement of Township Ordinances.

I am writing to request the appointment of Jamie Douglass as a Code Enforcement Officer. This would allow her to complete complaint-based inspections and assist with code enforcement actions as needed. This request will not require additional staffing and is not intended as a reclassification of Jamies current position. Feel free to contact me if you have any questions.

Thank you for your consideration,

Michael Green,
Zoning Administrator
mgreen@garfield-twp.com

**CHARTER TOWNSHIP OF GARFIELD
GRAND TRAVERSE COUNTY, MICHIGAN**

RESOLUTION 2024-17-T

**RESOLUTION REGARDING RETENTION OF MEETING RECORDS
ON THE TOWNSHIP WEBSITE**

WHEREAS, the Charter Township of Garfield has possession of, and continues to receive, a wide range of records in the normal course of conducting the Township's business; and

WHEREAS, the retention of records in the Township's possession is regulated by Michigan laws (MCL Section 399.811 and MCL Section 750.491), which prohibit the destruction of records unless the Township has adopted the records retention schedule and destroys the records according to the procedures and schedules mandated by the Statute; and

WHEREAS, the Township, in addition to retaining required Township Boards' and Commissions' meeting records on paper and electronically, utilizes its website, Garfield-twp.com, to convey information to the community about meeting agendas, minutes, and other meeting related records; and

WHEREAS, in Michigan the specific requirement for municipal websites to retain and display meeting minutes and agendas hosted online is not regulated by the Open Meetings Act or other statewide regulations specifically in terms of online posting duration; and

WHEREAS, in the process of redesigning the Township website, it is recommended by the website designer to not keep older documents on the website to facilitate future ADA accessibility requirements.

NOW, THEREFORE, BE IT RESOLVED, THAT the Board of Trustees of the Charter Township of Garfield, hereby adopts Resolution 2024-17-T regarding website meeting records retention, thereby keeping online meeting records for a full three (3) years, and deleting those records dated prior to three (3) full years, provided these records are kept in a physical file or electronically according to the Township's records retention schedule..

Moved:

Supported:

Ayes:

Nays:

Absent and Excused:

The Chairman, Chuck Korn, declared the motion carried and Resolution 2024-17-T adopted this 11th day of June 2024.

Lanie McManus, Clerk
Charter Township of Garfield

CERTIFICATION

I, Lanie McManus, Clerk of the Charter Township of Garfield, do hereby certify that the above is a true and correct copy of Resolution # 2024-17-T which was adopted by the Township Board of the Charter Township of Garfield at a regular meeting held on the 11th day of June 2024.

Dated: _____

Lanie McManus, Clerk
Charter Township of Garfield
3848 Veterans Drive
Traverse City, Michigan, 49684

To the Garfield Township Board:

The Budget Amendment covers the coverage for an employee on FMLA, the fees to search for a new building official and will cover the cost of the search for the Township Manager.

Thank you,

Lanie McManus, Clerk

**CHARTER TOWNSHIP OF GARFIELD
GRAND TRAVERSE COUNTY, MICHIGAN**

RESOLUTION TO AMEND THE BUDGET

RESOLUTION 2024-18-T

BE IT HEREBY RESOLVED, THAT budget amendment to increase line item 101-101-805.000 Contracted and Other Services in General Fund (101) by \$25,000 and take it from General Fund (101) line item 101-000-695.100 Fund Balance be approved.

Moved:

Supported:

Yeas:

Nays:

Absent and excused:

The Chairman, Chuck Korn, declared the motion carried and Resolution 2024-18-T adopted this 11th day of June, 2024.

Lanie McManus, Clerk

CERTIFICATION

I, Lanie McManus, Clerk of the Charter Township of Garfield, certify the above is a true and correct copy of Resolution 2024-18-T which was adopted by the Township Board of the Charter Township of Garfield on the 11th day of June, 2024.

Lanie McManus, Clerk

Cultured Hard Kombucha Brief

Lorenz 06/05/2024

Brewed for the health of it, Cultured Hard Kombucha is a product line extension brewed by Cultured Ferments Co. Company goal is to produce a low carb and low calorie hard kombucha with minimal residual sugar to foster a healthier drinking culture. We provide a satisfying bubble and thirst quenching beverage that can be drunk without the traditional negative side effects of beer and wine.

Our brews range from 3-6% ABV and provide live cultures, probiotics, and health benefits. We produce a handcrafted, authentic alternative to nationally available kombucha teas. Our mission is to help our customers make healthier lifestyle choices one sip at a time. Cultured Hard Kombucha provides a lower level of alcohol with a twist of health benefits.

Supporting tasks for this project include equipment sourcing and installation, launching ready to drink hard kombucha for retail, the hiring of additional sales staff, procuring local ingredients and initial inventory build. Cultured Hard Kombucha will be manufactured in the rural outskirts of Traverse City. Manufacturing our product within a micropolitan county fosters local job creation and education within our neighborhood. Our company provides jobs with a low barrier to entry and offers skills training to create opportunities for advancement.

From seed to serving glass, value added beverages can make long-term impacts on Michigan agriculture by choosing to be a vessel showcasing local products. Cultured Kombucha Co. fosters nutrition and agronomy education within the communities it serves by satisfying the need for healthy beverages with a triple bottom line infrastructure. Cultured will be able to partner with additional farms with the funding of this project including Michigan Hop Alliance, MiHops, Michigan Farm to Freezer, Providence Farms, Lakeview Hill Farms, and more. Partnering with these advanced, certified organic farms allows for crop diversification, season extensions, and rural development in northern Michigan's growing space.

This project is also supported by the Michigan Department of Agriculture and local economic development offices. This project will be brewed as a product line extension for Cultured Ferments Company LLC.



Local Government Approval For On-Premises Tasting Room Permit
(Authorized by MCL 436.1536)

RESOLUTION 2024-19-T

Instructions for Applicants:

- You must obtain a recommendation from the local legislative body for a new On-Premises Tasting Room Permit application.

Instructions for Local Legislative Body:

- Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a regular meeting of the Charter Township of Garfield council/board
(regular or special) (name of township, city, village)
called to order by Supervisor Korn on June 11, 2024 at 6:00pm
(date) (time)
the following resolution was offered:
Moved by _____ and supported by _____
that the application from Cultured Ferments Company LLC
(name of applicant - if a corporation or limited liability company, please state the company name)

for a **NEW ON-PREMISES TASTING ROOM PERMIT**

to be located at: 3842 Jupiter Crescent, Traverse City, MI 49685

It is the consensus of this body that it _____ this application be considered for
(recommends/does not recommend)
approval by the Michigan Liquor Control Commission.

If disapproved, the reasons for disapproval are _____

Vote

Yeas: _____

Nays: _____

Absent: _____

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the Garfield Township
council/board at a regular meeting held on June 11, 2024
(regular or special) (date) (name of township, city, village)

Lanie McManus

Print Name of Clerk

Signature of Clerk

Date

Under Article IV, Section 40, of the Constitution of Michigan (1963), the Commission shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. Further, the Commission shall have the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the licensure of businesses and individuals.

Please return this completed form along with any corresponding documents to:

Michigan Liquor Control Commission

Mailing address: P.O. Box 30005, Lansing, MI 48909

Overnight deliveries: 2407 N. Grand River Avenue, Lansing, MI 48906

Fax to: 517-763-0059



Contractor's Application for Payment No. 1

Application Period: 5/1/2014-5/29/2014		Application Date: 5/29/2014	
To: QUARFIELD TOWNSHIP	From (Contractor): BLAKES CRANE AND DOZER	Via (Engineer): OGDEN-PRASER, INC.	ENGINEER GRAHAM, PE
Project: STONEBRIDGE PKV	Contractor: 3500 EDENBURY SCHOOL RD	Engineer: 133 W FRONT STREET	TRAVERSBURG CITY, MI 49684
Owner's Contract No.: \$10201	Contractor's Project No.: \$10201	Engineer's Project No.: 19115	

Application For Payment Change Order Summary

Agreed Change Order Number	Additions	Deductions
1. ORIGINAL CONTRACT PRICE		\$ 771,688.00
2. Net changes by Change Orders		
3. Current Contract Price (Line 1 + 2)		\$ 771,688.00
4. TOTAL COMPLETED AND STORED TO DATE (Column F total on Progress Estimate)		\$ 556,679.50
5. RETAINAGE:		
a. 10% X 556,679.50 Work Completed		\$ 55,667.95
b. X 55,667.95 Stored Material		\$ 55,667.95
c. Total Retainage (Line 5a + Line 5b)		\$ 111,335.90
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c)		\$ 660,352.60
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Applications)		\$ 778,811.50
8. AMOUNT DUE THIS APPLICATION		\$ 118,211.50
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G total on Progress Estimate + Line 5c above)		\$ 660,352.60

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

(1) All previous progress payments received from Owner at account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise loaned to or covered by this Application for Payment, will pass to Owner at time of payment first and close of all Lines, security interests, and encumbrances (except such as are covered by a hold acceptable to Owner) subsisting against any such Lines, security interests, or encumbrances; and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor's Signature

By: Steve Talkosma

Date: 5/31/14

Payment of: \$

Seventy Eight Thousand, Eleven Dollars and Fifty Five Cents
(Line 8 or other - attach explanation of the other amount)

Is transmitted by:

(Signature)

(Date)

Payment of: \$

Seventy Eight Thousand, Eleven Dollars and Fifty Five Cents
(Line 8 or other - attach explanation of the other amount)

Is approved by:

(Owner)

(Date)

Approved by:

(Pending or Financing Entity (if applicable))

(Date)



Contractor's Application for Payment No. <u>2</u>	
Application Period 4/1/2024 - 4/18/2024	Application Date 4/18/2024
To Charm Township of Gardfield (Owner)	From (Contractor) Molan Excavating, Inc.
Project Sibert Lake Road Sanitary Sewer Extension	Via (Engineer) Gowdie Fraser, Inc. (GFI)
Owner's Contract No.	Engineer's Project No. 22210

Application For Payment
Change Order Summary

Approved Change Orders	1. ORIGINAL CONTRACT PRICE	\$ 5420,000.00
Number	2. Net change by Change Orders	\$
	3. Current Contract Price (Line 1 + 2)	\$ 5420,000.00
	4. TOTAL COMPLETED AND STORED TO DATE	
	(Column F total on Progress Estimates)	\$ 5378,533.00
	5. RETAINAGE	
	a. 5% X 5378,533.00 Work Completed	\$ 28,926.65
	b. X Stored Material	\$
	c. Total Retainage (Line 5.a + Line 5.b)	\$ 28,926.65
	6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c)	\$ 5399,066.35
TOTALS	7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)	\$ 5322,827.90
NET CHANGE BY	8. AMOUNT DUE THIS APPLICATION	\$ 576,238.45
CHANGE ORDERS	9. BALANCE TO FINISH PLUS RETAINAGE	
	(Column G total on Progress Estimates + Line 5.c above)	\$ 540,393.65

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:
(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by this Application for Payment.
(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment first and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances), and
(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor Signature

By Jeff Saxton Date 5/30/24

Payment of

3. Thirty Six Thousand Seven Hundred and Seventy Eight Dollars and Forty Four Cents
(Line 8 or other - attach explanation of the other amount)

is recommended by

(Engineer) 5/16/2024
(Date)

Payment of

5. Thirty Six Thousand Seven Hundred and Seventy Eight Dollars and Forty Four Cents
(Line 8 or other - attach explanation of the other amount)

is approved by:

(Owner) (Date)

Approved by:

Funding or Financing Entity (if applicable) (Date)

Progress Estimate - Unit Price Work

Contractor's Application

For (Client) 125 Backshot Drive, Traverse City, MI 49685										Application Number			2
Application 4/1/2024 - 4/18/2024										Application Date			4/18/2024
A				B		C		D		E	F	G	
Item		Contract Information						Value of		Value of Materials	Total Completed	%	Balance to
Bid Item No	Description	Item Qty	Units	Unit Price	Total Value of Item (\$)	Qty Instd Prev	Value of Work Instd Prev	Qty Instd This Period	Work Instd This Period	Presently Stored (not in C or D)	(C + D + E)	(F / B)	Finish (B - F)
1	Mobilization, 5%	1	LS	\$ 17,500.00	\$17,500.00	1	\$17,500.00				\$17,500.00	100.0%	
2	Sanitary Sewer, 8" PVC SDR 35	950	LF	\$ 148.00	\$140,600.00	318	\$47,064.00	614	\$90,872.00		\$117,936.00	98.1%	\$2,664.00
3	Sanitary Sewer, 8" HDPE, DR 17, Directionally Drilled	350	LF	\$ 365.00	\$127,750.00			321	\$117,165.00			91.7%	\$10,585.00
4	Sanitary Sewer Lead, 6"	50	LF	\$ 120.00	\$6,000.00			46	\$5,520.00			92.0%	\$480.00
5	Manhole, 4' Diameter	6	EA	\$ 4,725.00	\$28,350.00	1	\$ 4,725.00	5	\$23,625.00			100.0%	
6	IPP Manhole, 4' Diameter	1	EA	\$ 4,845.00	\$4,845.00			1	\$4,845.00			100.0%	
7	Connect to Existing Sewer	1	EA	\$ 11,290.00	\$11,290.00			1	\$11,290.00			100.0%	
8	Traffic Control	1	LS	\$ 38,680.00	\$38,680.00	1	\$38,680.00					100.0%	
9	Restoration and Clean-up	1	LS	\$ 28,745.00	\$28,745.00			0.6	\$17,247.00			60.0%	\$11,498.00
10	HMA, Drive Replacement	280	SV	\$ 58.00	\$16,240.00								\$16,240.00
	Totals				\$420,000.00				\$270,564.00		\$378,533.00	90.1%	\$41,467.00



Engineering
Surveying
Testing &
Operations

3.k.

123 West Front St.
Traverse City, Michigan 49684
231.946.5874 ■
231.946.3703 ■

June 6, 2024

Charter Township of Garfield
Attn: Chuck Korn
2848 Veterans Drive
Traverse City, MI 49684

RE: BATA/TCHC Transit – Oriented Mixed Use Development Water and Sewer Extension
GFA #21334
Close-out & Turnover

Dear Chuck:

The project for BATA/TCHC Development Water and Sewer Extension has been completed. Enclosed please find copies of the following items submitted by the contractor in compliance with the contract documents:

1. One-Year Maintenance Bond
2. Letter of Guarantee
3. Affidavit of Completion/Consent of Surety
4. Bill of Sale
5. Grant of Easement

The Record Drawings and reports are completed and both paper and USB copies will be delivered to the Grand Traverse County Department of Public Works.

GFA has provided construction oversight this project and hereby verifies to the best of our knowledge, the contractor has installed the facilities according to the approved plans and specifications. Based on this information, we recommend that the Township accept the facilities.

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

Sincerely,
Gourdie-Fraser, Inc.

Jennifer Graham, P.E.
Director of Engineering

Enclosures

cc: John Divozzo, Grand Traverse County DPW

MAINTENANCE BOND

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

CONTRACTOR (Name and Address):

Elmer's Crane and Dozer, Inc
3600 Rennie School Road
Traverse City, MI 49685

SURETY (Name and Address of Principal Place of Business):

The Cincinnati Insurance Company
6200 S. Gilmore Road
Fairfield, OH 45014

OWNER (Name and Address):

Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI 49684

CONTRACT

Date:

Amount: \$1,329,500.00

Project Description (Name and Location): BATA Mixed Use Development Water Main &
Sanitary Sewer Extension

BOND

Date (1 year from date of Acceptance by the Municipality): May 28, 2024

Amount: \$664,750.00

Bond Number: B3297273

Surety and Contractor, intending to be legally bound hereby, subject to the following terms, to each cause this Maintenance Bond to be duly executed on its behalf by its authorized officer, agent or representative.

KNOW ALL MEN BY THESE PRESENTS,

That we, Elmer's Crane and Dozer, Inc

as Principal, (hereinafter called Principal), and

The Cincinnati Insurance Company

as Surety (hereinafter called

Surety), are held and firmly bound into

Charter Township of Garfield

as Oblige (hereinafter called Oblige), in the

penal sum of Six Hundred Sixty Four Thousand Seven Hundred Fifty and no/100--

Dollars \$ 664,750.00 for the

payment whereof Principal and Surety bind
themselves, their heirs, executors,
administrators, successors, and assigns, jointly
and severally, firmly by these presents

WHEREAS, said Principal has by written
Agreement, dated _____

entered into a Contract with said Oblige for _____
BATA Mixed Use Development Water Main & Sanitary Sewer Extension

in accordance with the General Conditions, the
Drawings and Specifications, which Contract is
by reference incorporated herein, and made a
part hereof, and is referred to as the Contract..

NOW, THEREFORE, the condition of this
obligation is such that, if said Principal shall
maintain and remedy any defects due to faulty
materials or workmanship, and pay for any
damage to other Work resulting therefrom, and
additional expense which shall appear within a
period of one year(s) from the date of
acceptance by the municipality of the Work
provided for in the Contract, then this obligation

to be void; otherwise to remain in full force and effect.

PROVIDED, HOWEVER, that said Obligee shall give Principal and Surety notice of observed defects with reasonable promptness.

Signed and sealed this 7th day of May, 2024

CONTRACTOR AS PRINCIPAL

Company: (Corp. Seal)

Elmer's Crane and Dozer, Inc

SURETY

Company:

(Corp. Seal)

The Cincinnati Insurance Company

Signature:

Name and Title: Max A Both Div Mgr

Signature:

Name and Title: Marcia J Miller, attorney-in-fact
(Attach Power of Attorney)

(Space is provided below for signatures of additional parties, if required)

CONTRACTOR AS PRINCIPAL

Company: (Corp. Seal)

SURETY

Company:

(Corp. Seal)

Signature:

Name and Title:

Signature:

Name and Title:

NOTE: Date of Bond must not be prior to date of Substantial Completion. If Contractor is a Partnership, all partners should execute Bond.

IMPORTANT: Surety companies executing Bonds must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the state where the Project is located.

THE CINCINNATI INSURANCE COMPANY
THE CINCINNATI CASUALTY COMPANY

Fairfield, Ohio

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That THE CINCINNATI INSURANCE COMPANY and THE CINCINNATI CASUALTY COMPANY, corporations organized under the laws of the State of Ohio, and having their principal offices in the City of Fairfield, Ohio (herein collectively called the "Companies"), do hereby constitute and appoint

Robert G. Chapman, David G. Chapman, Nathan G. Chapman, Marcia J. Miller,
Cloyd W. Barnes, Curtis M. Peterson, Ryan Peterson and/or Nicole Andres

of Lansing, Michigan

their true and legal Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign, execute, seal and deliver on behalf of the Companies as Surety any and all bonds, policies, undertakings or other like instruments, as follows:

Any such obligations in the United States, up to
Fifty Million and No/100 Dollars (\$50,000,000.00).

This appointment is made under and by authority of the following resolutions adopted by the Boards of Directors of The Cincinnati Insurance Company, and The Cincinnati Casualty Company, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the President or any Senior Vice President be hereby authorized, and empowered to appoint Attorneys-in-Fact of the Company to execute any and all bonds, policies, undertakings, or other like instruments on behalf of the Corporation, and may authorize any officer or any such Attorney-in-Fact to affix the corporate seal; and may with or without cause modify or revoke any such appointment or authority. Any such writings so executed by such Attorneys-in-Fact shall be binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company.

RESOLVED, that the signature of the President or any Senior Vice President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Secretary or Assistant Vice-President and the Seal of the Company may be affixed by facsimile to any certificate of any such power and any such power of certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certified by certificate so executed and sealed shall, with respect to any bond or undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS WHEREOF, the Companies have caused these presents to be sealed with their corporate seals. Duly attested by the President or any Senior Vice President this 16th day of March, 2021.



STATE OF OHIO
COUNTY OF BUTLER

ISS:

THE CINCINNATI INSURANCE COMPANY
THE CINCINNATI CASUALTY COMPANY

Stephen A. Ventre

On this 16th day of March, 2021 before me came the above named President or Senior Vice President of The Cincinnati Insurance Company and The Cincinnati Casualty Company, to me personally known to be the officer described herein, and acknowledged that the seals affixed to the preceding instrument are the corporate seals of said Companies and the corporate seals and the signature of the officer were duly affixed and subscribed to said instrument by the authority and direction of said corporations.



Keith Collett
Keith Collett, Attorney at Law
Notary Public - State of Ohio

My commission has no expiration date.
Section 147.03 O.R.C.

I, the undersigned Secretary or Assistant Vice-President of The Cincinnati Insurance Company and The Cincinnati Casualty Company, hereby certify that the above is the Original Power of Attorney issued by said Companies, and do hereby further certify that the said Power of Attorney is still in full force and effect.

Given under my hand and seal of said Companies at Fairfield, Ohio, this 7th day of May

2024



BN-1457 (3/21)

Ed H.

AFFIDAVIT OF COMPLETION/CONSENT OF SURETY

Elmer's Crane and Dozer, Inc.

Name of Contractor
3600 Rennie School Rd, Traverse City, MI 49685

Address of Contractor

being duly sworn, deposes and says that they entered into a Contract with Christman Co on the 1st day of February, 2023, for the BATA Operations Center-Sewer/Water Project.

Contractor further says that the said Contract has been completed and all indebtedness incurred by him to Subcontractors, Suppliers, and laborers in their employ has been paid in full. Contractor further says that there are no outstanding or pending Claims, Liens or actions in Law involving this Contract. Contractor further says this affidavit is furnished as an inducement to the Owner to make final payment on said Contract.

WITNESSES:



Julia Morse
Print

SIGNED:




Justin Kelenske, Project Manager
Print

Subscribed and sworn to before me this 7th day of May, 2024.

Marynell Ripmaster

Print Name

MARYNELL RIPMASTER
NOTARY PUBLIC STATE OF MICHIGAN
COUNTY OF GRAND TRAVERSE
MY COMMISSION EXPIRES 02/04/2029
ACTING IN GRAND TRAVERSE COUNTY



Notary Public Sign

My commission expires: 02/04/2029

****Not applicable ****

CONSENT OF SURETY

We, as Surety on the above-described Contract, hereby give our consent to the payment to the Contractor as indicated.

NAME OF SURETY COMPANY: _____

PERFORMANCE AND PAYMENT BOND NO.: _____

Date: _____

Signed: _____

Name: _____

LETTER OF GUARANTEE

DATE: September 29, 2023

21334

GFA PROJECT NO.

OWNER: BATA

PROJECT: BATA Operations Center

Underground Utilities

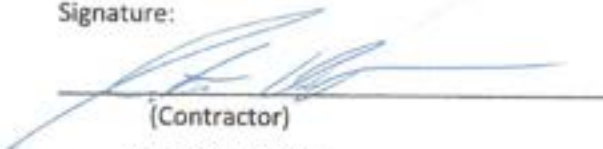
Gentlemen:

As the Contractor for this Project, I hereby guarantee all materials and equipment furnished and all work performed on this Project including any restoration Work necessary to be repaired or replaced.

With respect to this Project, to our personal knowledge, all payments have been made and there are no Liens on said system.

This guarantee will remain in effect for a period of one (1) year from the date of acceptance by the Municipality.

Signature:



(Contractor)

Title: Project Manager

(Please Print or Type)

Company Name:

Elmer's Crane and Dozer, Inc.

(Please Print or Type)

Address:

3600 Rennie School Rd

Traverse City, MI 49685

MAINTENANCE BOND

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

CONTRACTOR (Name and Address):

Elmer's Crane and Dozer, Inc
3600 Rennie School Road
Traverse City, MI 49685

SURETY (Name and Address of Principal Place of Business):

The Cincinnati Insurance Company
6200 S Gimore Road
Fairfield, OH 45014

OWNER (Name and Address):

Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI 49684

CONTRACT

Date:

Amount: \$1,329,500.00

Project Description (Name and Location): BATA Mixed Use Development Water Main &
Sanitary Sewer Extension

BOND

Date (1 year from date of Acceptance by the Municipality): May 28, 2024

Amount: \$664,750.00

Bond Number: B3297273

Surety and Contractor, intending to be legally bound hereby, subject to the following terms, to each cause this Maintenance Bond to be duly executed on its behalf by its authorized officer, agent or representative.

KNOW ALL MEN BY THESE PRESENTS,

That we, Elmer's Crane and Dozer, Inc

as Principal, (hereinafter called Principal), and

The Cincinnati Insurance Company

as Surety (hereinafter called

Surety), are held and firmly bound into

Charter Township of Garfield

as Obligor (hereinafter called Obligor), in the

penal sum of Six Hundred Sixty Four Thousand Seven Hundred Fifty and no/100

Dollars \$ 664,750.00 for the

payment whereof Principal and Surety bind themselves, their heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents

WHEREAS, said Principal has by written Agreement, dated _____

entered into a Contract with said Obligor for _____

BATA Mixed Use Development Water Main & Sanitary Sewer Extension

in accordance with the General Conditions, the Drawings and Specifications, which Contract is by reference incorporated herein, and made a part hereof, and is referred to as the Contract.

NOW, THEREFORE, the condition of this obligation is such that, if said Principal shall maintain and remedy any defects due to faulty materials or workmanship, and pay for any damage to other Work resulting therefrom, and additional expense which shall appear within a period of one year(s) from the date of acceptance by the municipality of the Work provided for in the Contract, then this obligation

to be void; otherwise to remain in full force and effect.

PROVIDED, HOWEVER, that said Obligee shall give Principal and Surety notice of observed defects with reasonable promptness.

Signed and sealed this 7th day of May, 2024

CONTRACTOR AS PRINCIPAL

Company: (Corp. Seal)

Elmer's Crane and Dozer, Inc

SURETY

Company:

(Corp. Seal)

The Cincinnati Insurance Company

Signature:

Name and Title: Max A. Both, Div. Mgr

Signature:

Name and Title: Marcia J. Miller, attorney-in-fact
(Attach Power of Attorney)

(Space is provided below for signatures of additional parties, if required)

CONTRACTOR AS PRINCIPAL

Company: (Corp. Seal)

SURETY

Company:

(Corp. Seal)

Signature:

Name and Title:

Signature:

Name and Title:

NOTE: Date of Bond must not be prior to date of Substantial Completion. If Contractor is a Partnership, all partners should execute Bond.

IMPORTANT: Surety companies executing Bonds must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the state where the Project is located.

THE CINCINNATI INSURANCE COMPANY
THE CINCINNATI CASUALTY COMPANY

Fairfield, Ohio

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That THE CINCINNATI INSURANCE COMPANY and THE CINCINNATI CASUALTY COMPANY, corporations organized under the laws of the State of Ohio, and having their principal offices in the City of Fairfield, Ohio (herein collectively called the "Companies"), do hereby constitute and appoint

Robert G. Chapman, David G. Chapman, Nathan G. Chapman, Marcia J. Miller,
Cloyd W. Barnes, Curtis M. Peterson, Ryan Peterson and/or Nicole Andros

of Lansing, Michigan

their true and legal Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign, execute, seal and deliver on behalf of the Companies its Surety any and all bonds, policies, undertakings or other like instruments, as follows:

Any such obligations in the United States, up to
Fifty Million and No/100 Dollars (\$50,000,000.00).

This appointment is made under and by authority of the following resolutions adopted by the Boards of Directors of The Cincinnati Insurance Company, and The Cincinnati Casualty Company, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the President or any Senior Vice President be hereby authorized, and empowered to appoint Attorneys-in-Fact of the Company to execute any and all bonds, policies, undertakings, or other like instruments on behalf of the Corporation, and may authorize any officer or any such Attorney-in-Fact to affix the corporate seal; and may with or without cause modify or revoke any such appointment or authority. Any such writings so executed by such Attorneys-in-Fact shall be binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company.

RESOLVED, that the signature of the President or any Senior Vice President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Secretary or Assistant Vice-President and the Seal of the Company may be affixed by facsimile to any certificate of any such power and any such power of certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certified by certificate so executed and sealed shall, with respect to any bond or undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS WHEREOF, the Companies have caused these presents to be sealed with their corporate seals, duly attested by the President or any Senior Vice President this 16th day of March, 2021.



STATE OF OHIO
COUNTY OF BUTLER

ISS:
J

THE CINCINNATI INSURANCE COMPANY
THE CINCINNATI CASUALTY COMPANY

Stephen L. Ventner

On this 16th day of March, 2021 before me came the above-named President or Senior Vice President of The Cincinnati Insurance Company and The Cincinnati Casualty Company, to me personally known to be the officer described herein, and acknowledged that the seals affixed to the preceding instrument are the corporate seals of said Companies and the corporate seals and the signature of the officer were duly affixed and subscribed to said instrument by the authority and direction of said corporations.



Keith Collett

Keith Collett, Attorney at Law
Notary Public - State of Ohio

My commission has no expiration date.
Section 147.03 O.R.C.

I, the undersigned Secretary or Assistant Vice-President of The Cincinnati Insurance Company and The Cincinnati Casualty Company, hereby certify that the above is the Original Power of Attorney issued by said Companies, and do hereby further certify that the said Power of Attorney is still in full force and effect.

Given under my hand and seal of said Companies at Fairfield, Ohio, this 7th day of May, 2024



BN-1457 (3/21)

Ed H.

AFFIDAVIT OF COMPLETION/CONSENT OF SURETY

Elmer's Crane and Dozer, Inc.

Name of Contractor
3600 Rennie School Rd, Traverse City, MI 49685

Address of Contractor

being duly sworn, deposes and says that they entered into a Contract with Christman Co on the 1st day of February, 2023, for the BATA Operations Center-Sewer/Water Project.

Contractor further says that the said Contract has been completed and all indebtedness incurred by him to Subcontractors, Suppliers, and laborers in their employ has been paid in full. Contractor further says that there are no outstanding or pending Claims, Liens or actions in Law involving this Contract. Contractor further says this affidavit is furnished as an inducement to the Owner to make final payment on said Contract.

WITNESSES:


Julia Morse
Print


SIGNED:


Justin Kelenske, Project Manager
Print

Subscribed and sworn to before me this 7th day of May, 2024.

Marynell Ripmaster
Print Name

MARYNELL RIPMASTER
NOTARY PUBLIC STATE OF MICHIGAN
COUNTY OF GRAND TRAVERSE
MY COMMISSION EXPIRES 02/04/2029
ACTING IN GRAND TRAVERSE COUNTY


Notary Public Sign

My commission expires: 02/04/2029

****Not applicable ****

CONSENT OF SURETY

We, as Surety on the above-described Contract, hereby give our consent to the payment to the Contractor as indicated.

NAME OF SURETY COMPANY: _____

PERFORMANCE AND PAYMENT BOND NO.: _____

Date: _____

Signed: _____

Name: _____

BILL OF SALE

Bay Area Transportation Authority, whose address is 3233 Cass Road, Traverse City, MI 49684 (herein referred to as "Seller") for and in consideration of One (\$1.00) Dollar, the adequacy and receipt of which is acknowledged, does hereby grant, dedicate, transfer and deliver to Garfield Township, whose address is 3848 Veterans Dr., Traverse City, Michigan 49684, (herein referred to as the "Township"), all sanitary sewer, water main and appurtenances as shown on the attached drawings that are in, over, upon and under the real estate more fully described as:

SANITARY SEWER EASEMENT 'A'

AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER AND ITS APPURTENANCES IN PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWN 27 NORTH, RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN TO ENCOMPASS THE AS-CONSTRUCTED SANITARY SEWER MAIN PIPE LOCATION AND ALSO DESCRIBED AS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION; THENCE N0° 57' 30"E, 1241.84 FEET ALONG THE NORTH-SOUTH LINE OF SAID SECTION; THENCE S88°17'53"E, 310.59 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING S88° 17' 53"E, 5.74 FEET; THENCE S00° 57' 42"W, 472.51 FEET; THENCE S43° 08' 02"W, 150.22 FEET; THENCE N89° 28' 51"W, 156.05 FEET; THENCE S00° 26' 26"W, 221.89 FEET; THENCE S73° 30' 11"E, 112.72 FEET; THENCE S36° 05' 01"E, 333.39 FEET; THENCE S77° 38' 59"E, 341.70 FEET; THENCE S88° 49' 16"E, 399.56 FEET; THENCE S88° 11' 15"E, 22.36 FEET; THENCE S00° 07' 20"W, 20.01 FEET; THENCE N88° 11' 15"W, 22.84 FEET; THENCE N88° 49' 16"W, 401.41 FEET; THENCE N77° 38' 59"W, 351.25 FEET; THENCE N36° 05' 01"W, 334.21 FEET; THENCE N73° 30' 11"W, 121.00 FEET; THENCE N00° 26' 26"E, 256.98 FEET; THENCE S89° 28' 51"E, 167.30 FEET; THENCE N43° 08' 02"E, 154.13 FEET; THENCE N01° 02' 03"E, 449.76 FEET TO THE **POINT OF BEGINNING**.

Seller hereby warrants and certifies to the Township that the Improvement has been acquired, constructed, and completed in accordance with the Plans and Specifications developed by Grand Traverse County for the improvement previously approved by the Township, and that no claim, action, or liability exists with respect to the improvement and its construction and installation.

Seller further warrants and represents to the Township that it is the lawful owner of the improvement, and that the improvement is free of all liens and encumbrances of any kind. Seller further represents that it has the authority to transfer the improvement. All warranties and guarantees pertaining to the improvement are hereby assigned and transferred to the Township.

Dated this 6th day of March, 2024

Sellers:

Bay Area Transportation Authority

By: Kelga Alun Signature

By: Kelly Dunham Printed

Its: Executive Director Title

STATE OF MICHIGAN

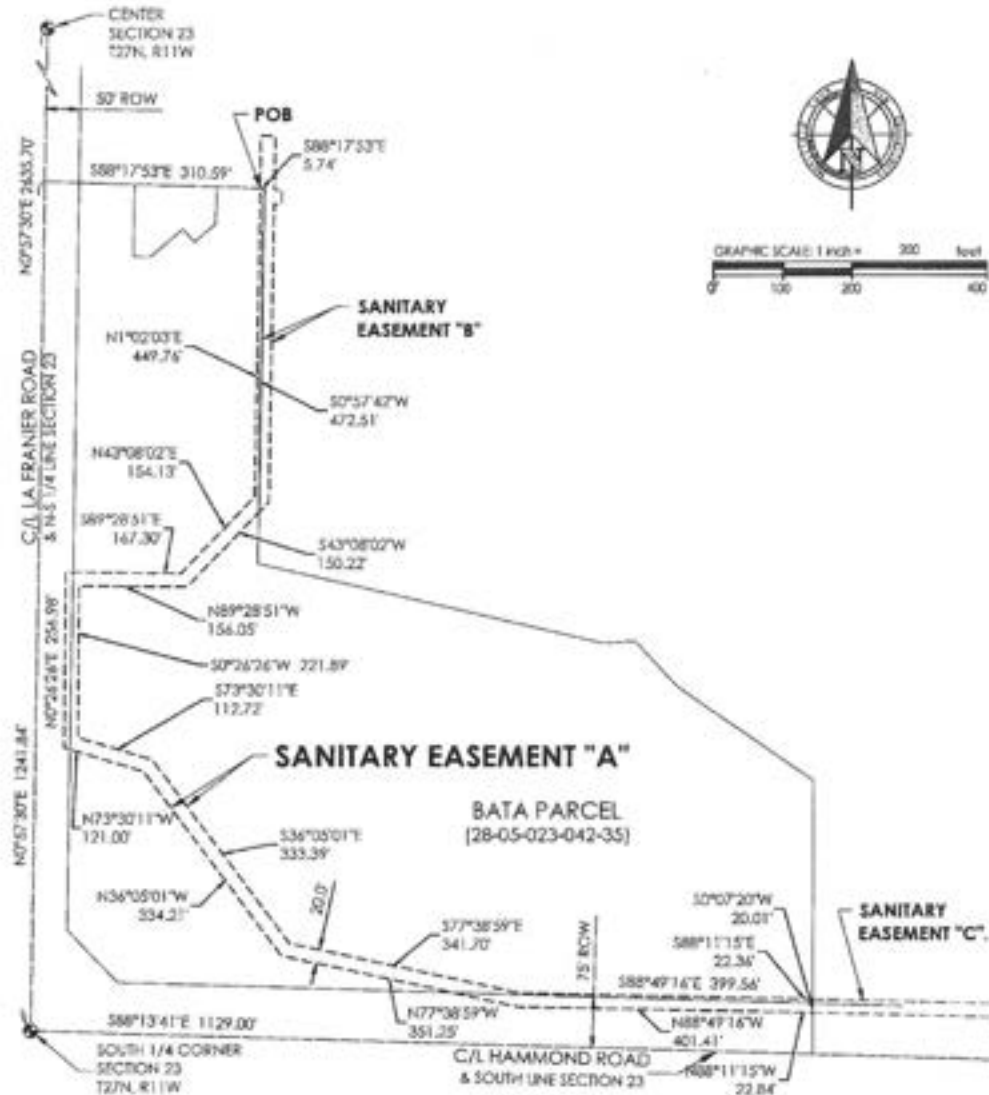
COUNTY OF Wexford

Acknowledged before me this 6 day of March, 2024 by

Debbie Esckelson
Notary Public

Debbie Esckelson
NOTARY PUBLIC - STATE OF MICHIGAN
County of Wexford
My Commission Expires 6/18/2027
Acting in the County of Grand Traverse

EXHIBIT - SANITARY SEWER EASEMENT "A"



SANITARY SEWER EASEMENT "A"

AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER AND ITS APPURTENANCES IN PART OF THE SOUTH-EAST QUARTER OF SECTION 23, TOWN 27 NORTH, RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN TO ENCOMPASS THE AS-CONSTRUCTED SANITARY SEWER MAIN PIPE LOCATION AND ALSO DESCRIBED AS:

COMMENCING AT THE SOUTH-QUARTER CORNER OF SAID SECTION; THENCE N0° 57' 30"E, 1241.84 FEET ALONG THE NORTH-SOUTH LINE OF SAID SECTION; THENCE S88° 17' 53"E, 310.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S88° 17' 53"E, 5.74 FEET; THENCE S00° 57' 42"W, 472.51 FEET; THENCE S43° 08' 02"W, 150.22 FEET; THENCE N89° 28' 51"W, 156.05 FEET; THENCE S00° 26' 26"W, 221.89 FEET; THENCE S73° 30' 11"E, 112.72 FEET; THENCE S36° 05' 01"E, 333.39 FEET; THENCE S77° 38' 59"E, 341.70 FEET; THENCE S88° 49' 16"E, 399.54 FEET; THENCE S88° 11' 15"E, 22.36 FEET; THENCE S00° 07' 20"W, 20.01 FEET; THENCE N88° 11' 15"W, 22.84 FEET; THENCE N88° 49' 16"W, 401.41 FEET; THENCE N77° 38' 59"W, 351.25 FEET; THENCE N36° 05' 01"W, 334.21 FEET; THENCE N73° 30' 11"W, 121.00 FEET; THENCE N00° 26' 26"E, 254.98 FEET; THENCE S89° 28' 51"E, 147.30 FEET; THENCE N43° 08' 02"E, 154.13 FEET; THENCE N01° 02' 03"E, 449.74 FEET TO THE POINT OF BEGINNING.

BILL OF SALE

Bay Area Transportation Authority, whose address is 3233 Cass Road, Traverse City, MI 49684 (herein referred to as "Seller") for and in consideration of One (\$1.00) Dollar, the adequacy and receipt of which is acknowledged, does hereby grant, dedicate, transfer and deliver to Garfield Township, whose address is 3848 Veterans Dr., Traverse City, Michigan 49684, (herein referred to as the "Township"), all sanitary sewer, water main and appurtenances as shown on the attached drawings (the "Improvement") that are in, over, upon and under the real estate more fully described as:

SANITARY SEWER EASEMENT 'E'

AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER AND ITS APPURTENANCES IN PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWN 27 NORTH, RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN TO ENCOMPASS THE AS-CONSTRUCTED SANITARY SEWER PIPE LOCATION AND ALSO DESCRIBED AS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 23; THENCE N00° 57' 30"E, 1241.96 FEET ALONG THE NORTH-SOUTH QUARTER LINE OF SECTION 23; THENCE S88° 17' 53"E, 316.34 FEET; THENCE S00° 57' 42"W, 23.75 FEET TO THE POINT OF BEGINNING; THENCE N82° 36' 07"W, 68.36 FEET; THENCE S01° 21' 07"W, 20.11 FEET; THENCE S82° 36' 07"E, 68.50 FEET; THENCE N00° 57' 42"E, 20.13 FEET TO THE POINT OF BEGINNING.

SANITARY SEWER EASEMENT 'G':

AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER AND ITS APPURTENANCES IN PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWN 27 NORTH, RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN TO ENCOMPASS THE AS-CONSTRUCTED SANITARY SEWER PIPE LOCATION AND ALSO DESCRIBED AS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 23; THENCE N00° 57' 30"E, 1241.96 FEET ALONG THE NORTH-SOUTH QUARTER LINE OF SECTION 23; THENCE S88° 17' 53"E, 316.34 FEET; THENCE S00° 57' 42"W, 80.80 FEET TO THE POINT OF BEGINNING; THENCE N83° 09' 23"W, 89.47 FEET; THENCE S48° 58' 54"W, 12.66 FEET; THENCE N41° 01' 06"W, 13.99 FEET; THENCE S06° 50' 37"W, 20.00 FEET; THENCE S83° 09' 23"E, 110.39 FEET; THENCE N00° 57' 42"E, 20.11 FEET TO THE POINT OF BEGINNING.

Seller hereby warrants and certifies to the Township that the Improvement has been acquired, constructed, and completed in accordance with the Plans and Specifications developed by Grand Traverse County for the Improvement previously approved by the Township, and that no claim, action, or liability exists with respect to the Improvement and its construction and installation.

Seller further warrants and represents to the Township that it is the lawful owner of the Improvement, and that the Improvement is free of all liens and encumbrances of any kind. Seller further represents that it has the authority to transfer the Improvement. All warranties and guarantees pertaining to the Improvement are hereby assigned and transferred to the Township.

Dated this 22nd day of April, 2024

Sellers:

Bay Area Transportation Authority

By: [Signature]
Signature

By: Kelly Dunham
Printed

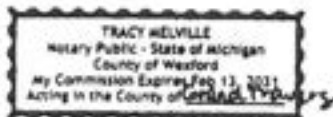
As: Executive Director
Title

STATE OF MICHIGAN

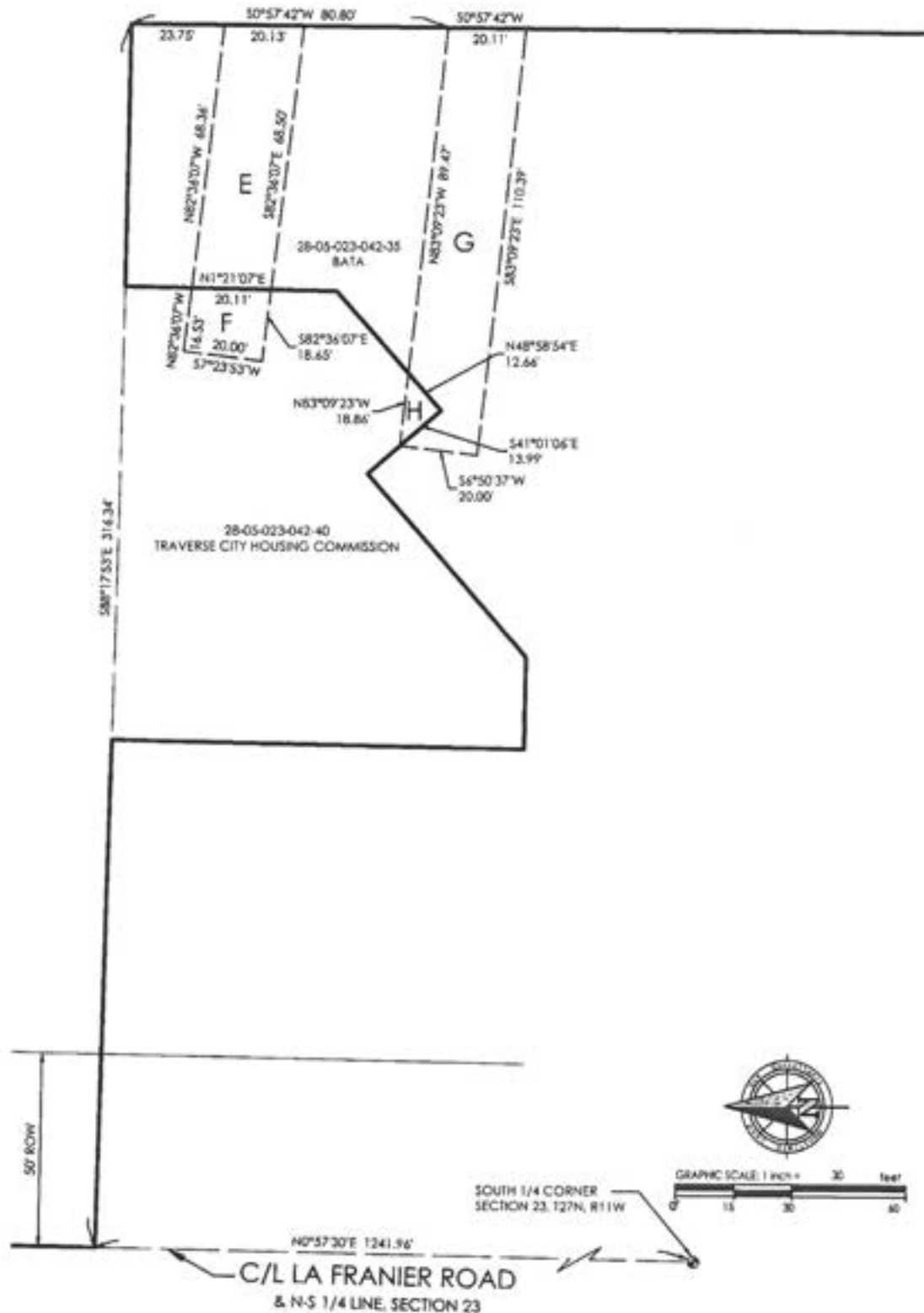
COUNTY OF Grand Traverse

Acknowledged before me this 22 day of April, 2024 by

[Signature]
Notary Public



SANITARY EASEMENTS (E, F, G, & H) EXHIBIT



Mansfield
Land Use Consultants

Planners - Civil Engineers - Surveyors

PO Box 4005
830 Conquest Dr., Suite 201
Traverse City, MI 49685
Ph: (231) 946-9310
Fax: (231) 946-6925
www.mansfield.com

Date: 4/17/2024

Part of the SE 1/4
Section 23, T27N, R11W
Garfield Township, Grand Traverse County, Michigan

OWN MKG	CRD MKG
20108 &	
24049	
Sheet 1 of 2	

N:\Land Projects\2020\20108 - BATA.dwg (Survey) (Solid Easements (easement) 2002 File & BATA Sanitary L-12.dwg (BATA Sanitary) - Apr 17, 2024 3:42pm - BATA

SANITARY SEWER EASEMENTS (E, F, G, & H) EXHIBIT

SANITARY SEWER EASEMENT 'E':

AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER AND ITS APPURTENANCES IN PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWN 27 NORTH, RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN TO ENCOMPASS THE AS-CONSTRUCTED SANITARY SEWER PIPE LOCATION AND ALSO DESCRIBED AS: COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 23; THENCE N00° 57' 30"E, 1241.96 FEET ALONG THE NORTH-SOUTH QUARTER LINE OF SECTION 23; THENCE S88° 17' 53"E, 316.34 FEET; THENCE S00° 57' 42"W, 23.75 FEET TO THE **POINT OF BEGINNING**; THENCE N82° 36' 07"W, 68.36 FEET; THENCE S01° 21' 07"W, 20.11 FEET; THENCE S82° 36' 07"E, 68.50 FEET; THENCE N00° 57' 42"E, 20.13 FEET TO THE **POINT OF BEGINNING**.

SANITARY SEWER EASEMENT 'F':

AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER AND ITS APPURTENANCES IN PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWN 27 NORTH, RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN TO ENCOMPASS THE AS-CONSTRUCTED SANITARY SEWER PIPE LOCATION AND ALSO DESCRIBED AS: COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 23; THENCE N00° 57' 30"E, 1241.96 FEET ALONG THE NORTH-SOUTH QUARTER LINE OF SECTION 23; THENCE S88° 17' 53"E, 316.34 FEET; THENCE S00° 57' 42"W, 23.75 FEET; THENCE N82° 36' 07"W, 68.36 FEET TO THE **POINT OF BEGINNING**; THENCE N82° 36' 07"W, 16.53 FEET; THENCE S07° 23' 53"W, 20.00 FEET; THENCE S82° 36' 07"E, 18.65 FEET; THENCE N01° 21' 07"E, 20.11 FEET TO THE **POINT OF BEGINNING**.

SANITARY SEWER EASEMENT 'G':

AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER AND ITS APPURTENANCES IN PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWN 27 NORTH, RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN TO ENCOMPASS THE AS-CONSTRUCTED SANITARY SEWER PIPE LOCATION AND ALSO DESCRIBED AS: COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 23; THENCE N00° 57' 30"E, 1241.96 FEET ALONG THE NORTH-SOUTH QUARTER LINE OF SECTION 23; THENCE S88° 17' 53"E, 316.34 FEET; THENCE S00° 57' 42"W, 80.80 FEET TO THE **POINT OF BEGINNING**; THENCE N83° 09' 23"W, 89.47 FEET; THENCE S48° 58' 54"W, 12.66 FEET; THENCE N41° 01' 06"W, 13.99 FEET; THENCE S06° 50' 37"W, 20.00 FEET; THENCE S83° 09' 23"E, 110.39 FEET; THENCE N00° 57' 42"E, 20.11 FEET TO THE **POINT OF BEGINNING**.

SANITARY SEWER EASEMENT 'H':

AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER AND ITS APPURTENANCES IN PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWN 27 NORTH, RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN TO ENCOMPASS THE AS-CONSTRUCTED SANITARY SEWER PIPE LOCATION AND ALSO DESCRIBED AS: COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 23; THENCE N00° 57' 30"E, 1241.96 FEET ALONG THE NORTH-SOUTH QUARTER LINE OF SECTION 23; THENCE S88° 17' 53"E, 316.34 FEET; THENCE S00° 57' 42"W, 80.80 FEET; THENCE N83° 09' 23"W, 89.47 FEET TO THE **POINT OF BEGINNING**; THENCE N83° 09' 23"W, 18.86 FEET; THENCE S41° 01' 06"E, 13.99 FEET; THENCE N48° 58' 54"E, 12.66 FEET TO THE **POINT OF BEGINNING**.

Mansfield Land Use Consultants Planners - Civil Engineers - Surveyors	PO Box 4018 830 Cottageview Dr., Suite 201 Traverse City, MI 49685 Ph: (231) 946-9310 Fax: (231) 946-8926 www.mansfield.com	Date: 4/17/2024	Rev: MKG	Ckd: MKG
	Part of the SE 1/4		20108 &	
	Section 23, T27N, R11W		24049	
	Garfield Township, Grand Traverse County, Michigan		SHT. 2 OF 2	

P:\Land Projects\2020\20108 - SANITARY SEWER EASEMENTS\20108_2022 Final & SANITARY E-Plans (Set1) - 2.dwg - Apr 17, 2024 2:45pm - MKG

BILL OF SALE

Bay Area Transportation Authority, whose address is 3233 Cass Road, Traverse City, MI 49684 (herein referred to as "Seller") for and in consideration of One (\$1.00) Dollar, the adequacy and receipt of which is acknowledged, does hereby grant, dedicate, transfer and deliver to Garfield Township, whose address is 3848 Veterans Dr., Traverse City, Michigan 49684, (herein referred to as the "Township"), all sanitary sewer, water main and appurtenances as shown on the attached drawings that are in, over, upon and under the real estate more fully described as:

WATERMAIN EASEMENT 'A'

A 20-FOOT WIDE EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF WATERMAIN AND ITS APPURTENANCES IN PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWN 27 NORTH, RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN TO ENCOMPASS THE AS-CONSTRUCTED WATERMAIN PIPE LOCATION AND EASEMENT CENTERLINE BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION; THENCE N0° 57' 30" E, 1241.84 FEET ALONG THE NORTH-SOUTH LINE OF SAID SECTION; THENCE S88°17'53"E, 40.00 FEET TO THE **POINT OF BEGINNING**; THENCE S00° 57' 30"W, 844.32 FEET; THENCE S89° 09' 26"E, 50.06 FEET; THENCE S76° 59' 03"E, 26.03 FEET; THENCE N69° 15' 57"E, 63.48 FEET; THENCE S88° 14' 03"E, 76.15 FEET; THENCE N69° 15' 57"E, 40.97 FEET; THENCE S20° 44' 03"E, 26.06 FEET; S75° 50' 26"E, 23.14 FEET; THENCE N75° 50' 26"W, 23.14 FEET; THENCE N20° 44' 03"W, 26.06 FEET; THENCE N69° 15' 57"E, 6.40 FEET; THENCE N14° 07' 55"E, 16.53 FEET; THENCE S75° 52' 05"E, 20.00 FEET; THENCE N75° 52' 05"W, 20.00 FEET; THENCE N14° 07' 55"E, 66.63 FEET; THENCE N65° 40' 17"E, 67.87 FEET; THENCE S24° 19' 43"E, 31.53 FEET; THENCE N24° 19' 43"W, 31.53 FEET; THENCE N65° 40' 17"E, 81.86 FEET; THENCE S75° 52' 05"E, 328.04 FEET; THENCE N14° 07' 55"E, 71.85 FEET; THENCE S14° 07' 55"W, 71.85 FEET; THENCE S75° 52' 05"E, 72.95 FEET; THENCE S30° 52' 05"E, 40.71 FEET; THENCE S14° 07' 55"W, 287.12 FEET; THENCE S43° 13' 41"E, 95.58 FEET; THENCE S01° 41' 08"W, 31.61 FEET; THENCE S88° 18' 52"E, 21.94 FEET; N88° 18' 52"W, 21.94 FEET; THENCE S1° 41' 08"W, 4.29 FEET; THENCE N89° 02' 37"W, 160.44 FEET; THENCE N1° 46' 19"E, 16.53 FEET; THENCE N14° 07' 55"E, 73.23 FEET; THENCE S14° 07' 55"W, 73.23 FEET; THENCE S1° 46' 19"W, 16.53 FEET; THENCE N89° 02' 37"W, 214.28 FEET; THENCE N0° 57' 23"E, 27.39 FEET; THENCE S0° 57' 23"W, 27.39 FEET; THENCE N89° 02' 37"W, 64.59 FEET; THENCE N1°46'19"E, 67.89 FEET; THENCE

N43° 13' 41"W, 149.54 FEET; THENCE S43° 13' 41"E, 149.54 FEET; THENCE S1°46'19"W, 67.89 FEET; THENCE N89° 02' 37"W, 278.72 FEET; THENCE N00° 57' 23"E, 29.43 FEET; THENCE S00° 57' 23"W, 29.43 FEET; THENCE N89° 02' 37"W, 8.98 FEET; THENCE N45° 28' 42"W, 130.57 FEET; THENCE N00° 57' 30"E, 41.41 FEET; THENCE S89° 02' 30"E, 23.94 FEET; THENCE N89° 02' 30"W, 23.94 FEET; THENCE N00° 57' 30"E, 199.11 FEET TO THE **POINT OF ENDING**.

WATERMAIN EASEMENT 'B'

A 20-FOOT WIDE EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF WATERMAIN AND ITS APPURTENANCES IN PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWN 27 NORTH, RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN TO ENCOMPASS THE AS-CONSTRUCTED WATERMAIN PIPE LOCATION AND EASEMENT CENTERLINE BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION; THENCE N0° 57' 30" E, 1241.84 FEET ALONG THE NORTH-SOUTH LINE OF SAID SECTION; THENCE S88°17'53"E, 302.09 FEET TO THE **POINT OF BEGINNING**; THENCE S1°42'18"W, 13.16 FEET TO THE **POINT OF ENDING**.

Seller herby warrants and certifies to the Township that the Improvement has been acquired, constructed, and completed in accordance with the Plans and Specifications developed by Grand Traverse County for the improvement previously approved by the Township, and that no claim, action, or liability exists with respect to the improvement and its construction and installation.

Seller further warrants and represents to the Township that it is the lawful owner of the improvement, and that the improvement is free of all liens and encumbrances of any kind. Seller further represents that it has the authority to transfer the improvement. All warranties and guarantees pertaining to the improvement are hereby assigned and transferred to the Township.

Dated this 6th day of March, 2024

Sellers:

Bay Area Transportation Authority

By: [Signature] Signature

By: Kelly Dunham Printed

Its: Executive Director Title

STATE OF MICHIGAN

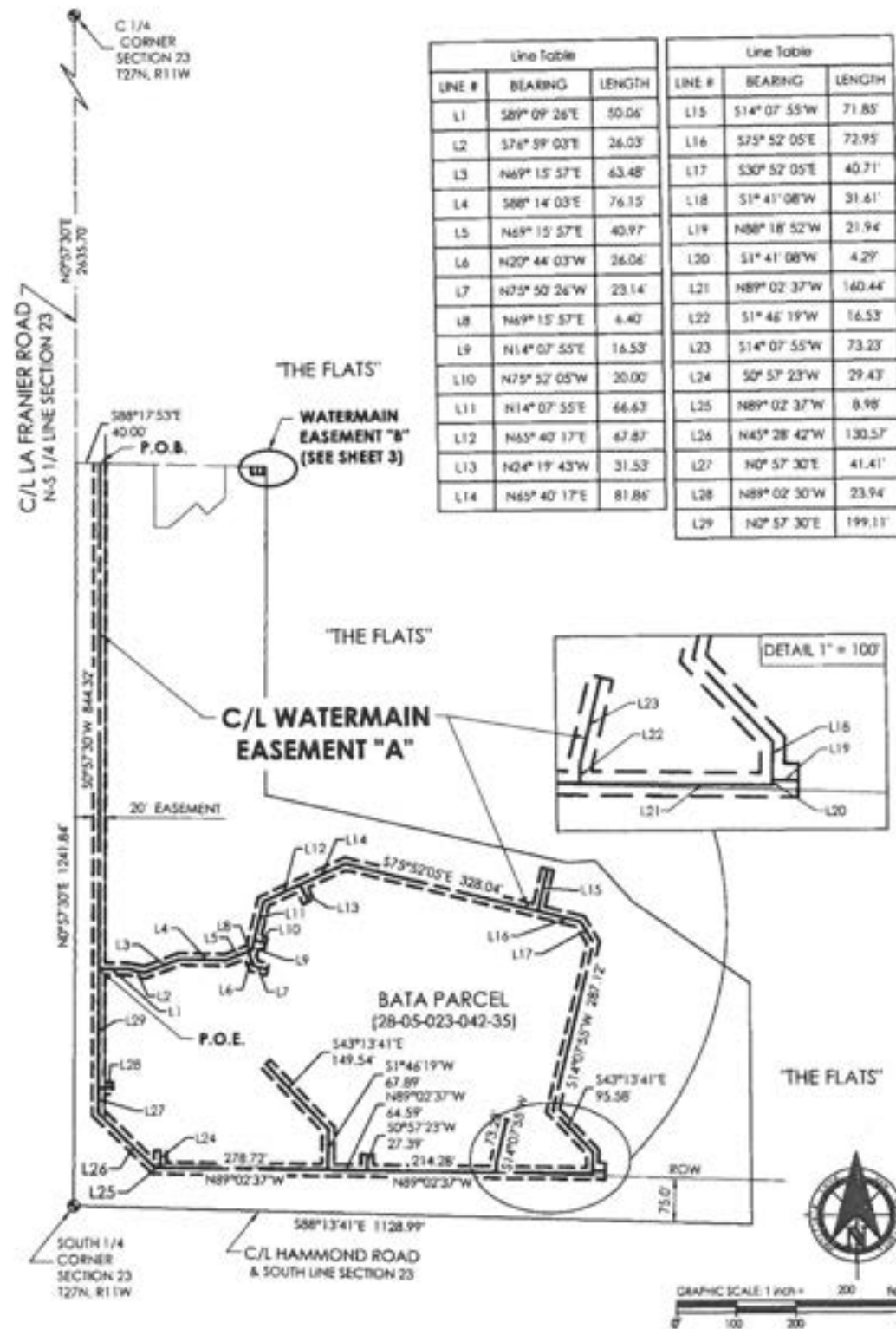
COUNTY OF Wexford

Acknowledged before me this 6 day of March, 2024 by

Debbie Esckelson
Notary Public

Debbie Esckelson
NOTARY PUBLIC - STATE OF MICHIGAN
County of Wexford
My Commission Expires 6/18/2027
Acting in the County of Grand Traverse

EXHIBIT WATERMAIN EASEMENT "A" & "B"



LINE #	BEARING	LENGTH
L1	S89°09'26"E	50.06'
L2	S76°59'03"E	26.03'
L3	N69°15'57"E	63.48'
L4	S88°14'03"E	76.15'
L5	N69°15'57"E	40.97'
L6	N20°44'03"W	26.06'
L7	N75°50'26"W	23.14'
L8	N69°15'57"E	4.40'
L9	N14°07'55"E	16.53'
L10	N75°52'05"W	20.00'
L11	N14°07'55"E	46.63'
L12	N65°40'17"E	67.87'
L13	N24°19'43"W	31.53'
L14	N65°40'17"E	81.86'

LINE #	BEARING	LENGTH
L15	S14°07'55"W	71.85'
L16	S75°52'05"E	72.95'
L17	S30°52'05"E	40.71'
L18	S1°41'08"W	31.61'
L19	N88°18'52"W	21.94'
L20	S1°41'08"W	4.29'
L21	N89°02'37"W	160.44'
L22	S1°46'19"W	16.53'
L23	S14°07'55"W	73.23'
L24	S0°57'23"W	29.43'
L25	N89°02'37"W	8.98'
L26	N45°28'42"W	130.57'
L27	N0°57'30"E	41.41'
L28	N89°02'30"W	23.94'
L29	N0°57'30"E	199.11'

Mansfield
Land Use Consultants
Planners - Civil Engineers - Surveyors

PO Box 4013
830 Cottageview Dr., Suite 201
Traverse City, MI 49685
Ph: (231) 946-9310
Fax: (231) 946-8928
www.mansfield.com

Bay Area Transportation Authority

Part of the SE 1/4
Section 23, 127N, R11W
Garfield Township, Grand Traverse County, Michigan

Rev: ALC
2/28/2024
20106
Sht 1 of 2

EXHIBIT - WATERMAIN EASEMENT "A" & "B"



WATERMAIN EASEMENT "A"

A 20-FOOT WIDE EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF WATERMAIN AND ITS APPURTENANCES IN PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWN 27 NORTH, RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN TO ENCOMPASS THE AS-CONSTRUCTED WATERMAIN PIPE LOCATION AND EASEMENT CENTERLINE BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION; THENCE $N0^{\circ}57'30''E$, 1241.84 FEET ALONG THE NORTH-SOUTH LINE OF SAID SECTION; THENCE $S88^{\circ}17'53''E$, 40.00 FEET TO THE POINT OF BEGINNING; THENCE $S00^{\circ}57'30''W$, 844.32 FEET; THENCE $S89^{\circ}09'26''E$, 50.06 FEET; THENCE $S76^{\circ}59'03''E$, 26.03 FEET; THENCE $N69^{\circ}15'57''E$, 63.48 FEET; THENCE $S88^{\circ}14'03''E$, 76.15 FEET; THENCE $N69^{\circ}15'57''E$, 40.97 FEET; THENCE $S20^{\circ}44'03''W$, 26.06 FEET; THENCE $N69^{\circ}15'57''E$, 6.40 FEET; THENCE $N14^{\circ}07'55''E$, 16.53 FEET; THENCE $S75^{\circ}52'05''E$, 20.00 FEET; THENCE $N75^{\circ}52'05''W$, 20.00 FEET; THENCE $N14^{\circ}07'55''E$, 66.43 FEET; THENCE $N65^{\circ}40'17''E$, 67.87 FEET; THENCE $S24^{\circ}19'43''E$, 31.53 FEET; THENCE $N24^{\circ}19'43''W$, 31.53 FEET; THENCE $N65^{\circ}40'17''E$, 81.86 FEET; THENCE $S75^{\circ}52'05''E$, 308.04 FEET; THENCE $N14^{\circ}07'55''E$, 71.85 FEET; THENCE $S14^{\circ}07'55''W$, 71.85 FEET; THENCE $S75^{\circ}52'05''E$, 72.95 FEET; THENCE $S30^{\circ}52'05''E$, 40.71 FEET; THENCE $S14^{\circ}07'55''W$, 287.12 FEET; THENCE $S43^{\circ}13'41''E$, 95.58 FEET; THENCE $S01^{\circ}41'08''W$, 31.61 FEET; THENCE $S88^{\circ}18'52''E$, 21.94 FEET; THENCE $N88^{\circ}18'52''W$, 21.94 FEET; THENCE $S1^{\circ}41'08''W$, 4.29 FEET; THENCE $N89^{\circ}02'37''W$, 160.44 FEET; THENCE $N1^{\circ}46'19''E$, 16.53 FEET; THENCE $N14^{\circ}07'55''E$, 73.23 FEET; THENCE $S14^{\circ}07'55''W$, 73.23 FEET; THENCE $S1^{\circ}46'19''W$, 16.53 FEET; THENCE $N89^{\circ}02'37''W$, 214.28 FEET; THENCE $N0^{\circ}57'30''E$, 27.39 FEET; THENCE $S0^{\circ}57'23''W$, 27.39 FEET; THENCE $N89^{\circ}02'37''W$, 64.59 FEET; THENCE $N1^{\circ}46'19''E$, 67.89 FEET; THENCE $N43^{\circ}13'41''W$, 149.54 FEET; THENCE $S43^{\circ}13'41''E$, 149.54 FEET; THENCE $S1^{\circ}46'19''W$, 67.89 FEET; THENCE $N89^{\circ}02'37''W$, 278.72 FEET; THENCE $N0^{\circ}57'30''E$, 29.43 FEET; THENCE $S00^{\circ}57'30''W$, 29.43 FEET; THENCE $N89^{\circ}02'37''W$, 8.98 FEET; THENCE $N45^{\circ}28'42''W$, 130.57 FEET; THENCE $N00^{\circ}57'30''E$, 41.41 FEET; THENCE $S89^{\circ}02'30''E$, 23.94 FEET; THENCE $N89^{\circ}02'30''W$, 23.94 FEET; THENCE $N00^{\circ}57'30''E$, 199.11 FEET TO THE POINT OF ENDING.

WATERMAIN EASEMENT "B"

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Bay Area Transportation Authority

Part of the SE 1/4
Section 23, T27N, R11W
Garfield Township, Grand Traverse County, Michigan

REV. ALC. CND. MKG.

3/28/2024

20108

Sht. 2 OF 2

BILL OF SALE

Imperial Oil Co., whose address is 1050 W. Hammond Rd, Traverse City, MI 49686 (herein referred to as "Seller") for and in consideration of One (\$1.00) Dollar, the adequacy and receipt of which is acknowledged, does hereby grant, dedicate, transfer and deliver to Garfield Township, whose address is 3848 Veterans Dr., Traverse City, Michigan 49684, (herein referred to as the "Township"), all sanitary sewer, water main and appurtenances as shown on the attached drawings that are in, over, upon and under the real estate more fully described as:

SANITARY SEWER EASEMENT 'D'

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COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION; THENCE S88°13' 41" E, 2136.60 FEET ALONG THE SOUTH LINE OF SAID SECTION; THENCE N01° 03' 09"E, 61.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N01° 03' 09"E, 20.01 FEET; THENCE S87° 59' 27"E, 101.52 FEET; THENCE S70° 17' 59"E, 74.73 FEET; THENCE S11° 11' 28"W, 20.22 FEET; THENCE N70° 17' 59"W, 74.60 FEET; THENCE N87° 59' 27"W, 98.09 FEET TO THE POINT OF BEGINNING.

Seller herby warrants and certifies to the Township that the Improvement has been acquired, constructed, and completed in accordance with the Plans and Specifications developed by Grand Traverse County for the improvement previously approved by the Township, and that no claim, action, or liability exists with respect to the improvement and its construction and installation.

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Dated this _____ day of _____, 20____

Sellers:

Imperial Oil Co.

By: _____

Signature

By: _____

Printed

Its: _____

Title

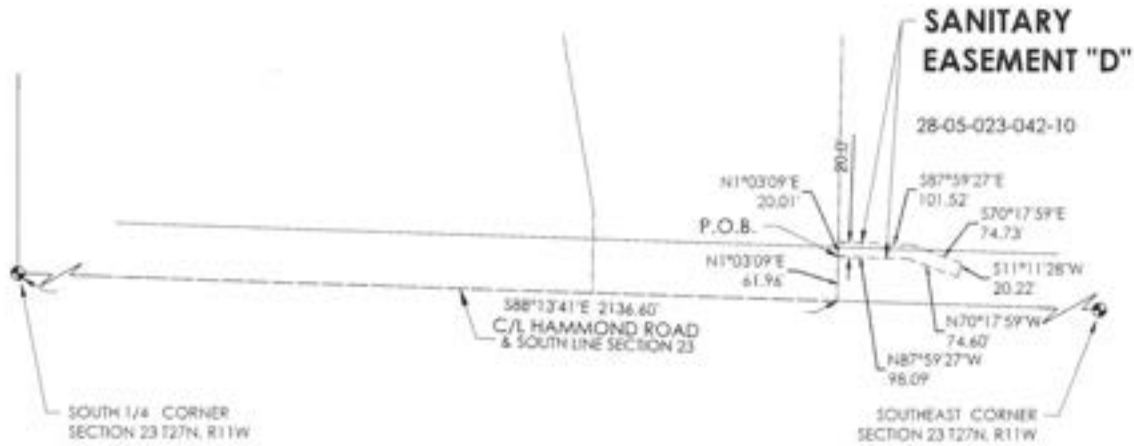
STATE OF MICHIGAN

COUNTY OF _____

Acknowledged before me this _____ day of _____, 20____ by

, Notary Public

EXHIBIT - SANITARY SEWER EASEMENT "D"



SANITARY SEWER EASEMENT 'D'

AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER AND ITS APPURTENANCES IN PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWN 27 NORTH, RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN TO ENCOMPASS THE AS-CONSTRUCTED SEWER MAIN PIPE LOCATION AND ALSO DESCRIBED AS:
 COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION; THENCE S88°13' 41" E, 2136.60 FEET ALONG THE SOUTH LINE OF SAID SECTION; THENCE N01° 03' 09"E, 61.96 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING N01° 03' 09"E, 20.01 FEET; THENCE S87° 59' 27"E, 101.52 FEET; THENCE S70° 17' 59"E, 74.73 FEET; THENCE S11° 11' 28"W, 20.22 FEET; THENCE N70° 17' 59"W, 74.60 FEET; THENCE N87° 59' 27"W, 98.09 FEET TO THE **POINT OF BEGINNING**.



Mansfield Land Use Consultants Planners • Civil Engineers • Surveyors	PO Box 1015 830 Cottageview Dr., Suite 201 Traverse City, MI 49685 Ph: (231) 946-9132 Fax: (231) 946-8926 www.mansfield.com	Bay Area Transportation Authority Part of the SE 1/4 Section 23, T27N, R11W Garfield Township, Grand Traverse County, Michigan	Date: ALC Ckd: MKG 2/28/2024 20108 SHEET 1 OF 4
--	--	---	---

BILL OF SALE

Louis G & Marvel R LaFranier Trusts, whose address is 15532 Bluff Rd, Traverse City, MI 49686 (herein referred to as "Seller") for and in consideration of One (\$1.00) Dollar, the adequacy and receipt of which is acknowledged, does hereby grant, dedicate, transfer and deliver to Garfield Township, whose address is 3848 Veterans Dr., Traverse City, Michigan 49684, (herein referred to as the "Township"), all sanitary sewer, water main and appurtenances as shown on the attached drawings that are in, over, upon and under the real estate more fully described as:

SANITARY SEWER EASEMENT 'C'

AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER AND ITS APPURTENANCES IN PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWN 27 NORTH, RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN TO ENCOMPASS THE AS-CONSTRUCTED SEWER MAIN PIPE LOCATION AND ALSO DESCRIBED AS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION; THENCE S88°13' 41" E, 1129.00 FEET ALONG THE SOUTH LINE OF SAID SECTION; THENCE N00° 07' 20"E, 61.17 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING N00° 07' 20"E, 20.01 FEET; THENCE S88° 31' 41"E, 532.21 FEET; THENCE S87° 59' 27"E, 476.71 FEET; THENCE S01° 03' 09"W, 20.01 FEET; THENCE N87° 59' 27"W, 476.95 FEET; THENCE N88° 31' 41"W, 531.64 FEET TO THE **POINT OF BEGINNING**.

Seller hereby warrants and certifies to the Township that the Improvement has been acquired, constructed, and completed in accordance with the Plans and Specifications developed by Grand Traverse County for the improvement previously approved by the Township, and that no claim, action, or liability exists with respect to the improvement and its construction and installation.

Seller further warrants and represents to the Township that it is the lawful owner of the improvement, and that the improvement is free of all liens and encumbrances of any kind. Seller further represents that it has the authority to transfer the improvement. All warranties and guarantees pertaining to the improvement are hereby assigned and transferred to the Township.

Dated this 8th day of April, 2024

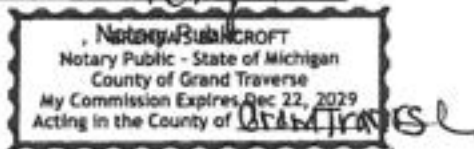
Sellers:
Louis G & Marvel R LaFrenier Trusts
By: [Signature]
Signature
By: Dixie Roethlisberger
Printed
Its: Trustee
Title

STATE OF MICHIGAN

COUNTY OF Grand Traverse

Acknowledged before me this 8 day of April, 2024 by

Brenda S. Baiccroft





DocId:8414290

Tx:4260375

2024R-06882
STATE OF MICHIGAN
GRAND TRAVERSE COUNTY
RECORDED 06/05/2024 03:25:02 PM
PEGGY HAINES REGISTER OF DEEDS
PAGE 1 OF 7

GRANT OF EASEMENT

7
13
KNOW ALL MEN BY THESE PRESENTS: Traverse City Housing Commission, (Grantor), whose address is Carriage View Ln, Traverse City, MI 49686 for and in consideration of One Dollar and 00/100 cents (\$1.00) grants and conveys to the Township of Garfield, a Michigan municipal corporation, (Grantee), whose address is 3848 Veterans Dr., Traverse City, Michigan 49684, and the successors and assigns of Grantee, a non-exclusive easement for the purposes of laying constructing, maintaining, operating, repairing, substituting, removing, enlarging, inspecting and replacing public and private utilities, through, along and across the following described property: *Bill of Sale Attached*

Situated in the Township of Garfield, County of Grand Traverse, State of Michigan, to wit:

SANITARY SEWER EASEMENT 'B'

AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER AND ITS APPURTENANCES IN PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWN 27 NORTH, RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN TO ENCOMPASS THE AS-CONSTRUCTED SANITARY SEWER MAIN PIPE LOCATION AND ALSO DESCRIBED AS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION; THENCE N0° 57' 30" E, 1241.84 FEET ALONG THE NORTH-SOUTH LINE OF SAID SECTION; THENCE S88° 17' 53" E, 310.59 FEET TO THE **POINT OF BEGINNING**; THENCE N01° 02' 03" E, 76.13 FEET; THENCE S88° 17' 42" E, 20.00 FEET; THENCE S01° 02' 03" W, 78.20 FEET; THENCE S88° 46' 26" E, 10.83 FEET; THENCE S01° 02' 03" W, 20.00 FEET; THENCE N88° 46' 26" W, 10.83 FEET; THENCE S01° 02' 03" W, 435.15 FEET; THENCE S43° 08' 02" W, 20.39 FEET; THENCE N00° 57' 42" E, 472.51 FEET; THENCE N88° 17' 53" W, 5.74 FEET TO THE **POINT OF BEGINNING**.

Subject of other easements or restrictions, if any.

Together with the right of ingress and egress to, from and over said lands, and subject to other easements or restrictions, if any.

The Grantee shall replace and restore the property to the condition in which it is found whenever any construction or maintenance occurs within the easement area. Grantee shall not be responsible for replacing any trees or vegetation in the easement area that are disturbed as a result of construction or maintenance. Grantors agree that no buildings or other structures will be placed within the boundaries of said easement, and Grantor shall not plant any trees or vegetation in the easement that interfere with Grantees rights under this easement. Grantee shall have the right to remove any buildings, fences, structures, trees or vegetation placed within the easement and Grantor shall be responsible for the cost of such removal.

This easement and associated rights and restriction are granted in perpetuity.

Grantor and Grantee, as used herein, shall be deemed to be plural, when required to be so, and shall include the heirs, successors and assigns of the parties hereto.

The word "easement", as used herein, shall be deemed to be plural when required to be so.

The rights, obligations and restrictions under this Grant of Easement shall run with the land of Grantors and shall be binding on the successors and assigns of Grantors.

Dated this 14th day of June, 2024



Grantor (Karl Fulmer, Executive Director)

Traverse City Housing Commission
Grantor

STATE OF MICHIGAN
COUNTY OF Grand Traverse

Acknowledged before me in on the 4th day of June, 2024

by Harl Fulmer, Grantors

Kim Fehrenbach
Notary Public:

Grand Traverse, Michigan

My Commission Expires: 4-26-2029

My Commission Expires
April 26, 2029

Drafted by and when recorded return to:

Michael Geisert
Mansfield Land Use Consultants
PO Box 4015
Traverse City, MI 49685

EXHIBIT - SANITARY SEWER EASEMENT "B"



SANITARY SEWER EASEMENT "B"

AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER AND ITS APPURTENANCES IN PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWN 27 NORTH, RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN TO ENCOMPASS THE AS-CONSTRUCTED SANITARY SEWER MAIN PIPE LOCATION AND ALSO DESCRIBED AS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION; THENCE N0° 57' 30" E, 1241.84 FEET ALONG THE NORTH-SOUTH LINE OF SAID SECTION; THENCE S88°17'53"E, 310.59 FEET TO THE POINT OF BEGINNING; THENCE N01° 02' 03"E, 76.13 FEET; THENCE S88° 17' 42"E, 20.00 FEET; THENCE S01° 02' 03"W, 78.20 FEET; THENCE S88° 46' 26"E, 10.83 FEET; THENCE S01° 02' 03"W, 20.00 FEET; THENCE N88° 46' 26"W, 10.83 FEET; THENCE S01° 02' 03"W, 435.15 FEET; THENCE S43° 08' 02"W, 20.39 FEET; THENCE N00° 57' 42"E, 472.51 FEET; THENCE N88° 17' 53"W, 5.74 FEET TO THE POINT OF BEGINNING.



GRAPHIC SCALE 1 inch = 40 feet
0 30 60 180

Mansfield

Land Use Consultants

Planners • Civil Engineers • Surveyors

PO Box 4015
830 Conagrove Dr., Suite 201
Traverse City, MI 49680
Ph: (231) 946-6290
Fax: (231) 946-8928
www.mansfield.com

Traverse City Housing Commission

Part of the SE 1/4
Section 23, T27N, R11W

Garfield Township, Grand Traverse County, Michigan

Rev. MKG Cld. MKG

7/28/2024

23072

211 1 OF 1

2024R-06882 Page 4

BILL OF SALE

Traverse City Housing Commission, whose address is Carriage View Ln, Traverse City, MI 49686 (herein referred to as "Seller") for and in consideration of One (\$1.00) Dollar, the adequacy and receipt of which is acknowledged, does hereby grant, dedicate, transfer and deliver to Garfield Township, whose address is 3848 Veterans Dr., Traverse City, Michigan 49684, (herein referred to as the "Township"), all sanitary sewer, water main and appurtenances as shown on the attached drawings (the "Improvement") that are in, over, upon and under the real estate more fully described as:

SANITARY SEWER EASEMENT 'B'

AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER AND ITS APPURTENANCES IN PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWN 27 NORTH, RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN TO ENCOMPASS THE AS-CONSTRUCTED SANITARY SEWER MAIN PIPE LOCATION AND ALSO DESCRIBED AS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION; THENCE N0° 57' 30" E, 1241.84 FEET ALONG THE NORTH-SOUTH LINE OF SAID SECTION; THENCE S88°17'53"E, 310.59 FEET TO THE **POINT OF BEGINNING**; THENCE N01° 02' 03"E, 76.13 FEET; THENCE S88° 17' 42"E, 20.00 FEET; THENCE S01° 02' 03"W, 78.20 FEET; THENCE S88° 46' 26"E, 10.83 FEET; THENCE S01° 02' 03"W, 20.00 FEET; THENCE N88° 46' 26"W, 10.83 FEET; THENCE S01° 02' 03"W, 435.15 FEET; THENCE S43° 08' 02"W, 20.39 FEET; THENCE N00° 57' 42"E, 472.51 FEET; THENCE N88° 17' 53"W, 5.74 FEET TO THE **POINT OF BEGINNING**.

Seller hereby warrants and certifies to the Township that the Improvement has been acquired, constructed, and completed in accordance with the Plans and Specifications developed by Grand Traverse County for the Improvement previously approved by the Township, and that no claim, action, or liability exists with respect to the Improvement and its construction and installation.

Seller further warrants and represents to the Township that it is the lawful owner of the Improvement, and that the Improvement is free of all liens and encumbrances of any kind. Seller further represents that it has the authority to transfer the Improvement. All warranties and guarantees pertaining to the

Improvement are hereby assigned and transferred to the Township.

Dated this 4th day of June, 2024

Sellers:

By: [Signature] Traverse City Housing Commission

Signature

By: Karl Fulmer

Printed

Its: Executive Director

Title

STATE OF MICHIGAN

COUNTY OF Grand Traverse

Acknowledged before me this 4 day of June, 2024 by

[Signature], Kim Fehrenbach
, Notary Public

My Commission Expires
April 26, 2029



EXHIBIT - SANITARY SEWER EASEMENT "B"



SANITARY SEWER EASEMENT "B"

AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER AND ITS APPURTENANCES IN PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWN 27 NORTH, RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN TO ENCOMPASS THE AS-CONSTRUCTED SANITARY SEWER MAIN PIPE LOCATION AND ALSO DESCRIBED AS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION; THENCE N00°57'30\"/>



Mansfield
Land Use Consultants

Planners • Civil Engineers • Surveyors

PO Box 4018
830 Castagnier Dr., Suite 201
Traverse City, MI 49685
Ph: (231) 946-9210
Fax: (231) 946-8936
www.mansfield.com

Traverse City Housing Commission

Part of the SE 1/4
Section 23, T27N, R11W

Garfield Township, Grand Traverse County, Michigan

2024R-06882 Page 7

Drawn: MEC, Checked: MEC

2/28/2024

20072

Sheet 1 of 1



DocId:8414291

Tx:4260375

2024R-06883
STATE OF MICHIGAN
GRAND TRAVERSE COUNTY
RECORDED 06/05/2024 03:25:03 PM
PEGGY HAINES REGISTER OF DEEDS
PAGE 1 OF 9

GRANT OF EASEMENT

9
273
KNOW ALL MEN BY THESE PRESENTS: Traverse City Housing Commission, (Grantor), whose address is Carriage View Ln, Traverse City, MI 49686 for and in consideration of One Dollar and 00/100 cents (\$1.00) grants and conveys to the Township of Garfield, a Michigan municipal corporation, (Grantee), whose address is 3848 Veterans Dr., Traverse City, Michigan 49684, and the successors and assigns of Grantee, a non-exclusive easement for the purposes of laying constructing, maintaining, operating, repairing, substituting, removing, enlarging, inspecting and replacing public and private utilities, through, along and across the following described property: *Bill of Sale Attached*

Situated in the Township of Garfield, County of Grand Traverse, State of Michigan, to wit:

SANITARY SEWER EASEMENT 'F'

AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER AND ITS APPURTENANCES IN PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWN 27 NORTH, RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN TO ENCOMPASS THE AS-CONSTRUCTED SANITARY SEWER PIPE LOCATION AND ALSO DESCRIBED AS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 23; THENCE N00° 57' 30"E, 1241.96 FEET ALONG THE NORTH-SOUTH QUARTER LINE OF SECTION 23; THENCE S88° 17' 53"E, 316.34 FEET; THENCE S00° 57' 42"W, 23.75 FEET; THENCE N82° 36' 07"W, 68.36 FEET TO THE POINT OF BEGINNING; THENCE N82° 36' 07"W, 16.53 FEET; THENCE S07° 23' 53"W, 20.00 FEET; THENCE S82° 36' 07"E, 18.65 FEET; THENCE N01° 21' 07"E, 20.11 FEET TO THE POINT OF BEGINNING.

SANITARY SEWER EASEMENT 'H'

AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER AND ITS APPURTENANCES IN PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWN 27 NORTH, RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN TO ENCOMPASS THE AS-CONSTRUCTED SANITARY SEWER PIPE LOCATION AND ALSO DESCRIBED AS:

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Subject of other easements or restrictions, if any.

Together with the right of ingress and egress to, from and over said lands, and subject to other easements or restrictions, if any.

The Grantee shall replace and restore the property to the condition in which it is found whenever any construction or maintenance occurs within the easement area. Grantee shall not be responsible for replacing any trees or vegetation in the easement area that are disturbed as a result of construction or maintenance. Grantors agree that no buildings or other structures will be placed within the boundaries of said easement, and Grantor shall not plant any trees or vegetation in the easement that interfere with Grantees rights under this easement. Grantee shall have the right to remove any buildings, fences, structures, trees or vegetation placed within the easement and Grantor shall be responsible for the cost of such removal.


This easement and associated rights and restriction are granted in perpetuity.

Grantor and Grantee, as used herein, shall be deemed to be plural, when required to be so, and shall include the heirs, successors and assigns of the parties hereto.

The word "easement", as used herein, shall be deemed to be plural when required to be so.

The rights, obligations and restrictions under this Grant of Easement shall run with the land of Grantors and shall be binding on the successors and assigns of Grantors.

Dated this 9th day of June, 2024




Grantor (Karl Fulmer, Executive Director)
Traverse City Housing Commission
Grantor

STATE OF MICHIGAN
COUNTY OF Grand Traverse

Acknowledged before me in on the 4th day of June, 2024

by Karl Fulmer, Grantors



Notary Public: Kim Fehrenbach

Grand Traverse, Michigan

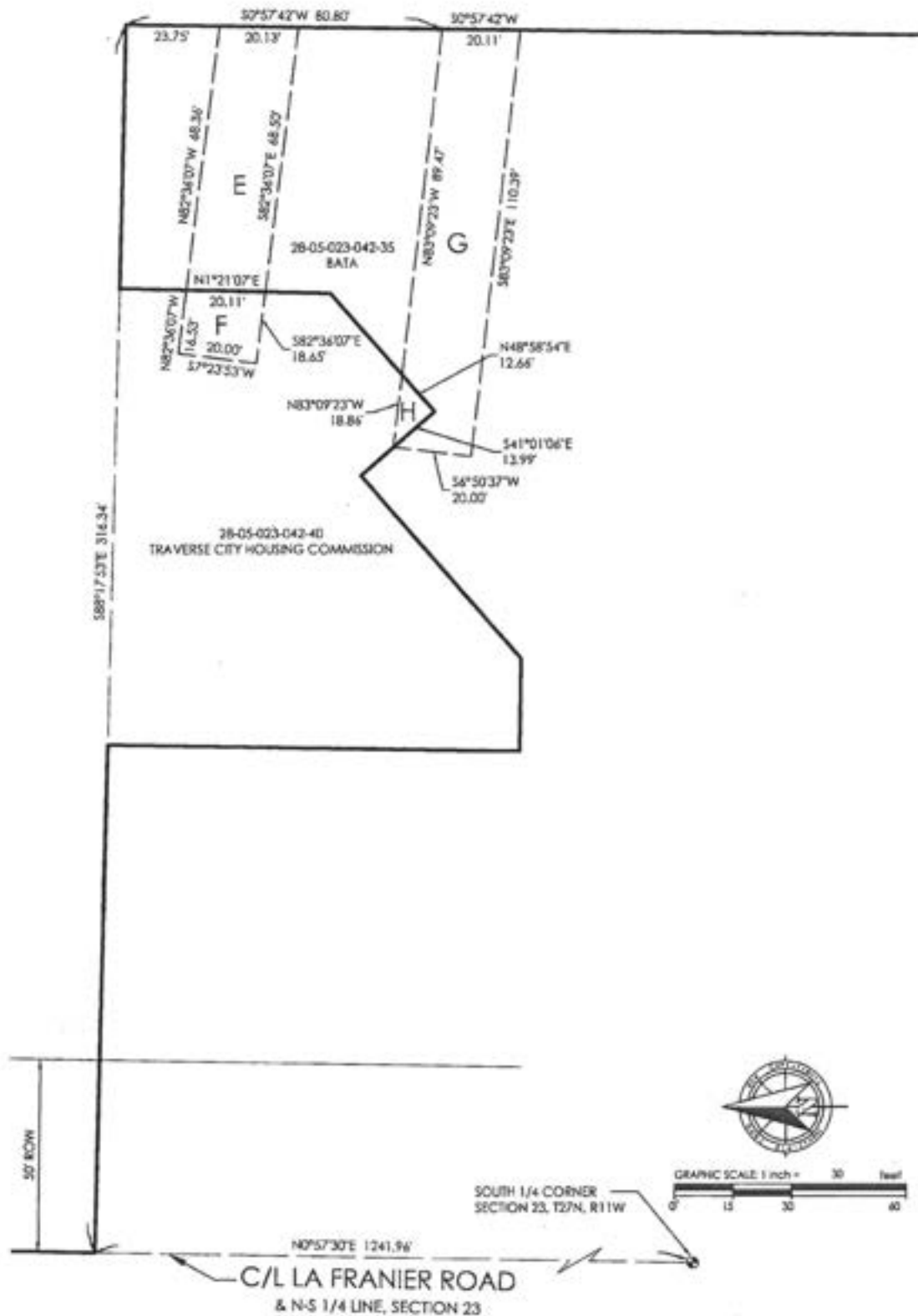
My Commission Expires: 4-26-2029

My Commission Expires
April 26, 2029

Drafted by and when recorded return to:

Michael Geisert
Mansfield Land Use Consultants
PO Box 4015
Traverse City, MI 49685

SANITARY EASEMENTS (E, F, G, & H) EXHIBIT



SANITARY SEWER EASEMENTS (E, F, G, & H) EXHIBIT

SANITARY SEWER EASEMENT 'E':

AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER AND ITS APPURTENANCES IN PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWN 27 NORTH, RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN TO ENCOMPASS THE AS-CONSTRUCTED SANITARY SEWER PIPE LOCATION AND ALSO DESCRIBED AS: COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 23; THENCE N00° 57' 30"E, 1241.96 FEET ALONG THE NORTH-SOUTH QUARTER LINE OF SECTION 23; THENCE S88° 17' 53"E, 316.34 FEET; THENCE S00° 57' 42"W, 23.75 FEET TO THE **POINT OF BEGINNING**; THENCE N82° 36' 07"W, 68.36 FEET; THENCE S01° 21' 07"W, 20.11 FEET; THENCE S82° 36' 07"E, 68.50 FEET; THENCE N00° 57' 42"E, 20.13 FEET TO THE **POINT OF BEGINNING**.

SANITARY SEWER EASEMENT 'F':

AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER AND ITS APPURTENANCES IN PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWN 27 NORTH, RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN TO ENCOMPASS THE AS-CONSTRUCTED SANITARY SEWER PIPE LOCATION AND ALSO DESCRIBED AS: COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 23; THENCE N00° 57' 30"E, 1241.96 FEET ALONG THE NORTH-SOUTH QUARTER LINE OF SECTION 23; THENCE S88° 17' 53"E, 316.34 FEET; THENCE S00° 57' 42"W, 23.75 FEET; THENCE N82° 36' 07"W, 68.36 FEET TO THE **POINT OF BEGINNING**; THENCE N82° 36' 07"W, 16.53 FEET; THENCE S07° 23' 53"W, 20.00 FEET; THENCE S82° 36' 07"E, 18.65 FEET; THENCE N01° 21' 07"E, 20.11 FEET TO THE **POINT OF BEGINNING**.

SANITARY SEWER EASEMENT 'G':

AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER AND ITS APPURTENANCES IN PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWN 27 NORTH, RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN TO ENCOMPASS THE AS-CONSTRUCTED SANITARY SEWER PIPE LOCATION AND ALSO DESCRIBED AS: COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 23; THENCE N00° 57' 30"E, 1241.96 FEET ALONG THE NORTH-SOUTH QUARTER LINE OF SECTION 23; THENCE S88° 17' 53"E, 316.34 FEET; THENCE S00° 57' 42"W, 80.80 FEET TO THE **POINT OF BEGINNING**; THENCE N83° 09' 23"W, 89.47 FEET; THENCE S48° 58' 54"W, 12.66 FEET; THENCE N41° 01' 06"W, 13.99 FEET; THENCE S06° 50' 37"W, 20.00 FEET; THENCE S83° 09' 23"E, 110.39 FEET; THENCE N00° 57' 42"E, 20.11 FEET TO THE **POINT OF BEGINNING**.

SANITARY SEWER EASEMENT 'H':

AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER AND ITS APPURTENANCES IN PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWN 27 NORTH, RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN TO ENCOMPASS THE AS-CONSTRUCTED SANITARY SEWER PIPE LOCATION AND ALSO DESCRIBED AS: COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 23; THENCE N00° 57' 30"E, 1241.96 FEET ALONG THE NORTH-SOUTH QUARTER LINE OF SECTION 23; THENCE S88° 17' 53"E, 316.34 FEET; THENCE S00° 57' 42"W, 80.80 FEET; THENCE N83° 09' 23"W, 89.47 FEET TO THE **POINT OF BEGINNING**; THENCE N83° 09' 23"W, 18.86 FEET; THENCE S41° 01' 06"E, 13.99 FEET; THENCE N48° 58' 54"E, 12.66 FEET TO THE **POINT OF BEGINNING**.

Mansfield Land Use Consultants Planners - Civil Engineers - Surveyors PO Box 4813 830 Conagrace Dr., Suite 201 Traverse City, MI 49682 Ph: (231) 946-9310 Fax: (231) 946-8928 www.mansfield.com	Date: 4/17/2024	DRN: MKG	CDR: MKG
	Part of the SE 1/4	20126 &	
	Section 23, T27N, R11W	24049	
	Garfield Township, Grand Traverse County, Michigan	SHI 2 OF 2	

F:\Land Projects\2020\201058 - BSA\Jag Survey\Bols Fossamata\201058_23012 Plot & BSA Sanitary E-1.dwg (2024-05-08 09:37) Plotted: 2024-04-24 14:42pm - Mike

BILL OF SALE

Traverse City Housing Commission, whose address is Carriage View Ln, Traverse City, MI 49686 (herein referred to as "Seller") for and in consideration of One (\$1.00) Dollar, the adequacy and receipt of which is acknowledged, does hereby grant, dedicate, transfer and deliver to Garfield Township, whose address is 3848 Veterans Dr., Traverse City, Michigan 49684, (herein referred to as the "Township"), all sanitary sewer, water main and appurtenances as shown on the attached drawings (the "Improvement") that are in, over, upon and under the real estate more fully described as:

SANITARY SEWER EASEMENT 'F':

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SANITARY SEWER EASEMENT 'H':

AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER AND ITS APPURTENANCES IN PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWN 27 NORTH, RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN TO ENCOMPASS THE AS-CONSTRUCTED SANITARY SEWER PIPE LOCATION AND ALSO DESCRIBED AS:

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Seller further warrants and represents to the Township that it is the lawful owner of the Improvement, and that the Improvement is free of all liens and encumbrances of any kind. Seller further represents that it has the authority to transfer the Improvement. All warranties and guarantees pertaining to the Improvement are hereby assigned and transferred to the Township.

Dated this 4 day of June, 2024

Sellers:

By: [Signature] Traverse City Housing Commission

Signature

By: Karl Fulmer

Printed

Its: Executive Director

Title

STATE OF MICHIGAN

COUNTY OF Grand Traverse

Acknowledged before me this 4 day of June, 2024 by

[Signature] Kim Fehrenbach

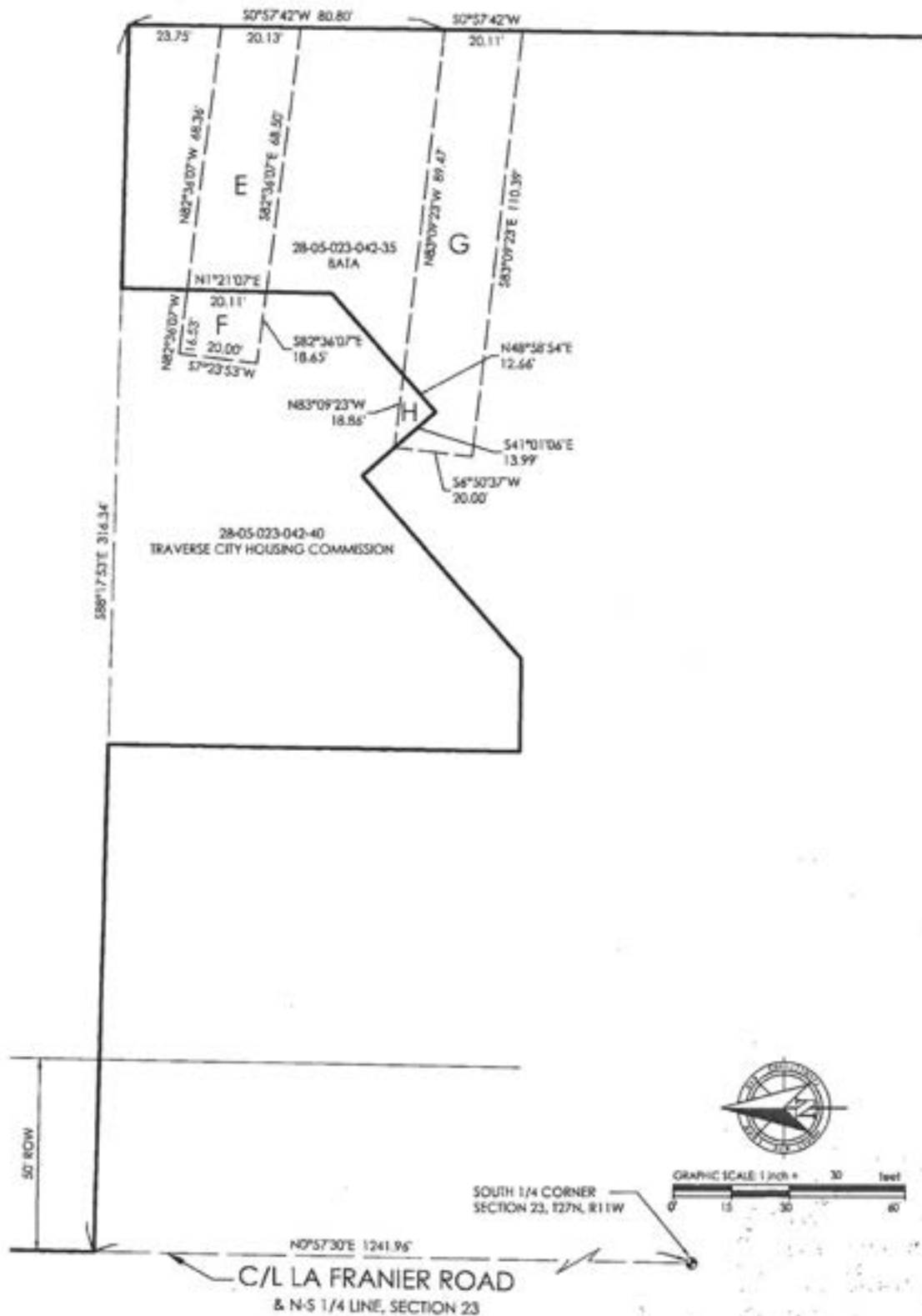
, Notary Public

My Commission Expires
April 26, 2029



Page 2

SANITARY EASEMENTS (E, F, G, & H) EXHIBIT



SANITARY SEWER EASEMENTS (E, F, G, & H) EXHIBIT

SANITARY SEWER EASEMENT 'E':

AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER AND ITS APPURTENANCES IN PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWN 27 NORTH, RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN TO ENCOMPASS THE AS-CONSTRUCTED SANITARY SEWER PIPE LOCATION AND ALSO DESCRIBED AS: COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 23; THENCE N00° 57' 30"E, 1241.96 FEET ALONG THE NORTH-SOUTH QUARTER LINE OF SECTION 23; THENCE S88° 17' 53"E, 316.34 FEET; THENCE S00° 57' 42"W, 23.75 FEET TO THE **POINT OF BEGINNING**; THENCE N82° 36' 07"W, 68.36 FEET; THENCE S01° 21' 07"W, 20.11 FEET; THENCE S82° 36' 07"E, 68.50 FEET; THENCE N00° 57' 42"E, 20.13 FEET TO THE **POINT OF BEGINNING**.

SANITARY SEWER EASEMENT 'F':

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SANITARY SEWER EASEMENT 'G':

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Mansfield Land Use Consultants Planners - Civil Engineers - Surveyors	PO Box 4013 830 Cassadine Dr., Suite 201 Traverse City, MI 49685 Ph: (231) 946-6310 Fax: (231) 946-9936 www.mansfield.com	Date: 4/17/2024	Draw: MKG	Check: MKG
	Part of the SE 1/4 Section 23, T27N, R11W Garfield Township, Grand Traverse County, Michigan	20108 & 24049	SHEET 2 OF 2	

P:\Land Projects\2020\20108 - BAA\day Survey\BAA Easements\20108_23072 Title & BAA Sanitary E-F-H.dwg (2414 6/28/24) Apr 19, 2024 3:42pm - MKG



DocId:8414292

Tx:4260375

2024R-06884

STATE OF MICHIGAN

GRAND TRAVERSE COUNTY

RECORDED 06/05/2024 03:25:04 PM

PEGGY HAINES REGISTER OF DEEDS

PAGE 1 OF 7

GRANT OF EASEMENT

3 1/3
KNOW ALL MEN BY THESE PRESENTS: Traverse City Housing Commission, (Grantor), whose address is Carriage View Ln, Traverse City, MI 49686 for and in consideration of One Dollar and 00/100 cents (\$1.00) grants and conveys to the Township of Garfield, a Michigan municipal corporation, (Grantee), whose address is 3848 Veterans Dr., Traverse City, Michigan 49684, and the successors and assigns of Grantee, a non-exclusive easement for the purposes of laying constructing, maintaining, operating, repairing, substituting, removing, enlarging, inspecting and replacing public and private utilities, through, along and across the following described property: *Bill of Sale Attached*

Situated in the Township of Garfield, County of Grand Traverse, State of Michigan, to wit:

WATERMAIN EASEMENT 'C'

A 20.00 FOOT-WIDE EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF WATER MAIN AND ITS APPURTENANCES IN PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWN 27 NORTH, RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN HAVING EASEMENT CENTERLINE DESCRIBED AS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION; THENCE N0° 57' 30" E, 1318.80 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION; THENCE S88° 17' 53"E, 40.00 FEET TO THE **POINT OF BEGINNING**; THENCE S0° 57' 30"W, 66.95 FEET; THENCE S88° 17' 53"E, 376.45 FEET TO THE **POINT OF ENDING**.

Subject of other easements or restrictions, if any.

Together with the right of ingress and egress to, from and over said lands, and subject to other easements or restrictions, if any.

The Grantee shall replace and restore the property to the condition in which it is found whenever any construction or maintenance occurs within the easement area. Grantee shall not be responsible for replacing any trees or vegetation in the easement area that are disturbed as a result of construction or maintenance. Grantors agree that no buildings or other structures will be placed within the boundaries of said easement, and Grantor shall not plant any trees or vegetation in the easement that interfere with Grantees rights under this easement. Grantee shall have the right to remove any buildings, fences, structures, trees or vegetation placed within the easement and Grantor shall be responsible for the cost of such removal.

This easement and associated rights and restriction are granted in perpetuity.

Grantor and Grantee, as used herein, shall be deemed to be plural, when required to be so, and shall include the heirs, successors and assigns of the parties hereto.

The word "easement", as used herein, shall be deemed to be plural when required to be so.

The rights, obligations and restrictions under this Grant of Easement shall run with the land of Grantors and shall be binding on the successors and assigns of Grantors.

Dated this 4th day of June, 2024



Grantor (Karl Fulmer, Executive Director)

Traverse City Housing Commission
Grantor

STATE OF MICHIGAN
COUNTY OF Grand Traverse

Acknowledged before me in on the 4th day of June, 2024

by Karl Fulmer, Grantors



Notary Public:

Kim Fehrenbach

Grand Traverse, Michigan

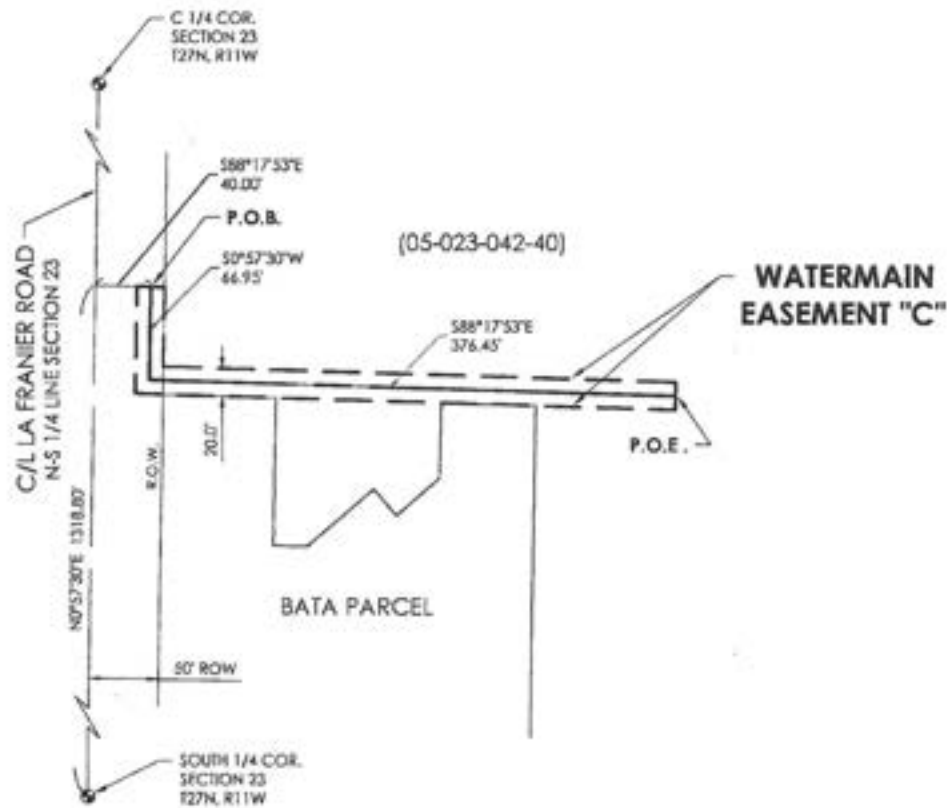
My Commission Expires: 4-26-2029

My Commission Expires
April 26, 2029

Drafted by and when recorded return to:

Michael Geisert
Mansfield Land Use Consultants
PO Box 4015
Traverse City, MI 49685

EXHIBIT - WATERMAIN EASEMENT "C"



WATERMAIN EASEMENT "C"

A 20.00 FOOT-WIDE EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF WATER MAIN AND ITS APPURTENANCES IN PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWN 27 NORTH, RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN HAVING EASEMENT CENTERLINE DESCRIBED AS:

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GRAPHIC SCALE: 1 inch = 100 feet
0 50 100 200

Mansfield

Land Use Consultants

Planner - Civil Engineers - Surveyors

PO Box 4013
830 Congress Dr., Suite 201
Traverse City, MI 49664
Ph: (231) 946-9333
Fax: (231) 946-8926
www.mansfield.com

Bay Area Transportation Authority

Part of the SE 1/4
Section 23, T27N, R11W

Garfield Township, Grand Traverse County, Michigan

Date: MEK CED: MEK

2/25/2024

230/2

SHT 1 OF 1

202411-06884 Pgr 4

BILL OF SALE

Traverse City Housing Commission, whose address is Carriage View Ln, Traverse City, MI 49686 (herein referred to as "Seller") for and in consideration of One (\$1.00) Dollar, the adequacy and receipt of which is acknowledged, does hereby grant, dedicate, transfer and deliver to Garfield Township, whose address is 3848 Veterans Dr., Traverse City, Michigan 49684, (herein referred to as the "Township"), all sanitary sewer, water main and appurtenances as shown on the attached drawings (the "Improvement") that are in, over, upon and under the real estate more fully described as:

WATERMAIN EASEMENT 'C'

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Seller hereby warrants and certifies to the Township that the Improvement has been acquired, constructed, and completed in accordance with the Plans and Specifications developed by Grand Traverse County for the Improvement previously approved by the Township, and that no claim, action, or liability exists with respect to the Improvement and its construction and installation.

Seller further warrants and represents to the Township that it is the lawful owner of the Improvement, and that the Improvement is free of all liens and encumbrances of any kind. Seller further represents that it has the authority to transfer the Improvement. All warranties and guarantees pertaining to the Improvement are hereby assigned and transferred to the Township.

Dated this 4 day of June, 2024

Sellers:

By: [Signature] Traverse City Housing Commission

Signature

By: Karl Fulmer

Printed

Its: Executive Director

Title

STATE OF MICHIGAN

COUNTY OF Grand Traverse

Acknowledged before me this 4 day of June, 2024 by

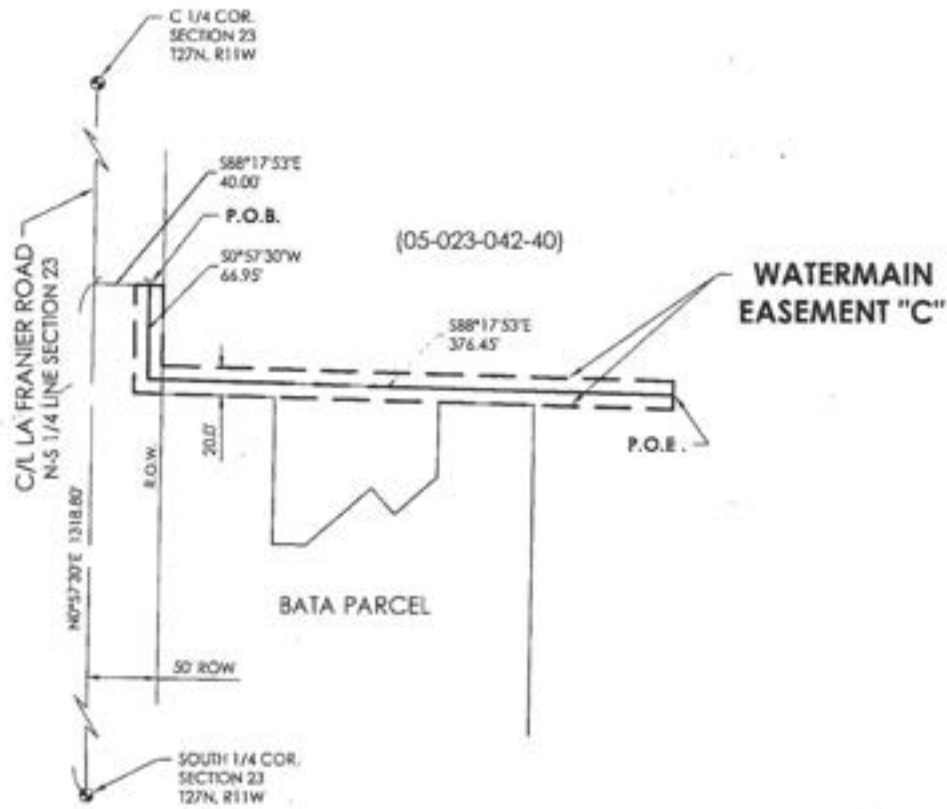
[Signature] Kim Fehrenbach

, Notary Public

My Commission Expires
April 26, 2029



EXHIBIT - WATERMAIN EASEMENT "C"



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GRAPHIC SCALE: 1 inch = 100 feet

0 50 100 200

Mansfield
Land Use Consultants

Planned - Civil Engineers - Surveyors

PO Box 4015
830 Congress Dr., Suite 201
Traverse City, MI 49685
Ph: (231) 945-8310
Fax: (231) 945-8926
www.msegrp.com

Bay Area Transportation Authority

Part of the SE 1/4
Section 23, T27N, R11W
Garfield Township, Grand Traverse County, Michigan

DATE: MEG CDD: MWG

2/29/2024

23072

SHEET 1 OF 1

2024R-05884 Pg 7



DocId:84111118

Tx:4257813

2024R-04927

STATE OF MICHIGAN

GRAND TRAVERSE COUNTY

RECORDED 04/23/2024 10:56:33 AM

PEGGY HAINES REGISTER OF DEEDS

PAGE 1 OF 5

GRANT OF EASEMENT

5
KNOW ALL MEN BY THESE PRESENTS: Bay Area Transportation Authority, (Grantor), whose address is 3233 Cass Road, Traverse City, MI 49684 for and in consideration of One Dollar and 00/100 cents (\$1.00) grants and conveys to the Township of Garfield, a Michigan municipal corporation, (Grantee), whose address is 3848 Veterans Dr., Traverse City, Michigan 49684, and the successors and assigns of Grantee, a non-exclusive easement for the purposes of laying constructing, maintaining, operating, repairing, substituting, removing, enlarging, inspecting and replacing public and private utilities, through, along and across the following described property: *See attached Survey.*

Situated in the Township of Garfield, County of Grand Traverse, State of Michigan, to wit:

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The word "easement", as used herein, shall be deemed to be plural when required to be so.

The rights, obligations and restrictions under this Grant of Easement shall run with the land of Grantors and shall be binding on the successors and assigns of Grantors.

Dated this 22nd day of April, 2024

Kelly Dunham / BATA
Grantor

Kelly Dunham Executive Director
Grantor

STATE OF MICHIGAN
COUNTY OF Grand Traverse

Acknowledged before me in on the 22 day of April, 2024

by Kelly Dunham, Grantors

Tracy Melville
Notary Public:

Traverse City, Michigan

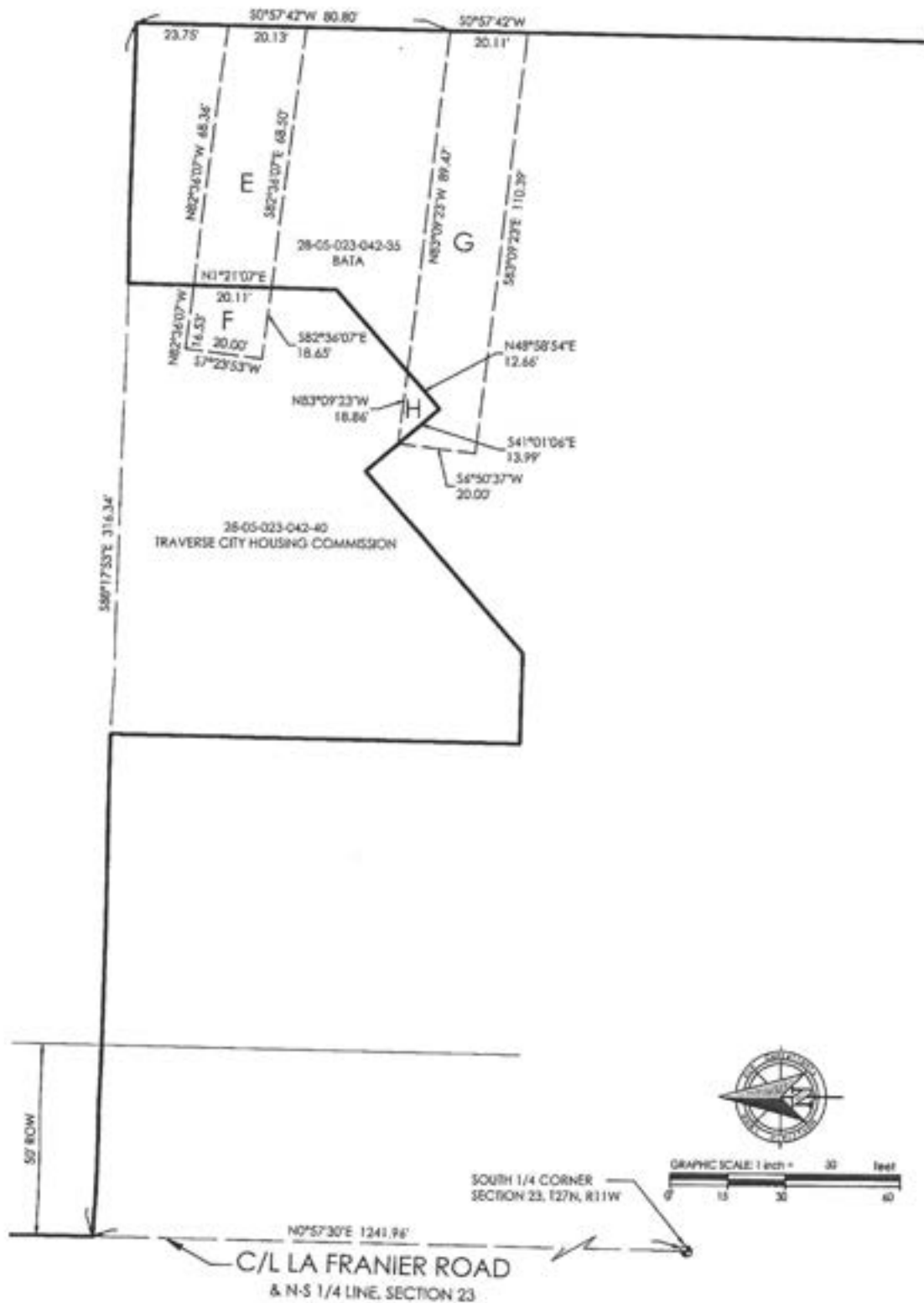
My Commission Expires: 2/13/2031



Drafted by and when recorded return to:

Michael Geisert
Mansfield Land Use Consultants
PO Box 4015
Traverse City, MI 49685

SANITARY EASEMENTS (E, F, G, & H) EXHIBIT



Mansfield Land Use Consultants Planners - Civil Engineers - Surveyors PO Box 4015 830 Cottageview Dr., Suite 201 Traverse City, MI 49685 Ph: (231) 946-8010 Fax: (231) 946-8026 www.mansfield.com	Date: 4/17/2024	DEM: MKC CDD: MKC
	Part of the SE 1/4 Section 23, T27N, R11W Garfield Township, Grand Traverse County, Michigan	
	20108 & 24049	
	SHT 1 OF 2	

P:\Land Projects\2020\20108 - BATA\Jeg\Survey\Bata Easements\20108_23072 Title & BATA Sanitary E-10.dwg (BATA Sketch) - Apr 17, 2024 3:42pm - MKC

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Mansfield Land Use Consultants Planners - Civil Engineers - Surveyors	PO Box 4015 830 Cottageview Dr., Suite 201 Traverse City, MI 49685 Ph: (231) 945-9310 Fax: (231) 945-8926 www.mansfield.com	Date: 4/17/2024	Draw: MKG	Exp: MKG
	Part of the SE 1/4 Section 23, T27N, R11W		20108 &	
	Garfield Township, Grand Traverse County, Michigan		24049	
			SHT 2 OF 2	

F:\Land Projects\2020\20108 - BATA\dwg\Survey\Bata Easements\20108_23072 Note & BATA Sanitary E-1.dwg (BATA.dwg) - Apr 17, 2024 3:42pm - Mike

STATE OF MICHIGAN
GRAND TRAVERSE COUNTY
RECORD

04/23/2024 10:56:33 AM
HANSFIELD LAND USE CONSULTANTS

TRANSACTION # 4257813
DOCUMENT # 2024R-04927

EASEMENT

CREDIT CARD FEE: 0.90
RECORDING FEE: 30.00
TOTAL: 30.90
CREDIT CARD: 30.90 KELLY DUNHAM

PEGGY HAINES
REGISTER OF DEEDS
EMPLOYEE: CYNANTHA



DocId:8413700

Tx:4259888

2024R-06517
STATE OF MICHIGAN
GRAND TRAVERSE COUNTY
RECORDED 05/28/2024 02:53:15 PM
PEGGY HAINES REGISTER OF DEEDS
PAGE 1 OF 6

GRANT OF EASEMENT

6
KNOW ALL MEN BY THESE PRESENTS: Louis G & Marvel R LaFranier Trusts, (Grantor), whose address is 15532 Bluff Rd, Traverse City, MI 49686 for and in consideration of One Dollar and 00/100 cents (\$1.00) grants and conveys to the Township of Garfield, a Michigan municipal corporation, (Grantee), whose address is 3848 Veterans Dr., Traverse City, Michigan 49684, and the successors and assigns of Grantee, a non-exclusive easement for the purposes of laying constructing, maintaining, operating, repairing, substituting, removing, enlarging, inspecting and replacing public and private utilities, through, along and across the following described property:

SEE ATTACHED BILL OF SALE

Situated in the Township of Garfield, County of Grand Traverse, State of Michigan, to wit:

SANITARY SEWER EASEMENT 'C'

AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER AND ITS APPURTENANCES IN PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWN 27 NORTH, RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN TO ENCOMPASS THE AS-CONSTRUCTED SEWER MAIN PIPE LOCATION AND ALSO DESCRIBED AS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION; THENCE S88°13' 41" E, 1129.00 FEET ALONG THE SOUTH LINE OF SAID SECTION; THENCE N00° 07' 20"E, 61.17 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING N00° 07' 20"E, 20.01 FEET; THENCE S88° 31' 41"E, 532.21 FEET; THENCE S87° 59' 27"E, 476.71 FEET; THENCE S01° 03' 09"W, 20.01 FEET; THENCE N87° 59' 27"W, 476.95 FEET; THENCE N88° 31' 41"W, 531.64 FEET TO THE **POINT OF BEGINNING**.

Subject of other easements or restrictions, if any.

Together with the right of ingress and egress to, from and over said lands, and subject to other easements or restrictions, if any.

The Grantee shall replace and restore the property to the condition in which it is found whenever any construction or maintenance occurs within the easement area. Grantee shall not be responsible for replacing any trees or vegetation in the easement area that are disturbed as a result of construction or maintenance. Grantors agree that no buildings or other structures will be placed within the boundaries of said easement, and Grantor shall not plant any trees or vegetation in the easement that interfere with Grantees rights under this easement. Grantee shall have the right to remove any buildings, fences, structures, trees or vegetation placed within the easement and Grantor shall be responsible for the cost of such removal.

This easement and associated rights and restriction are granted in perpetuity.

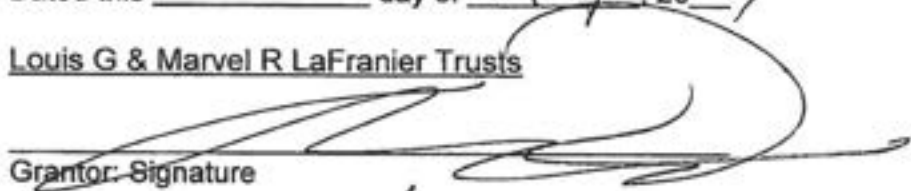
Grantor and Grantee, as used herein, shall be deemed to be plural, when required to be so, and shall include the heirs, successors and assigns of the parties hereto.

The word "easement", as used herein, shall be deemed to be plural when required to be so.

The rights, obligations and restrictions under this Grant of Easement shall run with the land of Grantors and shall be binding on the successors and assigns of Grantors.

Dated this 24 day of May, 2024

Louis G & Marvel R LaFranier Trusts


Grantor: Signature

Dixie Roethlisberger
Grantor: Printed

Trustee
Grantor: Title

STATE OF MICHIGAN
COUNTY OF Grand Traverse

Acknowledged before me in on the 24th day of May, 2024
by Diane Rothlisberger, Grantors

Tyler James Shields
Notary Public:

Wexford County, Michigan

My Commission Expires: September 3rd 2029

Drafted by and when recorded return to:

* Mansfield Land Use Consultants
PO Box 4015
Traverse City, MI 49685

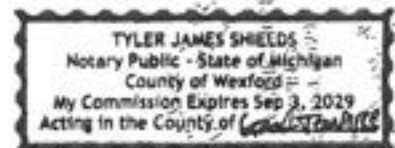
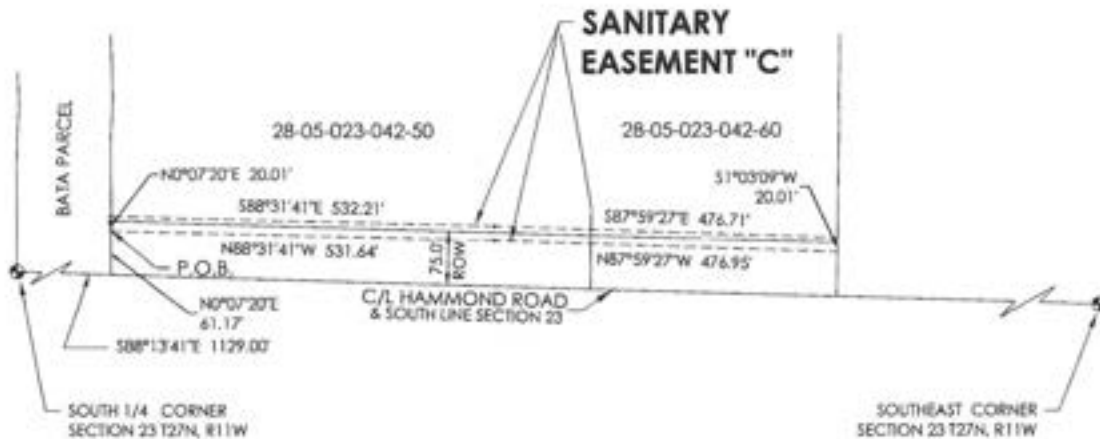


EXHIBIT - SANITARY SEWER EASEMENT "C"



SANITARY SEWER EASEMENT "C"

AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER AND ITS APPURTENANCES IN PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 27 NORTH, RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN TO ENCOMPASS THE AS-CONSTRUCTED SEWER MAIN PIPE LOCATION AND ALSO DESCRIBED AS:
 COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION; THENCE S88°13'41"E, 1129.00 FEET ALONG THE SOUTH LINE OF SAID SECTION; THENCE N00°07'20"E, 61.17 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°07'20"E, 20.01 FEET; THENCE S88°31'41"E, 532.21 FEET; THENCE S87°59'27"E, 476.71 FEET; THENCE S01°03'09"W, 20.01 FEET; THENCE N87°59'27"W, 476.95 FEET; THENCE N88°31'41"W, 531.64 FEET TO THE POINT OF BEGINNING.



GRAPHIC SCALE: 1 inch = 200 feet
 0 100 200 400

BILL OF SALE

Louis G & Marvel R LaFranier Trusts, whose address is 15532 Bluff Rd, Traverse City, MI 49686 (herein referred to as "Seller") for and in consideration of One (\$1.00) Dollar, the adequacy and receipt of which is acknowledged, does hereby grant, dedicate, transfer and deliver to Garfield Township, whose address is 3848 Veterans Dr., Traverse City, Michigan 49684, (herein referred to as the "Township"), all sanitary sewer, water main and appurtenances as shown on the attached drawings that are in, over, upon and under the real estate more fully described as:

SANITARY SEWER EASEMENT 'C'


AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER AND ITS APPURTENANCES IN PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWN 27 NORTH, RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN TO ENCOMPASS THE AS-CONSTRUCTED SEWER MAIN PIPE LOCATION AND ALSO DESCRIBED AS:

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Seller hereby warrants and certifies to the Township that the Improvement has been acquired, constructed, and completed in accordance with the Plans and Specifications developed by Grand Traverse County for the improvement previously approved by the Township, and that no claim, action, or liability exists with respect to the improvement and its construction and installation.

Seller further warrants and represents to the Township that it is the lawful owner of the improvement, and that the improvement is free of all liens and encumbrances of any kind. Seller further represents that it has the authority to transfer the improvement. All warranties and guarantees pertaining to the improvement are hereby assigned and transferred to the Township.

Dated this 8th day of April, 2024

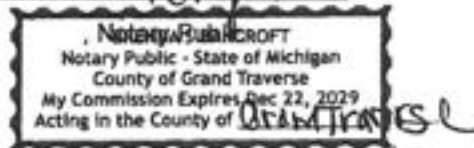
Sellers:
Louis G & Marvel R LaFranjer Trusts
By: 
Signature
By: Dixie Roethlisberger
Printed
Its: Trustee
Title

STATE OF MICHIGAN

COUNTY OF Grand Traverse

Acknowledged before me this 8 day of April, 2024 by

Brenda S. Baiccroft





DocId:8414291
Tx:4260375

2024R-06883
STATE OF MICHIGAN
GRAND TRAVERSE COUNTY
RECORDED 06/05/2024 03:25:03 PM
PEGGY HAINES REGISTER OF DEEDS
PAGE 1 OF 9

GRANT OF EASEMENT

9
2/3
KNOW ALL MEN BY THESE PRESENTS: Traverse City Housing Commission, (Grantor), whose address is Carriage View Ln, Traverse City, MI 49686 for and in consideration of One Dollar and 00/100 cents (\$1.00) grants and conveys to the Township of Garfield, a Michigan municipal corporation, (Grantee), whose address is 3848 Veterans Dr., Traverse City, Michigan 49684, and the successors and assigns of Grantee, a non-exclusive easement for the purposes of laying constructing, maintaining, operating, repairing, substituting, removing, enlarging, inspecting and replacing public and private utilities, through, along and across the following described property: *Bill of Sale Attached*

Situated in the Township of Garfield, County of Grand Traverse, State of Michigan, to wit:

SANITARY SEWER EASEMENT 'F'

AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER AND ITS APPURTENANCES IN PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWN 27 NORTH, RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN TO ENCOMPASS THE AS-CONSTRUCTED SANITARY SEWER PIPE LOCATION AND ALSO DESCRIBED AS:

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SANITARY SEWER EASEMENT 'H'

AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF
SANITARY SEWER AND ITS APPURTENANCES IN PART OF THE
SOUTHEAST QUARTER OF SECTION 23, TOWN 27 NORTH, RANGE 11
WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN TO
ENCOMPASS THE AS-CONSTRUCTED SANITARY SEWER PIPE LOCATION
AND ALSO DESCRIBED AS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 23;
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THE **POINT OF BEGINNING**; THENCE N83° 09' 23"W, 18.86 FEET; THENCE
S41° 01' 06"E, 13.99 FEET; THENCE N48° 58' 54"E, 12.66 FEET TO THE
POINT OF BEGINNING.

Subject of other easements or restrictions, if any.

Together with the right of ingress and egress to, from and over said lands,
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Grantor and Grantee, as used herein, shall be deemed to be plural, when required to be so, and shall include the heirs, successors and assigns of the parties hereto.

The word "easement", as used herein, shall be deemed to be plural when required to be so.

The rights, obligations and restrictions under this Grant of Easement shall run with the land of Grantors and shall be binding on the successors and assigns of Grantors.

Dated this 9th day of June, 2024

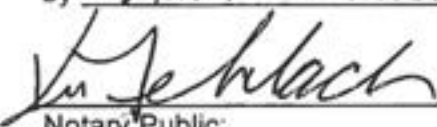

Grantor (Karl Fulmer, Executive Director)

Traverse City Housing Commission
Grantor

STATE OF MICHIGAN
COUNTY OF Grand Traverse

Acknowledged before me in on the 4th day of June, 2024

by Karl Fulmer, Grantors


Notary Public:

Kim Fehrenbach

Grand Traverse, Michigan

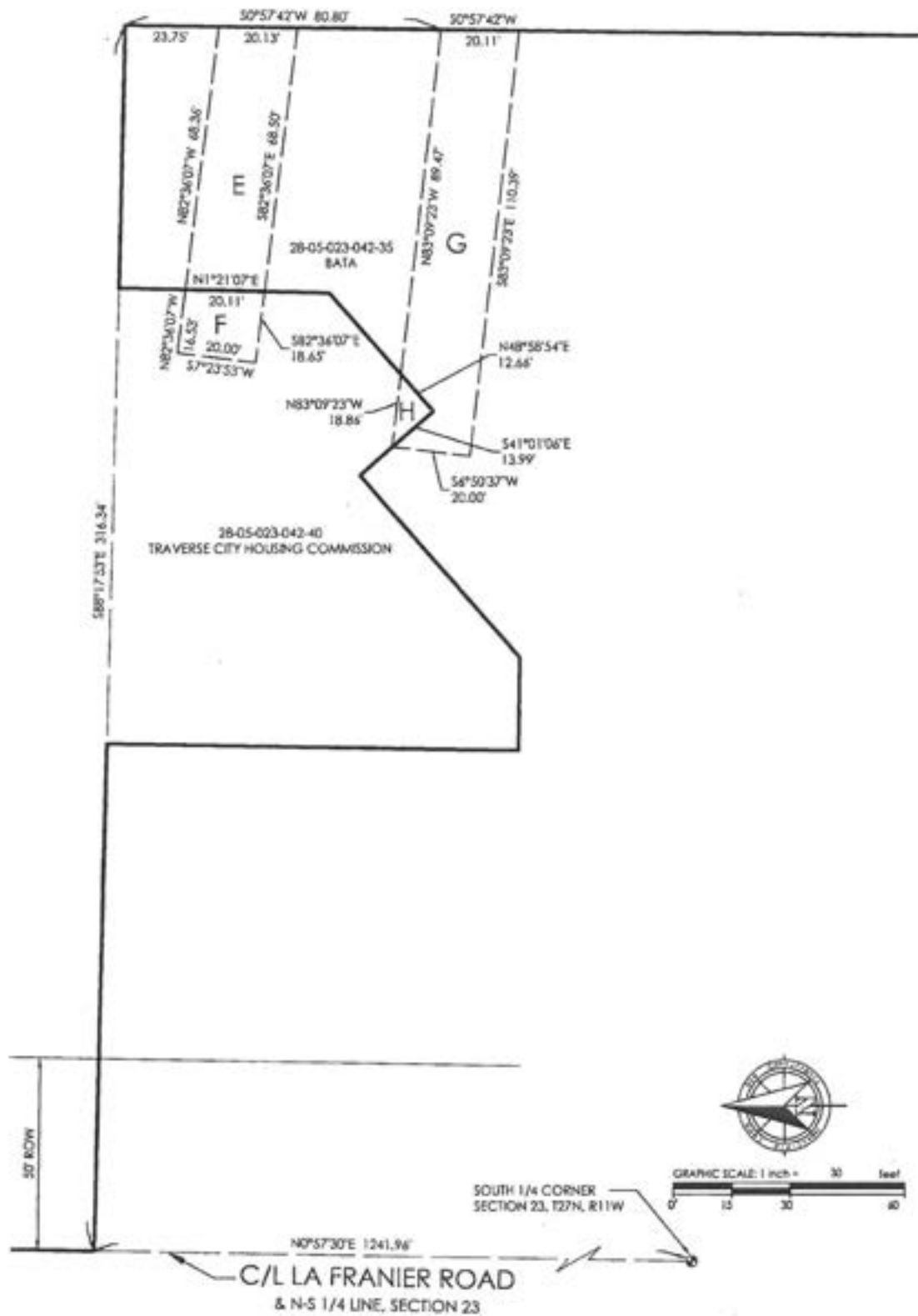
My Commission Expires: 4-26-2029

My Commission Expires
April 26, 2029

Drafted by and when recorded return to:

Michael Geisert
Mansfield Land Use Consultants
PO Box 4015
Traverse City, MI 49685

SANITARY EASEMENTS (E, F, G, & H) EXHIBIT



Mansfield Land Use Consultants Planners - Civil Engineers - Surveyors	PO Box 4013 830 Cottageview Dr., Suite 201 Traverse City, MI 49685 Ph: (231) 945-9310 Fax: (231) 945-8926 www.mansfieldinc.com	Date: 4/17/2024 Part of the SE 1/4 Section 23, T27N, R11W Garfield Township, Grand Traverse County, Michigan	DW: MKG CK: MKG 20108 & 24049 SHEET 1 OF 2
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SANITARY SEWER EASEMENTS (E, F, G, & H) EXHIBIT

SANITARY SEWER EASEMENT 'E':

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Mansfield Land Use Consultants Planners - Civil Engineers - Surveyors	PO Box 4013 800 Conagrove Dr., Suite 201 Traverse City, MI 49660 Ph: (231) 945-5310 Fax: (231) 945-8926 www.mansfield.com	Date: 4/17/2024	Drawn: MKG Check: MKG
	Part of the SE 1/4 Section 23, T27N, R11W Garfield Township, Grand Traverse County, Michigan	20106 & 24049 SHEET 2 OF 2	

R:\Land Rights\2022\20106 - BATA\p\p\Survey\Bata Easements\20106_23012 Plot & BATA Sanitary E-Right.dwg (3470288) 03/24/2024 2:42pm - MKG

BILL OF SALE

Traverse City Housing Commission, whose address is Carriage View Ln, Traverse City, MI 49686 (herein referred to as "Seller") for and in consideration of One (\$1.00) Dollar, the adequacy and receipt of which is acknowledged, does hereby grant, dedicate, transfer and deliver to Garfield Township, whose address is 3848 Veterans Dr., Traverse City, Michigan 49684, (herein referred to as the "Township"), all sanitary sewer, water main and appurtenances as shown on the attached drawings (the "Improvement") that are in, over, upon and under the real estate more fully described as:

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Dated this 4 day of June, 2024

Sellers:

By: [Signature] Traverse City Housing Commission

Signature

By: Karl Fulmer

Printed

Its: Executive Director

Title

STATE OF MICHIGAN

COUNTY OF Grand Traverse

Acknowledged before me this 4 day of June, 2024 by

[Signature] Kim Fehrenbach
Notary Public

My Commission Expires
April 26, 2029



Page 2

Mansfield PO Box 4015 **Dated:** 4/17/2024 **ENR: M&G** **CRD: M&G**
Land Use Consultants 830 Centagine Dr., Suite 201
 Traverse City, MI 49684
 Ph: (231) 946-9210
 Fax: (231) 446-8926
 www.mansfield.com
 Part of the SE 1/4
 Section 23, T27N, R11W
 Garfield Township, Grand Traverse County, Michigan
 P:\Land Projects\2020\20108 - BSA\log\Survey\Bolo\Bolo\Bolo\20108_23072 File & BSA\Survey\T-1\log (6 of 6) (6 of 6) - Apr 17, 2024 3:42pm - M&G

Date: 4/17/2024

Gorfield Township, Grand Traverse County, Michigan

new MKG old MKG

2010年

24249

Page 1 of 2

F:\Land Projects\2020\20108 - BATA\dwg\Survey\Bata Essentia\20108_23072 Flats & BATA Sanitary Emdwg (Bata).dwg(10) = Asst 17.10.24 3:42pm - 101

SANITARY SEWER EASEMENTS (E, F, G, & H) EXHIBIT

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Mansfield Land Use Consultants Planners - Civil Engineers - Surveyors	PO Box 4013 630 Cottageview Dr., Suite 201 Traverse City, MI 49665 Ph: (231) 946-8319 Fax: (231) 946-8926 www.mansfield.com	Date: 4/17/2024	Drawn: MKC Checked: MKC
	Part of the SE 1/4 Section 23, T27N, R11W Garfield Township, Grand Traverse County, Michigan	20108 & 24049 Sht 2 OF 2	

P:\Land Projects\2020\20108 - BATA\dwg\Survey\BATA Easements\20108_23072 Fills & BATA Sanitary E-H.dwg (8/4/2024) Plot 2 of 2, 2024 3:42pm - Max



DocId:8414292

Tx:4260375

2024R-06884

STATE OF MICHIGAN

GRAND TRAVERSE COUNTY

RECORDED 06/05/2024 03:25:04 PM

PEGGY HAINES REGISTER OF DEEDS

PAGE 1 OF 7

GRANT OF EASEMENT

3 1/3
KNOW ALL MEN BY THESE PRESENTS: Traverse City Housing Commission, (Grantor), whose address is Carriage View Ln, Traverse City, MI 49686 for and in consideration of One Dollar and 00/100 cents (\$1.00) grants and conveys to the Township of Garfield, a Michigan municipal corporation, (Grantee), whose address is 3848 Veterans Dr., Traverse City, Michigan 49684, and the successors and assigns of Grantee, a non-exclusive easement for the purposes of laying constructing, maintaining, operating, repairing, substituting, removing, enlarging, inspecting and replacing public and private utilities, through, along and across the following described property: *Bill of Sale Attached*

Situated in the Township of Garfield, County of Grand Traverse, State of Michigan, to wit:

WATERMAIN EASEMENT 'C'

A 20.00 FOOT-WIDE EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF WATER MAIN AND ITS APPURTENANCES IN PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWN 27 NORTH, RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN HAVING EASEMENT CENTERLINE DESCRIBED AS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION; THENCE N0° 57' 30" E, 1318.80 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION; THENCE S88° 17' 53"E, 40.00 FEET TO THE **POINT OF BEGINNING**; THENCE S0° 57' 30"W, 66.95 FEET; THENCE S88° 17' 53"E, 376.45 FEET TO THE **POINT OF ENDING**.

Subject of other easements or restrictions, if any.

Together with the right of ingress and egress to, from and over said lands, and subject to other easements or restrictions, if any.

The Grantee shall replace and restore the property to the condition in which it is found whenever any construction or maintenance occurs within the easement area. Grantee shall not be responsible for replacing any trees or vegetation in the easement area that are disturbed as a result of construction or maintenance. Grantors agree that no buildings or other structures will be placed within the boundaries of said easement, and Grantor shall not plant any trees or vegetation in the easement that interfere with Grantees rights under this easement. Grantee shall have the right to remove any buildings, fences, structures, trees or vegetation placed within the easement and Grantor shall be responsible for the cost of such removal.

This easement and associated rights and restriction are granted in perpetuity.

Grantor and Grantee, as used herein, shall be deemed to be plural, when required to be so, and shall include the heirs, successors and assigns of the parties hereto.

The word "easement", as used herein, shall be deemed to be plural when required to be so.

The rights, obligations and restrictions under this Grant of Easement shall run with the land of Grantors and shall be binding on the successors and assigns of Grantors.

Dated this 4th day of June, 2024



Grantor (Karl Fulmer, Executive Director)

Traverse City Housing Commission
Grantor

STATE OF MICHIGAN
COUNTY OF Grand Traverse

Acknowledged before me in on the 4th day of June, 2024

by Karl Fulmer, Grantors



Notary Public:

Kim Fehrenbach

Grand Traverse, Michigan

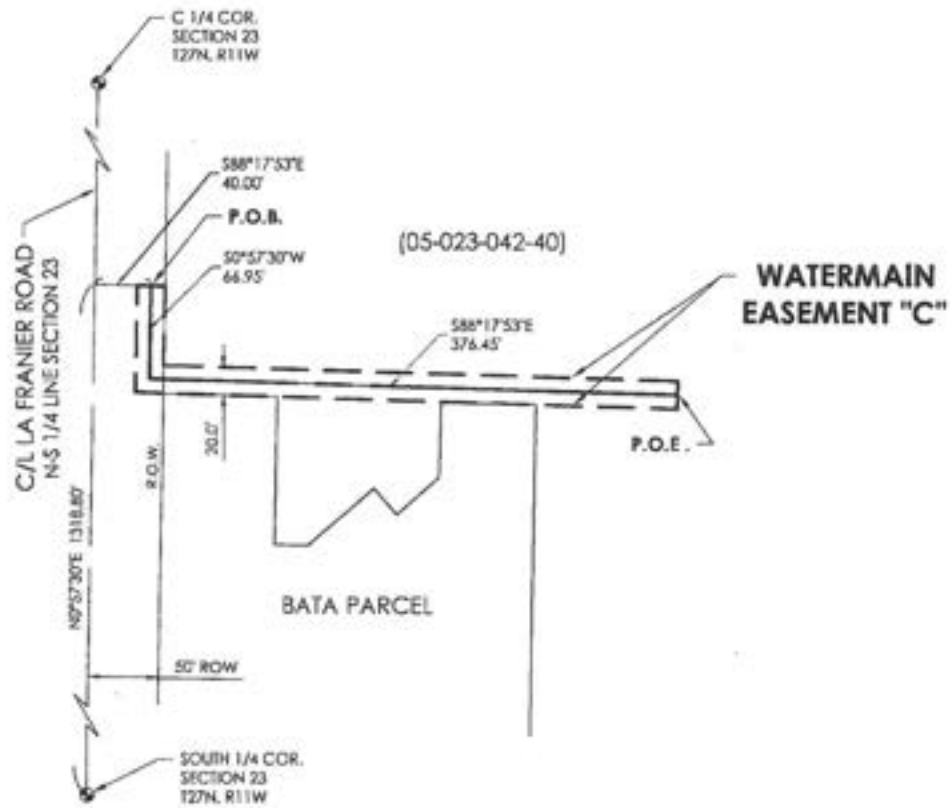
My Commission Expires: 4-26-2029

My Commission Expires
April 26, 2029

Drafted by and when recorded return to:

Michael Geisert
Mansfield Land Use Consultants
PO Box 4015
Traverse City, MI 49685

EXHIBIT - WATERMAIN EASEMENT "C"



WATERMAIN EASEMENT "C"

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GRAPHIC SCALE: 1 inch = 100 feet
0 50 100 200

Mansfield
Land Use Consultants

Planners - Civil Engineers - Surveyors

PO Box 4013
630 Cassadine Dr., Suite 201
Traverse City, MI 49684
Ph: (231) 946-9310
Fax: (231) 946-8926
www.mansfield.com

Bay Area Transportation Authority

Part of the SE 1/4
Section 23, T27N, R11W

Garfield Township, Grand Traverse County, Michigan

DWG: MKG CDD: MKG

2/21/2024

23072

SHT 1 OF 1

2024R-06884 Pg# 4

BILL OF SALE

Traverse City Housing Commission, whose address is Carriage View Ln, Traverse City, MI 49686 (herein referred to as "Seller") for and in consideration of One (\$1.00) Dollar, the adequacy and receipt of which is acknowledged, does hereby grant, dedicate, transfer and deliver to Garfield Township, whose address is 3848 Veterans Dr., Traverse City, Michigan 49684, (herein referred to as the "Township"), all sanitary sewer, water main and appurtenances as shown on the attached drawings (the "Improvement") that are in, over, upon and under the real estate more fully described as:

WATERMAIN EASEMENT 'C'

A 20.00 FOOT-WIDE EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF WATER MAIN AND ITS APPURTENANCES IN PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWN 27 NORTH, RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN HAVING EASEMENT CENTERLINE DESCRIBED AS:

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Seller hereby warrants and certifies to the Township that the Improvement has been acquired, constructed, and completed in accordance with the Plans and Specifications developed by Grand Traverse County for the Improvement previously approved by the Township, and that no claim, action, or liability exists with respect to the Improvement and its construction and installation.

Seller further warrants and represents to the Township that it is the lawful owner of the Improvement, and that the Improvement is free of all liens and encumbrances of any kind. Seller further represents that it has the authority to transfer the Improvement. All warranties and guarantees pertaining to the Improvement are hereby assigned and transferred to the Township.

Dated this 4 day of June, 2024

Sellers:

By: [Signature] Traverse City Housing Commission

Signature

By: Karl Fulmer

Printed

Its: Executive Director

Title

STATE OF MICHIGAN

COUNTY OF Grand Traverse

Acknowledged before me this 4 day of June, 2024 by

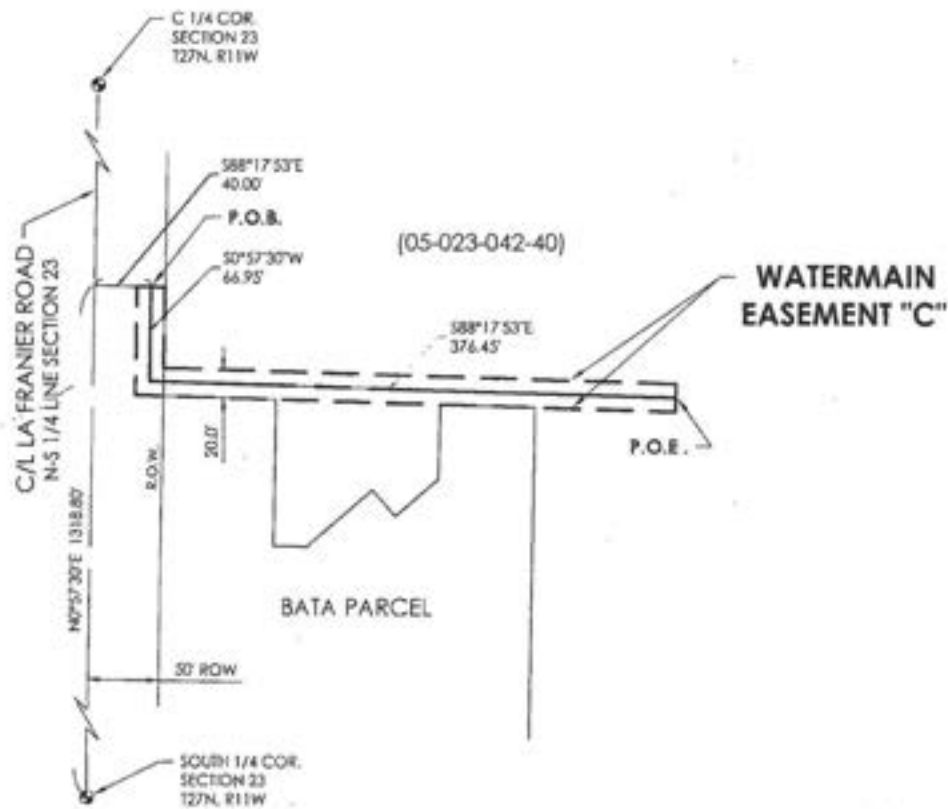
[Signature] Kim Fehrenbach

, Notary Public

My Commission Expires
April 26, 2029



EXHIBIT - WATERMAIN EASEMENT "C"



WATERMAIN EASEMENT "C"

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Bay Area Transportation Authority

Part of the SE 1/4
Section 23, T27N, R11W
Garfield Township, Grand Traverse County, Michigan

DATE: MELO DATE: MELO

2/29/2024

23072

911 1 OF 1

2024-06884-Pg 1