

SWARTZ CREEK DDA

Regular Meeting Agenda

Downtown Development Authority, Thursday, March 12, 2026, 6:00 P.M.

City Hall 8083 Civic Drive, Swartz Creek Michigan, 48473

Virtual (Zoom) Meeting Available for General Public

1. CALL TO ORDER:

2. PLEDGE OF ALLEGIANCE:

3. ROLL CALL:

4. APPROVE AGENDA:

4A. Proposed or Amended Agenda, March 12, 2026

5. MOTION TO APPROVE MINUTES:

5A. Board Meeting, December 11, 2025

6. REPORTS & COMMUNICATIONS:

Page No:

6A. Resolutions

02

6B. December 11, 2025 Minutes

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6C. March 13, 2026 Meeting Letter

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6D. Holland Square Pergola Information

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6E. Makers Market & Jeepers Creekers Support Request

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6F. Swartz Creek Historical Society Support Request

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6G. Swartz Creek Fine Arts Association Support Request

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6H. Church Abatement Bids

28

7. MEETING OPENED TO THE PUBLIC:

7A. General Public Comments

8. BUSINESS:

8A. Holland Square Pergola Material and Labor Order

02

8B. Jeepers Creekers and Makers Market Request

03

8C. Swartz Creek Historical Society Support Request

04

8D. Swartz Creek Fine Arts Association Support Request

04

8E. Methodist Church Abatement Award

05

9. MEETING OPENED TO THE PUBLIC:

9A. General Public Comments

10. REMARKS BY MEMBERS:

11. ADJOURNMENT:

CITY OF SWARTZ CREEK
**DOWNTOWN DEVELOPMENT AUTHORITY
RESOLUTIONS
THURSDAY, MARCH 12, 2026**

Resolution No. 260312-01

AGENDA – March 12, 2026

Motion by Board Member: _____

I Move the Swartz Creek Downtown Development Authority approves the agenda for the March 12, 2026 Downtown Development Authority special meeting.

Second by Board Member: _____

Voting For: _____

Voting Against: _____

Resolution No. 260312-02

MINUTES – December 11, 2025

Motion by Board Member: _____

I Move the Swartz Creek Downtown Development Authority approves the Minutes for the December 11, 2025 Downtown Development Authority meeting.

Second by Board Member: _____

Voting For: _____

Voting Against: _____

Resolution No. 260312-03

**RESOLUTION TO APPROVE THE PURCHASE AND
INSTALLATION OF THE MINIMAL PERGOLA
STRUCTURE COMPONENTS FOR HOLLAND SQUARE**

Motion by Councilmember: _____

WHEREAS, the City of Swartz Creek owns property on Holland Drive, known as Holland Square, that functions as a parking and outdoor event space, and

WHEREAS, the Downtown Development Authority has been seeking a means to increase the value of this space as it relates to hosting various outdoor events, and

WHEREAS, the DDA, through the work established by an ad hoc committee of the council, proposed to construct a pergola-style structure on the Miller Road frontage, complete with lighting and sound, said concept being approved by the city council on September 22, 2025, and

WHEREAS, the project is to be funded by a Michigan State Housing Development Authority grant in the amount of \$75,000, a contribution of \$50,000 from Dort Financial

Credit Union, anticipated Public Places Community Spaces funds, community contributions, and DDA funds, and

WHEREAS, the MEDC crowdfunding campaign is delayed until May of 2026, and MSHDA funds must be fully spent by September 30, 2026, requiring downsizing and commencement of the project prior to receipt of all funds, with additional features to be added later, and

WHEREAS, the City Council and DDA find that the design-build process involving AMA Architects and JW Morgan Construction is in the economic interests of the DDA and is the best way to plan and procure the pergola.

NOW, THEREFORE, BE IT RESOLVED the City of Swartz Creek Downtown Development Authority approves the purchase and installation of the Pergola Square, without signs, lighting, sound, furnishings, and related features, as included in the March 12, 2026 DDA packet.

BE IT FURTHER RESOLVED the DDA approves the proposal by JW Morgan to procure and install such features, per the submitted work scope and cost sheet, as included in the March 9, 2026 city council packet.

BE IT FURTHER RESOLVED the DDA shall provide the funds, as budgeted, to support this project, as executed by the City of Swartz Creek.

Second by Councilmember: _____

Voting For: _____

Voting Against: _____

Resolution No. 260312-04

RESOLUTION TO APPROVE SPONSORSHIP SUPPORT FOR JEEPERS CREEKERS

Motion by Board Member: _____

WHEREAS the Swartz Creek Downtown Development Authority actively seeks community partners that can increase recreation, hospitality, and culture in the community through the creation and continuation of events; and

WHEREAS, the DDA budgets funds to support such events financially; and

WHEREAS, the Jeepers Creekers organization, which is a recognized area not for profit that is in good standing, operates the Makers Market and a popular fall event known as Jeepers Creekers.

NOW THEREFORE, BE IT RESOLVED, the Swartz Creek Downtown Development Authority sponsor the 2026 Jeepers Creekers downtown event in the amount of \$2,500.

Second by Board Member: _____

Voting For: _____

Voting Against: _____

Resolution No. 260312-05

**RESOLUTION TO APPROVE SPONSORSHIP
SUPPORT FOR SWARTZ CREEK HISTORICAL
SOCIETY**

Motion by Board Member: _____

WHEREAS the Swartz Creek Downtown Development Authority actively seeks community partners that can increase recreation, hospitality, and culture in the community through the creation and continuation of events; and

WHEREAS, the DDA budgets funds to support such events financially; and

WHEREAS, the Swartz Creek Historical Society organization, which is a recognized area not for profit that is in good standing, proposes to operate three car shows in the summer and fall of 2026 in and around Holland Square in downtown.

NOW THEREFORE, BE IT RESOLVED, the Swartz Creek Downtown Development Authority sponsor the 2026 summer concert series event in the amount of \$375, conditioned upon approval of the event by the Swartz Creek City Council.

Second by Board Member: _____

Voting For: _____

Voting Against: _____

Resolution No. 260312-06

**RESOLUTION TO APPROVE SPONSORSHIP
SUPPORT FOR SWARTZ CREEK FINE ARTS
ASSOCIATION**

Motion by Board Member: _____

WHEREAS the Swartz Creek Downtown Development Authority actively seeks community partners that can increase recreation, hospitality, and culture in the community through the creation and continuation of events; and

WHEREAS, the DDA budgets funds to support such events financially; and

WHEREAS, the Swartz Creek Fine Arts Association organization, which is a recognized area not for profit that is in good standing, operates the summer concert series and the Pajtas Amphitheater in downtown.

NOW THEREFORE, BE IT RESOLVED, the Swartz Creek Downtown Development Authority sponsor the 2026 summer concert series event in the amount of \$400.

Second by Board Member: _____

Voting For: _____
Voting Against: _____

Resolution No. 260312-07

RESOLUTION TO APPROVE THE LOW BID FOR ABATEMENT OF ASBESTOS AT THE OLD METHODIST CHURCH

Motion by Board Member: _____

WHEREAS the Swartz Creek Downtown Development Authority acquired the historic church structure at 4484 Morrish Road with the intention of finding a private partner to secure a viable economic use for the site that will engage the community and preserve the structure; and

WHEREAS, the DDA has been seeking such partners, but the barriers to use of the site are problematic, including the potential for hazardous materials onsite the cost to remove them; and

WHEREAS, the Swartz Creek DDA, in conjunction with the MEDC, tested materials in the structure for asbestos, and finding some, created bid specifications to remove said material; and

WHEREAS, bids were received and reviewed by the consultant, with the apparent low bid submitted by Southeast Abatement, in the amount of \$39,543 for the base bid.

NOW THEREFORE, BE IT RESOLVED, the Swartz Creek Downtown Development Authority award the bid for abatement to Southeast Abatement, as a unit cost bid, with Alternate 1 to be included in the award.

BE IT FURTHER RESOLVED the DDA authorizes and directs the Chair to execute a standard contractors agreement with the contractor for said services.

Second by Board Member: _____

Voting For: _____
Voting Against: _____

Resolution No. 260312-08

ADJOURN

Motion by Board Commission Member: _____

I Move the Swartz Creek Downtown Development Authority adjourns the March 12, 2026 Downtown Development Authority special meeting.

Second by Board Member: _____

Voting For: _____
Voting Against: _____

CITY OF SWARTZ CREEK
VIRTUAL DOWNTOWN DEVELOPMENT AUTHORITY MEETING ACCESS INSTRUCTIONS
THURSDAY, MARCH 12, 2026, 6:00 P.M.

The regular virtual meeting of the City of Swartz Creek park board is scheduled for **March 12, 2026** starting at 6:00 p.m. and will be conducted virtually (online and/or by phone), due to health concerns surrounding Coronavirus/COVID-19 and rules promulgated by the Michigan Department of Health and Human Services.

To comply with the **Americans with Disabilities Act (ADA)**, any citizen requesting accommodation to attend this meeting, and/or to obtain the notice in alternate formats, please contact Connie Olger, 810-429-2766 48 hours prior to meeting,

Zoom Instructions for Participants

To join the conference by phone:

1. On your phone, dial the teleconferencing number provided below.
2. Enter the **Meeting ID** number (also provided below) when prompted using your touch-tone (DTMF) keypad.

Before a videoconference:

1. You will need a computer, tablet, or smartphone with speaker or headphones. You will have the opportunity to check your audio immediately upon joining a meeting.
2. Details, phone numbers, and links to videoconference or conference call is provide below. The details include a link to **“Join via computer”** as well as phone numbers for a conference call option. It will also include the 9-digit Meeting ID.

To join the videoconference:

1. At the start time of your meeting, enter the link to join via computer. You may be instructed to download the Zoom application.
2. You have an opportunity to test your audio at this point by clicking on “Test Computer Audio.” Once you are satisfied that your audio works, click on “Join audio by computer.”

You may also join a meeting without the link by going to join.zoom.us on any browser and entering the Meeting ID provided below.

If you are having trouble hearing the meeting, you can join via telephone while remaining on the video conference:

1. On your phone, dial the teleconferencing number provided below.
2. Enter the **Meeting ID number** (also provided below) when prompted using your touchtone (DMTF) keypad.
3. If you have already joined the meeting via computer, you will have the option to enter your participant ID to be associated with your computer.

Participant controls in the lower left corner of the Zoom screen:



Using the icons in the lower left corner of the Zoom screen you can:

- Mute/Unmute your microphone (far left)
- Turn on/off camera (“Start/Stop Video”)
- Invite other participants
- View participant list-opens a pop-out screen that includes a “Raise Hand” icon that you may use to raise a virtual hand during Call to the Public
- Change your screen name that is seen in the participant list and video window
- Share your screen

Somewhere (usually upper right corner on your computer screen) on your Zoom screen you will also see a choice to toggle between “speaker” and “gallery” view. “Speaker view” show the active speaker.

Connie Olger is inviting you to a scheduled Zoom meeting.

Topic: DDA- Downtown Development Authority Meeting
Time: March 12, 2026 6:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83096401128>

Meeting ID: 830 9640 1128

One tap mobile

+13017158592,,83096401128# US (Washington DC)

+13126266799,,83096401128# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

Meeting ID: 830 9640 1128

Find your local number: <https://us02web.zoom.us/u/kz4Jb4etg>

If you have any further questions or concern, please contact 810-429-2766 or email rkraft@cityofswartzcreek.org.

A copy of this notice will be posted at City Hall, 8083 Civic Drive, Swartz Creek, Michigan.

CITY OF SWARTZ CREEK
VIRTUAL (ELECTRONIC) MEETING RULES AND PROCEDURES

In order to conduct an effective, open, accessible, and professional meeting, the following protocols shall apply. These protocols are derived from the standard practices of Swartz Creek public meetings, Roberts Rules of Order, and city board & commission procedures. These procedures are adopted to govern participation by staff, councilpersons and members of the public in all City meetings held electronically pursuant to PA 228 of 2020. Note that these protocols do not replace or eliminate established procedures or practices. Their purpose is to augment standing expectations so that practices can be adapted to a virtual meeting format.

The following shall apply to virtual meetings of the city’s public bodies that are held in accordance with the Open Meetings Act.

1. Meetings of the City Council, Planning Commission, Zoning Board of Appeals, Downtown Development Authority, Park Board, or committees thereunder may meet electronically or permit electronic participation in such meetings insofar as (1) the Michigan Department of Health and Human Services restricts the number of persons who can gather indoors due to the COVID-19 pandemic; (2) persons have an illness, injury, disability or other health-related condition that poses a risk to the personal health or safety of members of the public or the public body if they were to participate in person; or (3) there is in place a statewide or local state of emergency or state of disaster declared pursuant to law or charter by the governor or other person authorized to declare a state of emergency or disaster.
2. All meetings held hereunder must provide for two-way communication so that members of the public body can hear and respond to members of the general public, and vice versa.
3. Members of the public body who participate remotely must announce at the outset of the meeting that he/she is in fact attending the meeting remotely and by further identifying the specific physical location (by county, township, village and state) where he/she is located. The meeting minutes must include this information.
4. Notice of any meeting held electronically must be posted at the City Offices at least 18 hours before the meeting begins and must clearly explain the following:
 - (a) why the public body is meeting electronically;
 - (b) how members of the public may participate in the meeting electronically, including the specific telephone number, internet address or similar log-in information needed to participate in the meeting;
 - (c) how members of the public may contact members of the public body to provide input or ask questions on any business that will come before the public body at the meeting;
 - (d) how persons with disabilities may participate in the meeting.
5. The notice identified above must also be posted on the City’s website homepage or on a separate webpage dedicated to public notices for non-regularly scheduled or electronic public meetings that is accessible through a prominent and conspicuous link on the website’s homepage that clearly describes the meeting’s purpose.

6. The City must also post on the City website an agenda of the meeting at least 2 hours before the meeting begins.
7. Members of the public may offer comment only when the Chair recognizes them and under rules established by the City.
8. Members of the public who participate in a meeting held electronically may be excluded from participation in a closed session that is convened and held in compliance with the Open Meetings Act.

MAINTAINING ORDER

Public body members and all individuals participating shall preserve order and shall do nothing to interrupt or delay the proceedings of public body.

All speakers shall identify themselves prior to each comment that follows another speaker, and they shall also indicate termination of their comment. For example, "Adam Zettel speaking. There were no new water main breaks to report last month. That is all."

Any participants found to disrupt a meeting shall be promptly removed by the city clerk or by order of the Mayor. Profanity in visual or auditory form is prohibited.

The public body members, participating staff, and recognized staff/consultants/presenters shall be the only participants not muted by default. All other members must request to speak by raising their digital hand on the meeting application or by dialing *9 on their phone.

MOTIONS & RESOLUTIONS

All Motions and Resolutions, whenever possible, shall be pre-written and in the positive, meaning yes is approved and no is defeated. All motions shall require support. A public body member whom reads/moves for a motion may oppose, argue against or vote no on the motion.

PUBLIC ADDRESS OF BOARD OR COMMISSION

The public shall be allowed to address a public body under the following conditions:

1. Each person who wishes to address the public body will be first recognized by the Mayor or Chair and requested to state his / her name and address. This applies to staff, petitioners, consultants, and similar participants.
2. Individuals shall seek to be recognized by raising their digital hand as appropriate on the digital application.
3. Petitioners are encouraged to appropriately identify their digital presence so they can be easily recognized during business. If you intend to call in only, please notify the clerk in advance of your phone number.
4. The city clerk shall unmute participants and the members of the public based upon the direction of the mayor or chair. Participants not recognized for this purpose shall be muted by default, including staff, petitioners, and consultants.
5. Individuals shall be allowed five (5) minutes to address the public body, unless special permission is otherwise requested and granted by the Mayor or Chair.
6. There shall be no questioning of speakers by the audience; however, the public body, upon recognition of the Mayor or Chair, may question the speaker.

7. No one shall be allowed to address the public body more than once unless special permission is requested, and granted by the Mayor or Chair.
8. One spokesperson for a group attending together will be allowed five (5) minutes to address the public body unless special permission has been requested, and granted by the Mayor or Chair.
9. Those addressing the public body shall refrain from being repetitive of information already presented.
10. All comments and / or questions shall be directed to and through the Mayor or Chair.
11. Public comments (those not on the agenda as speakers, petitioners, staff, and consultants) are reserved for the two "Public Comment" sections of the agenda and public hearings.

VOTING RECORD OF PUBLIC BODIES

All motions, ordinances, and resolutions shall be taken by "YES" and "NO" voice vote and the vote of each member entered upon the journal.

**CITY OF SWARTZ CREEK
SWARTZ CREEK, MICHIGAN
MINUTES OF THE DOWNTOWN DEVELOPMENT AUTHORITY MEETING
DECEMBER 11, 2025**

The meeting was called to order at 6:00 p.m. by Board Chairperson Beedy in the Swartz Creek Council Chambers with a virtual (Zoom) meeting available for the general public.

Board Members Present: Henry, Barclay, Kallas, Kelley, Parenteau, Ryan

Board Members Absent: Beedy, King, Vacant

Staff Present: Adam Zettel-City Manager, Greg Dietrich

Others Present: Tresa Bodis (Online)

APPROVAL OF AGENDA AND MINUTES:

Resolution No. 251211-01 **(Carried)**

Motion by Board Member Henry
Second by Board Member Barclay

I Move the Swartz Creek City Downtown Development Authority approves the agenda for the December 11, 2025, Downtown Development Authority Meeting as amended.

Unanimous affirmative voice vote: Motion declared carried.

Resolution No. 251211-02 **(Carried)**

Motion by Board Member Henry
Second by Board Member Kelly

I Move the Swartz Creek City Downtown Development Authority approves the minutes from the September 11, 2025, Downtown Development Authority Meeting as written.

Unanimous affirmative voice vote: Motion declared carried.

MEETING OPEN TO PUBLIC:

No comment.

PROPOSED BUDGET AMENDMENT

Resolution No. 251211-03 **RESOLUTION TO APPROVE THE FISCAL
YEAR 2026 AMENDED DDA BUDGET**

Motion by Board Member: Henry

Second by Board Member: Kallas

WHEREAS, the Swartz Creek DDA operates and independent budget that is subject to affirmation of the Swartz Creek City Council; and,

WHEREAS, the DDA has reviewed the proposed fiscal year 2026 amended budget and finds the operating and capital expenses are in the best interest of the authority operations.

NOW, THEREFORE, BE IT RESOLVED THAT, the Swartz Creek Downtown Development Authority approve the amended 2026 fiscal year budget for the Downtown Development Authority, as included in the December 11, 2025 DDA Packet.

BE IT FURTHER RESOLVED THAT, the Swartz Creek Downtown Development Authority authorizes and directs the contribution of \$10,000 of budgeted funds to the pergola crowdfunding event through Patronicity.

ESTIMATED REVENUES	DESCRIPTION	FY 2026 Requested
Dept 000.000 - General		
248-000.000-402.000	Current Tax Revenue	172,316
248-000.000-664.000	Interest Income	2,600
Totals for dept 000.000 - General		174,916
Dept 728.000 - Economic Development		
248-728.000-551.000	Other State Grant Revenue	
Totals for dept 728.000 - Economic Development		
TOTAL ESTIMATED REVENUES		174,916

APPROPRIATIONS

Dept 000.000 - General		
248-000.000-702.000	DDA WAGES	125
248-000.000-704.100	FICA - Employer's Share	8
248-000.000-704.200	Medicare - Employer's Share	3
248-000.000-705.000	Medical Insurance - ER	73
248-000.000-705.100	Vision Benefits	1
248-000.000-705.200	Dental Benefits	8
248-000.000-706.000	Life Insurance - ER cost	1
248-000.000-707.000	Retirement Contributions-ER	13
248-000.000-707.100	Health Care Savings Plan - ER	5
248-000.000-708.000	Sick & Accident Premiums-ER	7
248-000.000-941.000	Equipment Rental	
Totals for dept 000.000 - General		244
Dept 173.000 - DDA Administration		
248-173.000-745.000	Postage	100

248-173.000-801.000	Contractual Services	5,000
248-173.000-825.000	Admin Services	10,000
248-173.000-961.000	Miscellaneous	4,500
Totals for dept 173.000 - DDA Administration		<u>19,600</u>
Dept 728.000 - Economic Development		
248-728.000-801.000	Contractual Services	35,000
248-728.000-961.000	Miscellaneous	50,000
248-728.000-976.000	Equipment	1,000
Totals for dept 728.000 - Economic Development		<u>86,000</u>
Dept 728.002 - Streetscape		
248-728.002-726.000	Supplies	210,102
248-728.002-801.000	Contractual Services	0
248-728.002-967.101	Contribution to General Fund	
Totals for dept 728.002 - Streetscape		<u>210,102</u>
Dept 728.003 - Facade Program		
248-728.003-801.000	Contractual Services	10,000
Totals for dept 728.003 - Facade Program		<u>10,000</u>
Dept 728.004 - Family Movie Night		
248-728.004-726.000	Supplies	2,000
248-728.004-801.000	Contractual Services	4,000
248-728.004-968.000	Depreciation Expense	
Totals for dept 728.004 - Family Movie Night		<u>6,000</u>
TOTAL APPROPRIATIONS		<u>331,946</u>
NET OF REVENUES/APPROPRIATIONS - FUND 248		<u>(157,030)</u>
BEGINNING FUND BALANCE		<u>218,581</u>
ENDING FUND BALANCE		61,551

Voting For: Henry, Barclay, Kelley, Parenteau, Kallas, Ryan
Voting Against: None

MEETING OPEN TO PUBLIC:

No comment.

REMARKS BY BOARD MEMEBERS:

Jeff Kelley: Noted that donations for the Holland House were very quick and generous.
Tammy Parenteau: Noted that the traffic situation could be more difficult for future parades due to the MDOT work.

ADJOURN

Resolution No. 251211-04

Motion by Board Member Henry
Second by Board Member Kallas

I Move the Swartz Creek Downtown Development Authority adjourns the December 11, 2025 Downtown Development Authority meeting.

Unanimous affirmative voice vote: Motion declared carried.

Adjourn at 6:26pm

Jeffrey E. Kelley



Swartz Creek DDA
Swartz Creek City Offices Fax:
8083 Civic Dr.
Swartz Creek, MI 48473

Phone: 810-635-4464
810-635-2887

Date: March 5, 2026

To: DDA Board Members
From: Adam Zettel
RE: March 12, 2026 DDA Meeting

Hello everyone,

There will be a meeting of the DDA at 6:00 p.m. on Thursday, March 12, 2026. All board members must attend in person to participate. This will also be broadcast virtually via Zoom for the general public. Instructions and guidelines for the virtual meeting are in the packet. **We should be at full strength by the time we meet!**

In September, the board reviewed the final plans and costs for the Holland Square pergola. This included the design, coloring, lighting, sound, budget, and donor memorandum of understanding from Dort FCU. With the concept solidified, we have been awaiting affirmation of funding for the Patronicity crowdfunding match program. This is essentially a Michigan project incentive in which a community can get a dollar-for-dollar match on certain donations to approved projects.

Since then, we have learned that the Public Spaces, Community Places delay is going to push into summer. This will not enable the community to complete fundraising, order product, and complete construction by the hard-finish date of September 30, 2026, a date set by MSHDA for their \$75,000 grant.

To manage this, we propose ordering the essential components of the pergola now, with lighting, sound, signs, and furnishings to be installed at a later date using the PSCP funds.

I have requested a final price and work scope from J.W. Morgan and Amag Architects. This is included in the packet (again, it does not include signs, lighting, sound, furnishings, or the screen). Note that the contractor was NOT able to update the costs for inflation as of writing, which is likely a factor. As such, they are including an escalator clause to accommodate any adjustment in materials only.

As a design build, we have authorization from MSHDA to proceed with the project without publishing specs and seeking bids. This has been our approach since the process evolved using in-kind design services and the in-kind efforts of Jeremy Morgan to conceive the project.

With that said, I am recommending authorization and approval of the project and purchase of materials and labor, conditioned upon the same approvals from the council on March 9. For the current phase, the DDA is to front all financial resources for this project, which is in the budget and will be supported by \$75,000 from the MSHDA and an early donation of \$25,000 from Dort FCU.

The pergola design, work scope, and pricing are included in the packet.

Also on the agenda are three funding requests for downtown events. Two are for annual events that have been in the community for a number of years. Jeepers Creekers, which is responsible for the monthly Makers Market and the October trunk or treat is seeking \$2,500 to support their programming. The Swartz Creek Fine Arts Association is seeking a standard \$400 sponsorship for their summer concert series. Both of these events are well known and attended in the community. The funds go towards vendor support, entertainment, and sanitation facilities.

In addition, the Swartz Creek Historical Society is proposing a set of three car shows to occur at Holland Square. They seek \$375 for support as noted in their letter. This group is another area non-profit in good standing. In fact, they have acquired the Holland House on Holland Drive and are converting that to an active museum. They have held one car show already as a fundraiser, and that went well.

Concerning the asbestos abatement bid, we have an apparent low bid of \$39,543 from Southeast Abatement. This bid assumes keeping the windows in place and recaulking them. It also does not include the roof, which should not be necessary at this time. To clean the church afterwards (carpet removal, wall scraping, general debris removal) is \$5,000. I recommend this.

Concerning the contractor, they do show three Other Than Serious (OTS) citations since 2023. However, this does appear to be pretty typical of many of the contractors, with some have more and/or serious citations. Our consultant, Triterra, believes the company can do the work and has some experience with them. I am including their proposal, the bid tab, and a resolution to proceed with the base bid and general cleaning.

I think this is a good price based on what we were expecting. The DDA can choose another vendor for added cost, but I am not of the mindset that Southeast Abatement should be disqualified. Note that Triterra has indicated that change orders are often sought for these projects due to the nature of the business (exposing something new during removal). They believe our risk is minimized because we held a mandatory walk through. If something comes up, I will report it to the board.

In other news, the council is expect to award a bid for improvements to Otterburn Park at their meeting on March 9th.

I will have some other verbal updates on the church building, megasite (Advanced Manufacturing District), and other community happenings.

Contact me directly with any questions, comments, or agenda items. **Please let us know if you can attend or not.**

Sincerely,

A handwritten signature in blue ink that reads "Adam Zettel". The signature is fluid and cursive, with the first name "Adam" and the last name "Zettel" clearly legible.

Adam Zettel, AICP

City Manager

azettel@cityofswartzcreek.org



Proposal 8-1

Issue Date March 4, 2026

Expires April 3, 2026

PREPARED BY**Jeremy Morgan**

JW Morgan Construction, LLC

(810) 691-6281

jeremy@jwmorganconstruction.com

7152 Seymour Rd., Swartz Creek, MI 48473, USA

PREPARED FOR**Adam Zettel**

City of Swartz Creek

(810) 635-4464

azettel@cityofswartzcreek.org

8083 Civic Dr, Swartz Creek, MI 48473, USA

PROPOSAL DETAILS**Holland Square Streetscape**

8083 Civic Dr, Swartz Creek, MI 48473, USA

We hereby propose to provide the materials and labor necessary to complete the following:

-Secure Building Permit

- Construct the gazebo and trellis structure per the revised drawings provided using engineered laminated, pressure-treated, southern yellow pine structure provided by Structural Wood Systems
- Install pro-rib steel roofing fastened with exposed screw over 2 x 6 southern yellow pine, tongue and groove 2 x 6 roof decking
- We will bore through the asphalt parking lot and pour concrete footings to support the structure
- Price includes factory applied, one coat, oil-based, semi-transparent SWS stain on all lumber

DESCRIPTION

Permits

Dumpsters

Excavation and Footings

Lumber

Framing Labor

Roofing Labor

Roofing Materials

Equipment Rental

Risk Insurance

Miscellaneous

Trucking

Management Fee

TOTAL \$257,545.00

I will apply a 3% credit to the job as my portion of donated funding (\$7,700).

Electrical is not included in this price.

Screen wall detail is not included in this price.

This price reflects the cost of lumber as of the date of the original proposal (January 2, 2025). The price may fluctuate depending on the lumber market at the time of construction. The project will be invoiced for the actual cost of lumber based on the day it is ordered and secured.

The above specifications, costs, and terms are hereby accepted.

CUSTOMER'S SIGNATURE

DATE

**CITY OF SWARTZ CREEK
SWARTZ CREEK, MICHIGAN
STREET PROJECT SELECTION COMMITTEE
MINUTES OF SEPTEMBER 4, 2025**

Meeting called to order by Mr. Zettel at 9:05 a.m.

Members Present: David Krueger (9:25), Nate Henry, Todd Beedy, Greg Dietrich, Adam Zettel, Jeremy Morgan, & David Mclane.

Members Absent: James Barclay.

Others Present: None.

Business: Holland Square Plan Refinement

The committee discussed the project concept with final design, pricing, and lighting/sound parameters being established. The architect and builder concurred that the package offered did reflect the most current design and pricing. The committee was satisfied that this was acceptable. It was noted that the design does NOT include any wall coverings or slats at this time. Lighting was reduced from the original scope for pricing, meaning that future investment would be required to enable stage style lighting.

The established budget breaks some of the contracted cost into component parts, such as mobilization. Overall, there should be about \$50,000 for contingency items and additional electrical work, if any.

The designer is going to modify and illustrate plans for using the light color wood (#208) in various configurations on roof materials, which will contrast with the darker wood (#215). These should be available for the September 11 DDA meeting and final decision. Steel structural fittings and fasteners are to be coated black.

Dort Financial memorandum of understanding for their donation was discussed. A ten year term and an exemption for seasonal art/decorations was recommended.

Dort sign is to be illustrated by designer on the NE corner.

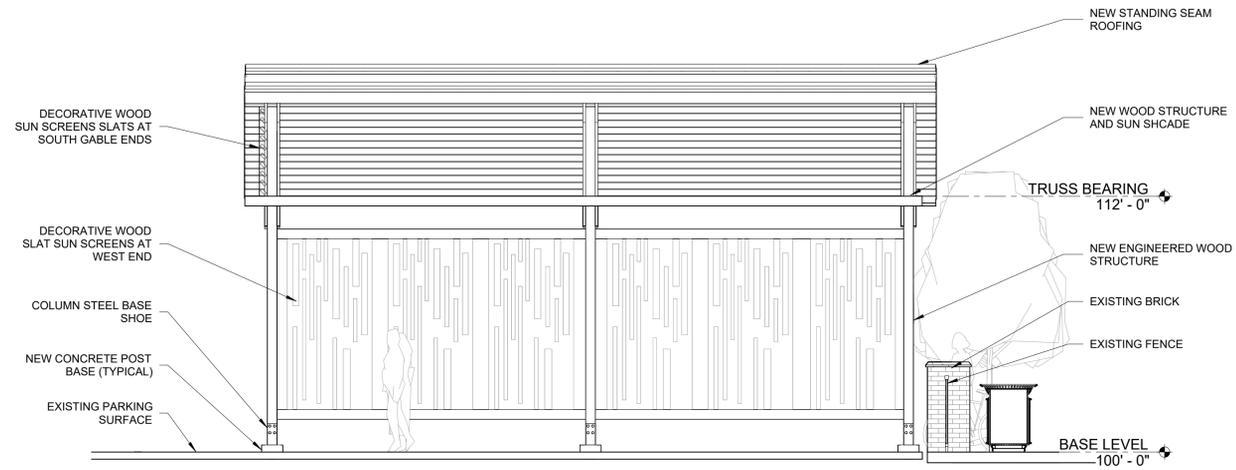
Designer recommends proceeding with engineering in October, but this may not be possible with the grant and fundraising goals. AZ will check on this question with MSDHA and the crowdfunding campaign.

MEETING OPEN TO THE PUBLIC: None.

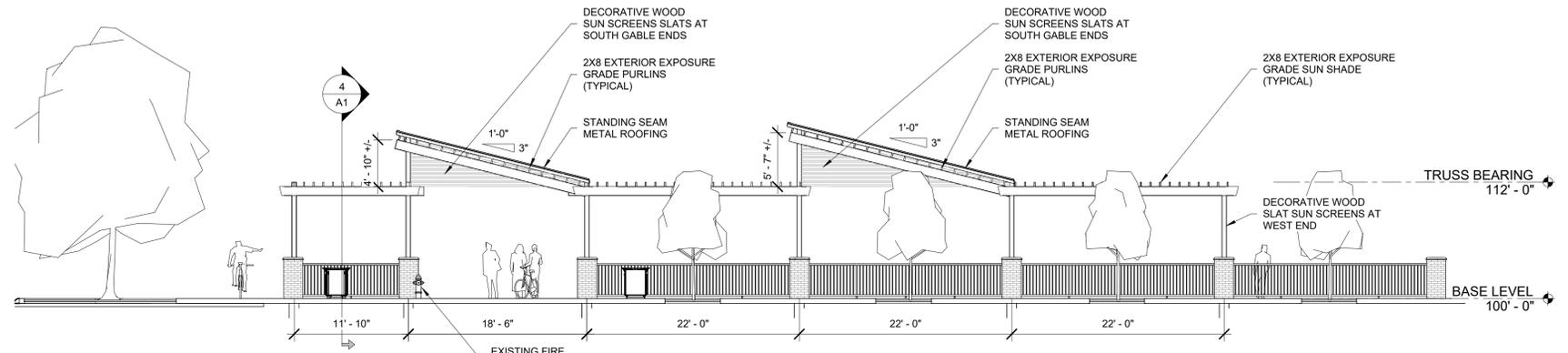
MEMBER COMMENTS: None.

Adjourned at 10:16 a.m.

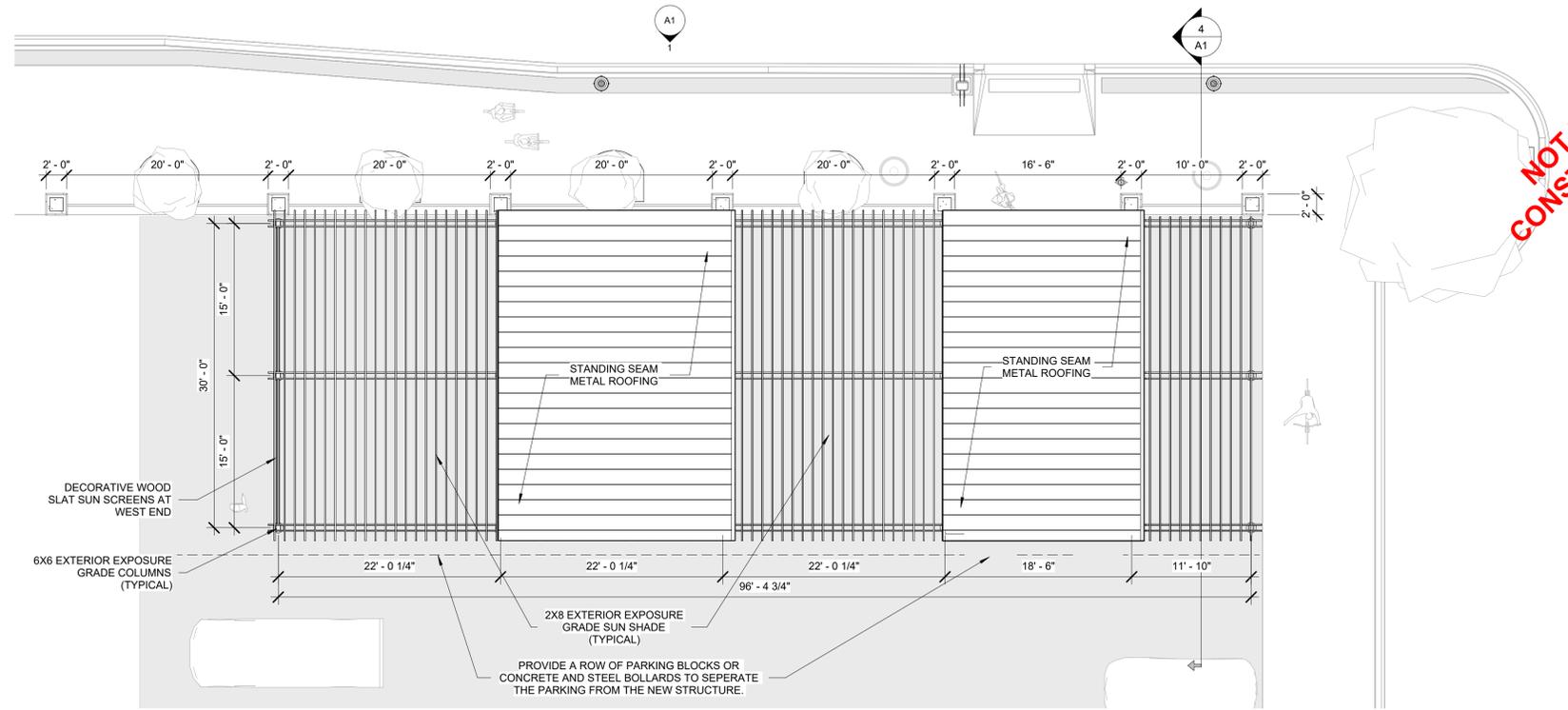
AHZ



4 SECTION 1
A1/A1 1/4" = 1'-0"



MILLER ROAD ELEVATION
1/8" = 1'-0"



LAYOUT PLAN
1/8" = 1'-0"





DORT
FINANCIAL

HOLLAND
SQUARE
SWARTZ
CREEK

HOLLAND
SQUARE
SWARTZ
CREEK

HOLLAND
SQUARE
SWARTZ
CREEK





Jeepers Creekers is a non-profit, volunteer organization that coordinates the annual fall festival which draws more than 1,500 children and their families to downtown Swartz Creek. Alongside the monthly Makers Markets downtown from May-August which have become something locals look forward to all spring/summer.

The festival committee relies on community support to cover the bills, such as insurance and porta-potties, and pay for some of the attractions and activities. Last year we were able to provide one bag of candy to everyone who signed up for the trunk-or-treat, and we would like to do that again this year. Because of the high cost of candy, we believe this helped tremendously with encouraging the people who signed up to set up a trunk to actually show up and participate.

We are also currently looking into more security this year as the event continues to grow in size. It's unclear at this time if this is something we will have to use funds for or not.

Jeepers Creekers helps promote activity and commerce downtown, and reinforces a positive image of the community. For this reason, we endeavor to make sure everyone has an enjoyable experience. Part of that is ensuring there are sufficient trunks for the trunk-or-treat.

We are asking the Downtown Development Authority to consider being the title sponsor again this year. We are requesting \$2,500, or whatever the DDA deems appropriate. We will include the city/DDA logo on print and online marketing, and a banner displayed during the festival and summer makers' markets.

Thank you for your consideration.

Autumn Jusme
Jeepers Creekers, Inc.
2/17/26



Swartz Creek Area Historical Society

swartzcreekhistory.com

5023 Holland DR, Swartz Creek, Michigan 48473

FEBRUARY 18, 2026

TO: SWARTZ CREEK DOWNTOWN DEVELOPMENT AUTHORITY

FROM: SWARTZ CREEK AREA HISTORICAL SOCIETY

TO WHOM IT MAY CONCERN:

THE SWARTZ CREEK AREA HISTORICAL SOCIETY IS REQUESTING DDA SUPPORT AND COOPERATION TO CO-SPONSOR THREE CAR SHOWS THIS SUMMER. THE DATES OF SUNDAY(S) 10:00AM TO 3:00PM

JUNE 28TH

AUGUST 30TH

OCTOBER 4TH

SHOWS WILL BE HELD ON HOLLAND DR. AND HOLLAND SQUARE (CONSTRUCTION SCHEDULE MAY ALTER)

WE ARE ASKING FOR A MONETARY AMOUNT OF \$375.00 TO HELP OFFSET THE COST OF DASH PLAQUES AND TROPHIES. (\$125.00 PER SHOW)

THIS WILL BE A FUND RAISING EVENT FOR THE SCAHS TO CONTINUE MUSEUM FUNCTIONS. MUSEUM HOUSE WILL BE OPEN DURING EVENT(S).

PLEASE FIND ENCLOSED A SAMPLE DASH PLAQUE.

WE THANK YOU FOR THE OPPORTUNITY TO BRING THESE EVENTS TO OUR DOWNTOWN.

SINCERELY,

DAVID SPILLANE
PRESIDENT SCAHS

It is the mission of the Swartz Creek Area Historical Society to keep alive the chronicle of our community's yesterdays, today's, and tomorrow's in the hearts & minds of those around us.

President – David Spillane • Vice President – Paul Williams • Secretary - Angie Buda • Treasurer- Mike Dowler
Trustees - Tim Buda • Dennis Cramer • Jeff Kelley • David Krueger • Lisa Spillane



January 19, 2026

Dear Sponsor;

2026 is upon us and before we know it concert season will be here. Please commit to sponsoring a community summer concert for the 2026 season.

We have a full schedule line-up posted on our website. We have a wide variety of musical genres offered this season.

Sponsorship is posted first come-first served. (We do not allow choosing)

Your sponsorship is recognized in our advertising and stage announcements. Time is offered at the stage microphone on the night of your sponsorship to briefly talk about your group or individual activities.

With 42 years behind us and well over 140,000 community people entertained in that time, this is a special opportunity.

Please decide today and send your sponsorship form and payment to us ASAP.

Thank you for your support and community involvement.

Sincerely,

A handwritten signature in cursive script that reads "David Spillane".

David Spillane

President

Swartz Creek Fine Arts Association



Swartz Creek Fine Arts Association

8099 Civic Drive P.O. Box 98 Swartz Creek, Michigan 48473-0098

810-635-7439 -or- 810-835-2554 info@swartzcreekfinearts.org

APPLICATION FOR CONCERT SPONSORSHIP

Date of Application: _____

Name of Organization: _____

Name of Representative: _____

Address: _____

Telephone Number: Home (____) _____ Office (____) _____

Date of Sponsored Concert: _____ Tuesday _____ 20_____

Sponsorship Fee, Non-Profit Organizations: \$400.00

Sponsorship Fee, Corporate and Business Organizations: \$500.00

Please make all checks out directly to Swartz Creek Fine Arts

Nature of Sponsor's Activities: _____

Number of Personnel of Sponsor Participating: _____

RULES AND REGULATIONS FOR CONCERT SPONSORSHIP:

1. *The Board of Directors of the Swartz Creek Fine Arts Association must approve all applications. All decisions of the Board are final.*
2. *The Board of Directors of the Swartz Creek Fine Arts Association shall not allow the property to be used for profit motivated purposes.*
3. *The theater and its grounds shall not be allowed to be used for illegal or immoral purposes.*
4. *No alcoholic beverages shall be allowed on the premises.*
5. *No unleashed animals shall be allowed on the premises.*
6. *No smoking within the Theater building.*
7. *No vehicles allowed on concrete at Theater.*
8. *The Board of Directors of the Swartz Creek Fine Arts Association or the applicant shall not refuse the use of the premises on the basis of race, age, handicap, religion or color.*
9. *The event sponsor is required to obtain any event license and/or permit, and to pay any license or permit fees, i.e. ASCAP.*
10. *No competing concession sales without authorized approval of Swartz Creek Fine Arts board.*
11. *Any fundraising activity must be pre-approved by Swartz Creek Fine Arts prior to concert.*

I have read and understand the rules and regulations listed above and made a part of this application, and agree to abide by them in the fullest.

Applicant Signature

Applicant Title

=====

FOR SWARTZ CREEK FINE ARTS ASSOCIATION USE ONLY:

APPLICATION STATUS: () APPROVED () DENIED

BY: _____ DATE _____

BID TAB
4484 Morrish Road, Swartz Creek

Item No.	Description	Certified Abatement Unit Price	Dore & Associates Unit Price	Prime Contracting Unit Price	Southeast Abatement Unit Price	Global Green Services Group Unit Price	Metro Abatmenet Unit Price	Quality Environmental Unit Price
1.	BASE BID - ASBESTOS ABATEMENT COST	\$ 87,000.00	\$ 138,400.00	\$ 73,057.50	\$ 39,543.00	\$ 64,000.00	\$ 55,188.00	\$ 97,000.00
2.	ALTERNATE BID 1 - General Cleaning	\$ 8,000.00	\$ 25,200.00	\$ 10,000.00	\$ 5,500.00	\$ 8,900.00	\$ 3,000.00	\$ 18,000.00
3.	ALTERNATE BID 2 - Window Removal	\$ 24,000.00	\$ (4,000.00)	\$ 19,000.00	\$ 4,900.00	\$ 10,000.00	\$ 4,175.00	\$ 15,000.00
4.	ALTERNATE BID 3 - Roof Abatement	\$ 35,000.00	\$ 27,300.00	\$ 88,000.00	\$ 40,000.00	\$ 28,000.00	\$ 40,000.00	\$ 37,600.00
Total Bid (including all alternates)		\$154,000.00	\$186,900.00	\$190,057.50	\$89,943.00	\$110,900.00	\$102,363.00	\$167,600.00
	Base Bid plus Alternate 1	\$ 95,000.00	\$ 163,600.00	\$ 83,057.50	\$ 45,043.00	\$ 72,900.00	\$ 58,188.00	\$ 115,000.00
	Base Bid plus Alternate 2	\$ 111,000.00	\$ 134,400.00	\$ 92,057.50	\$ 44,443.00	\$ 74,000.00	\$ 59,363.00	\$ 112,000.00
	Base Bid plus Alternate 3	\$ 122,000.00	\$ 165,700.00	\$ 161,057.50	\$ 79,543.00	\$ 92,000.00	\$ 95,188.00	\$ 134,600.00
	Base Bid plus Alternate 1 and Alternate 2	\$ 119,000.00	\$ 159,600.00	\$ 102,057.50	\$ 49,943.00	\$ 82,900.00	\$ 62,363.00	\$ 130,000.00

- Lowest Bidder (Base Bid and Alt 1)
- Lowest Bidder (Base Bid and Alt 2)
- Lowest Bidder (Base Bid and Alt 3)
- Lowest Bidder (Base Bid and Alt 1 and Alt 2)

**BID TAB CHECKLIST
CITY OF SWARTZ CREEK
4484 MORRISH ROAD, SWARTZ CREEK, MI**

	Company Name	Bid/Security Bond	Contractor Qualifications	Unit Rate Sheet	Addendum No. 1	Total Bid
1	Certified Abatement (CASI)	Yes	Yes	Yes	Yes	\$154,000.00
2	Dore & Associates (Dore)	No	Yes	Yes	Yes	\$186,900.00
3	Prime Contracting (Prime)	No	Yes	Yes	Yes	\$190,057.50
4	Southeast Abatement (SEA)	Yes	Yes	Yes	Yes	\$89,943.00
5	Global Green Services Group (GGSG)	Yes	Yes	Yes	Yes	\$110,900.00
6	Metro Abatement (Metro)	Yes	Yes	Yes	Yes	\$102,363.00
7	Quality Environmental (QESI)	Yes	Yes	Yes	Yes	\$167,600.00

Lowest Qualified Bidder (including all alternates)
 Highest Qualified Bidder (including all alternates)

Project Bid Forms

4484 Morrish Road, Swartz Creek, MI

January 8, 2026

Triterra Project No.: 25-4348



PROJECT BID FORMS

Subject Property

4484 Morrish Road, Swartz Creek, MI

Base bid scope of work is to include the complete removal of the following items.

Asbestos-Containing Materials Abatement

1. The Contractor is responsible for the complete removal of 4,500 (SF) of asbestos-containing Plaster-Ceiling and Wall-Textured-Popcorn/Stomp. This material is located on the ceiling and walls and is found to be in damaged condition. This material is in the basement and the majority of the first floor.
2. The Contractor is responsible for the complete removal of 400 square feet asbestos-containing Transite. The Transite can be found on the walls and ceilings of the central utility closet in the basement.
3. The Contractor is responsible for the complete removal of 4,980 square feet of asbestos-containing VCT – 9” – Gray w/ non-asbestos-containing mastic. This material is significantly damaged and found in the basement adhered to concrete and on the main floor throughout underneath the carpeting, adhered to wood.
4. The Contractor is responsible for the complete removal of 60 square feet of asbestos-containing VCT – 9” – red w/ non-asbestos-containing mastic. This material is damaged and found in the basement adhered to the concrete along the border of the walls.
5. The Contractor is responsible for the complete removal of 60 square feet of asbestos-containing VCT – 9” – green w/ non-asbestos-containing mastic. This material is damaged and found in the basement adhered to the concrete.
6. The Contractor is responsible for the complete removal of 60 square feet of asbestos-containing VCT – 9” – Triangle-Black w/ non-asbestos-containing mastic. This material is damaged and found in the basement as a shuffleboard inlay adhered to the concrete.
7. The Contractor is responsible for the abatement of asbestos-containing interior and exterior window caulk of 49 total windows. This material is found in the basement and on the 1st floor. The contractor is responsible for replacement caulking on all windows.
8. The Contractor is responsible for general cleaning of loose debris and scraping of loose paint following abatement activities. General cleaning of all horizontal surfaces, sweeping, and cleaning of all loose debris/paint. **This is an alternate bid item.**
9. The Contractor is responsible for the complete removal of 49 windows w/ asbestos-containing interior and exterior window caulk – white. This material is located on the exterior and interior of the windows throughout the basement and 1st floor. Contractor is responsible for boarding up windows following the abatement of the windows. **This is an alternate bid item.**
10. The Contractor is responsible for the complete removal of 4,000 square feet of roofing materials. This includes roof caulking, parapet flashing, and flat roofing materials. **This is an alternate bid item.**

Project Bid Forms

4484 Morrish Road, Swartz Creek, MI

January 8, 2026

Triterra Project No.: 25-4348



SCHEDULE OF UNIT PRICES

Bidders must also provide a unit rate price for:

Abatement Unit Rate Schedule			
Item No.	Description	Unit	Unit Price
1	Thermal System Insulation (TSI) Straight Pipe < 6" diameter (Containment)	Linear Foot	\$ 14.00
2	Thermal System Insulation (TSI) Straight Pipe < 6" diameter (Glove Bag)	Linear Foot	\$ 12.00
3	Thermal System Insulation (TSI) Straight Pipe > 6" to 10" diameter (Containment)	Linear Foot	\$ 16.00
4	Thermal System Insulation (TSI) Straight Pipe > 6" to 10" diameter (Glove Bag)	Linear Foot	\$ 14.00
5	Thermal System Insulation (TSI) Straight Pipe > 10" diameter (Containment)	Linear Foot	\$ 18.00
6	Thermal System Insulation (TSI) Straight Pipe > 10" diameter (Glove Bag)	Linear Foot	\$ 16.00
7	Thermal System Insulation (TSI) Mud Fitting < 6" diameter (Containment)	Fitting	\$ 16.00
8	Thermal System Insulation (TSI) Mud Fitting < 6" diameter (Glove Bag)	Fitting	\$ 14.00
9	Thermal System Insulation (TSI) Mud Fitting > 6" to 10" diameter (Containment)	Fitting	\$ 18.00
10	Thermal System Insulation (TSI) Mud Fitting > 6" to 10" diameter (Glove Bag)	Fitting	\$ 16.00
11	Thermal System Insulation (TSI) Mud Fitting > 10" diameter (Containment)	Fitting	\$ 20.00
12	Thermal System Insulation (TSI) Mud Fitting > 10" diameter (Glove Bag)	Fitting	\$ 18.00
13	Thermal System Insulation (TSI) Mud Fitting – Patch/Repair/Lag	Fitting	\$ 14.00
14	Thermal System Insulation (TSI) Straight Pipe – Patch/Repair/Lag	Each	\$ 12.00
15	Floor Tile (Mastic to Remain)	Square Foot	\$ 1.50
16	Floor Tile w/ Carpet (Mastic to Remain)	Square Foot	\$ 2.50
17	Floor Tile and Mastic (Containment) w/ Carpet	Square Foot	\$ 3.75
18	Floor Tile and Mastic (Containment)	Square Foot	\$ 3.75
19	Floor Tile and Mastic (Non-ACM Mastic Grinding)	Square Foot	\$ 2.75
20	Floor Tile (Heat Machine or Dry Ice)	Square Foot	\$ 2.25
21	Vinyl Sheet Flooring (Non-ACM Mastic)	Square Foot	\$ 1.85
22	Vinyl Sheet Flooring w/ Mastic	Square Foot	\$ 2.85
23	Ceramic Tile w/ Grout & Thinset	Square Foot	\$ 3.75
24	Fire Doors (Tagged & Untagged) (Metal & Wood)	Each	\$ 75
25	Fire Door Frame (Tagged & Untagged) (Metal)	Each	\$ 95
26	Visual Display Board w/ Adhesive (Glue Pods)	Square Foot	\$ 3.00
27	Visual Display Board Adhesive (Glue Pods) (Salvage Boards)	Square Foot	\$ 3.50
28	Fire Proofing	Square Foot	\$ 18.50
29	Fire Proofing (Spot Abatement)	Square Foot	\$ 16.50
30	Asbestos-Containing Debris Clean-up & Disposal	Square Foot	\$ 1.50
31	Interior Window Caulk	Square Foot	\$ 55
32	Exterior Window Caulk	Square Foot	\$ 55
33	Interior Window Glazing	Square Foot	\$ 100
34	Exterior Window Glazing	Square Foot	\$ 100
35	Interior Door Caulk	Square Foot	\$ 55
36	Exterior Door Caulk	Square Foot	\$ 55



Project Bid Forms

4484 Morrish Road, Swartz Creek, MI

January 8, 2026

Triterra Project No.: 25-4348



Abatement Unit Rate Schedule			
Item No.	Description	Unit	Unit Price
37	Interior Joint Seam Caulk	Square Foot	\$ 55
38	Exterior Joint Seam Caulk	Square Foot	\$ 55
39	Transite Panel	Square Foot	\$ 2.00
40	Transite Panel (Patch & Repair)	Square Foot	\$ 2.50
41	Plaster (Wood Lath)	Square Foot	\$ 3.75
42	Plaster (Metal Lath)	Square Foot	\$ 4.75
43	Plaster (Spot Abatement)	Square Foot	\$ 3.50
44	Textured Ceiling/Wall Application	Square Foot	\$ 3.50
45	Drywall & Joint Compound	Square Foot	\$ 3.25
46	Drywall & Joint Compound (Spot Abatement)	Square Foot	\$ 3.00
47	Suspended Ceiling Tiles (2'x2', 2'x4', various sizes) & Grid	Square Foot	\$ 2.85
48	Suspended Ceiling Tiles (2'x2', 2'x4', Various Sizes) & Salvage/Clean Grid	Square Foot	\$ 3.00
49	Cove Base (Adhesive to Remain)	Square Foot	\$ 4.00
50	Cove Base w/ Asbestos-Containing Adhesive	Square Foot	\$ 6.00
51	Thermal System Insulation (TSI) Duct Insulation/Wrap/Tape	Square Foot	\$ 21.00
52	Duct Caulk	Square Foot	\$ 55
53	Sink with Undercoating (Single Base)	Each	\$ 35
54	Sink with Undercoating (Dual Base)	Each	\$ 50
55	Vibration Dampener	Square Foot	\$ 3.00
56	Light Fixture Heat Shields	Each	\$ 30.00
57	Electrical Wiring/Sheathing	Linear Foot	\$ 12.00
58	Flat Roofing Membrane	Square Foot	\$ 10.00
59	Roofing Tar	Square Foot	\$ 10.00
60	Roof Flashing	Square Foot	\$ 10.00
61	Thermal System Insulation (TSI) Door/Tank Gasket	Square Foot	\$ 21.00
62	Vermiculite (Block Wall Insulation)	Cubic Foot	\$ 35.00
63	Vermiculite (Attic Insulation)	Cubic Foot	\$ 30.00
64	Ceiling Tile Glue Pod Removal	Square Foot	\$ 3.25
65	Mobilization Charge	Per Call Out	\$ 500
66	Hourly Rate of Worker (Abatement Related Activity)	Hour	\$ 75
67	Hourly Rate of Worker (Non-Abatement Related Activity - general cleaning, general demolition, etc.)	Hour	\$ 65.00

Project Bid Forms

4484 Morrish Road, Swartz Creek, MI

January 8, 2026

Triterra Project No.: 25-4348



Alternate Bid Cost of General Cleaning:

Base Bid – Asbestos Abatement Cost: \$ 5,500.00

Base Bid – Asbestos Abatement Cost - (Written Out): Five thousand five hundred and zero cents

Alternate Bid Cost of Asbestos Abatement (Window Removal):

Base Bid – Asbestos Abatement Cost: \$ 4,900.00

Base Bid – Asbestos Abatement Cost - (Written Out): Four thousand nine hundred and zero cents

Alternate Bid Cost of Asbestos Abatement (Roofing Materials Removal):

Base Bid – Asbestos Abatement Cost: \$ 40,000.00

Base Bid – Asbestos Abatement Cost - (Written Out): Fourty thousand and zero cents

Total Base Bid Cost: \$ 39,543.00

Total Base Bid Cost (Written Out): \$ Thirty nine thousand five hundred forty three and zero cents

Days to Complete Asbestos Abatement: 10 days

Contractor Company: Southeast Abatement LLC

Signature: Taylor Pagano

Date: 2/26/2026

 **AIA** Document A310™ – 2010

Bid Bond

CONTRACTOR:
(Name, legal status and address)
Southeast Abatement LLC
22510 Hoover Rd, Suite A
Warren, MI 48089

SURETY:
(Name, legal status and principal place of business)
Hudson Insurance Company
100 William Street, 5th Floor
New York, NY 10038

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

OWNER:
(Name, legal status and address)
City of Swartz Creek
8083 Civic Drive
Swartz Creek, MI 48473

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

BOND AMOUNT: Five Percent (5%) of Amount Bid

PROJECT:
(Name, location or address, and Project number, if any)
4484 Morrish Rd, Swartz Creek, MI 48473 - Asbestos Abatement

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this **26th** day of **February, 2026**

(Witness)

Southeast Abatement LLC
(Principal) *(Seal)*

(Witness)

(Title)
Hudson Insurance Company
(Surety) *(Seal)*

(Title) **Susan L Small, Attorney-in-Fact**

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BID BOND POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That HUDSON INSURANCE COMPANY, a corporation of the State of Delaware, with offices at 100 William Street, New York, New York, 10038, has made, constituted and appointed, and by these presents, does make, constitute and appoint Alan P. Chandler, Robert Trobec, Jeffrey A. Chandler, Susan L. Small

John L. Budde, Krista L. Pocket, Wendy L. Hingson
of the State of Michigan

its true and lawful Attorney(s)-in-Fact, at New York City in the State of New York, each of them alone to have full power to act without the other or others, to make, execute and deliver on its behalf, as Surety, bid bonds and Consents of Surety for any and all purposes.

Such bid bonds and Consents of Surety, when duly executed by said Attorney(s)-in-Fact, shall be binding upon said Company as fully and to the same extent as if signed by the President of said Company under its corporate seal attested by its Secretary.

In Witness Whereof, HUDSON INSURANCE COMPANY has caused these presents to be of its Senior Vice President thereunto duly authorized, on this 1st day of November, 2025 at New York, New York.



(Corporate seal)

Attest *Karen L. Colonna*
Karen L. Colonna, Corporate Secretary

HUDSON INSURANCE COMPANY

By *Andrew A. Dickson*
Andrew A. Dickson, Senior Vice President

STATE OF NEW YORK
COUNTY OF NEW YORK SS.

On the 1st day of November, 2025 before me personally came Andrew A. Dickson to me known, who being by me duly sworn did depose and say that he is a Senior Vice President of HUDSON INSURANCE COMPANY, the Company described herein and which executed the above instrument, that he knows the seal of said Company, that the seal affixed to said instrument is the corporate seal of said Company, that it was so affixed by order of the Board of Directors of said Company, and that he signed his name thereto by like order.

(Notarial Seal)



Ann M. Murphy
ANN M. MURPHY
Notary Public, State of New York
No. 01MU6067553
Qualified in Nassau County
Commission Expires December 10, 2029

CERTIFICATION

STATE OF NEW YORK
COUNTY OF NEW YORK SS.

The undersigned Karen L. Colonna hereby certifies:

THAT the original resolution, of which the following is a true and correct copy, was duly adopted by unanimous written consent of the Board of Directors of Hudson Insurance Company dated July 27th, 2007, and has not since been revoked, amended or modified:

"RESOLVED, that the President, the Executive Vice Presidents, the Senior Vice Presidents and the Vice Presidents shall have the authority and discretion, to appoint such agent or agents, or attorney or attorneys-in-fact, for the purpose of carrying on this Company's surety business, and to empower such agent or agents, or attorney or attorneys-in-fact, to execute and deliver, under this Company's seal or otherwise, bonds obligations, and recognizances, whether made by this Company as surety thereon or otherwise, indemnity contracts, contracts and certificates, and any and all other contracts and undertakings made in the course of this Company's surety business, and renewals, extensions, agreements, waivers, consents or stipulations regarding undertakings so made; and

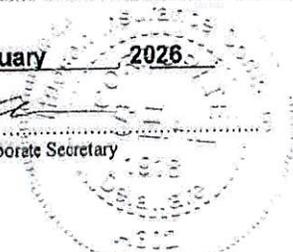
FURTHER RESOLVED, that the signature of any such Officer of the Company and the Company's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seal when so used whether heretofore or hereafter, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed."

THAT the above and foregoing is a full, true and correct copy of Power of Attorney issued by said Company, and of the whole of the original and that the said Power of Attorney is still in full force and effect and has not been revoked, and furthermore that the Resolution of the Board of Directors, set forth in the said Power of Attorney is now in force.



Witness the hand of the undersigned and the seal of said Company this 26th day of February, 2026

By *Karen L. Colonna*
Karen L. Colonna, Corporate Secretary





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/24/2026

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

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

PRODUCER VTC Insurance Group Troy Office 1175 W. Long Lake Ste. 200 Troy MI 48098-4960	CONTACT NAME: Cindy Balfour	
	PHONE (A/C, No, Ext): (248) 828-3377 FAX (A/C, No): (248) 828-3741	
INSURED Southeast Abatement LLC 22728 Hoover Warren MI 48089	E-MAIL ADDRESS: cbalfour@vtcins.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: Nautilus Insurance Company	17370
	INSURER B: Great Divide Insurance Company	25224
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES

CERTIFICATE NUMBER: 25-26 Master

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> X,C,U Included GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			ECP2040776	6/28/2025	6/28/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS			BAP2040777	6/28/2025	6/28/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			FFX2040779	6/28/2025	6/28/2026	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	WCA2040778	6/28/2025	6/28/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Pollution Liability			ECP2040776	6/28/2025	6/28/2026	\$1,000,000 Limit
A	Professional Liability			ECP2040776	6/28/2025	6/28/2026	\$1,000,000 Limit

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

Where required by written contract, The City of Swartz Creek is included as additional insured on the General Liability policy with respect to ongoing and completed operations performed by the named insured.

CERTIFICATE HOLDER

CANCELLATION

The City of Swartz Creek 8083 Civic Drive Swartz Creek, MI 48473	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE Alan Chandler/CBALFO 

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APPENDIX A: CONTRACTOR QUALIFICATION FORM

Subject Properties
4484 Morrish Road, Swartz Creek, MI 48473

Section 1: Company Details

Company Name: Southeast Abatement LLC

Company Address: 22510 Hoover Suite A Warren MI, 48089

Phone Number: 586-335-7448

Fax Number: N/A

Billing Contact: Taylor Pagano

Billing Contact Email: tpagano@seallc.net

Estimating Contact: Krystyl Kirby

Estimating Contact Email: estimating@seallc.net

Company Website: https://www.southeastabatementllc.net/

Services Provided:
Asbestos Abatement

How many permanent demolition workers on staff? 10 - ten

How many permanent abatement workers/supervisors on staff? 10 - ten

How many abatement/demolition projects has your company completed within the last 5 years for each category?

< \$25,000: 500 \$25,000 - \$50,000: 350 \$50,000-\$100,000: 200 \$100,000 - \$250,000: 50
\$250,000 - \$350,000: 30 \$350,000-\$500,000: 15 \$500,000 - \$1,000,000: N/A > \$1,000,000 N/A

Please provide two (2) references for abatement/demolition-related work.

1. Name: Scott Krall
Title: President
Company: Blue Star Inc

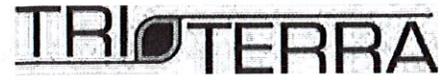
2. Name: Larry Jones
Title: President
Company: Selective Construction Corp.

Appendix A: Contractor Qualification Form

4484 Morrish Road, Swartz Creek, MI 48473

January 12, 2026

Triterra Project No.: 25-4348



Email: skrall@bluestardemo.com
Phone: 586-427-9933

Email: ljones@selectiveconstruction.net
Phone: 248-640-3231

Section 2: Regulatory & Legal

State of Michigan Asbestos Abatement Contractor License No.: C61801

State of Michigan Lead Abatement Contractor License No.: N/A

Has your company (or related companies) received citation(s), notice of violation, or other disciplinary action from the Michigan Occupational Safety and Health Administration (OSHA) Asbestos Program, Michigan Department of Environmental Quality (DEQ) Air Quality Division, National Emission Standard Hazardous Air Pollutants (NESHAP) Asbestos Program, or any other federal, state, or local agency regulating asbestos or lead within the last **five (5) years**? Yes No

If yes, please provide details on the date/location, nature of the violation, and remedy actions.

Please see the attached citation and Southeast Abatement's response letter

Has your company ever been a party to claims, litigation, or arbitration regarding asbestos abatement, lead abatement, and/or other closely related services? Yes No

If yes, please provide a detailed explanation.

Has your company ever been terminated by a client or not completed a contract awarded for any reason within the last five (5) years? Yes No

If yes, please provide a detailed explanation.

Has your company ever been involved in bankruptcy or reorganization? Yes No

If yes, please provide a detailed explanation.

Appendix A: Contractor Qualification Form

4484 Morrish Road, Swartz Creek, MI 48473

January 12, 2026

Triterra Project No.: 25-4348



Has your company operated under a different name, alias, or DBA? Yes No

If yes, please provide a detailed explanation of each name, date of use, and purpose.

Section 3: Safety

Does your company have a dedicated, non-working safety professional on staff? Yes No

If yes, who? Adam Smak

Does your staff have current CPR and/or first aid training? Yes No

Does your staff have up to date HAZWOPER training? Yes No

Does your company have a written accident prevention program? Yes No

Does your company have a written COVID-19 preparedness plan? Yes No

Does your company have a written respiratory protection plan? Yes No

Does your company have a silica exposure contractor plan? Yes No

How many OSHA recordable accidents has your company had in the last three (3) years? 0 - Zero

What is your company's Experience Modification Rate (EMR) for the last three (3) years?

2024: _____ 2023: _____ 2022: _____

Please see attached EMR Letter

Will you be able to provide training certificates, medical evaluations, and respirator fit testing certificates prior to starting work? Yes No

Appendix A: Contractor Qualification Form

4484 Morrish Road, Swartz Creek, MI 48473

January 12, 2026

Triterra Project No.: 25-4348



Section 4: Project Specific Information

Did a representative of your company attend the pre-bid walkthrough? Yes No

Are you planning to use a subcontractor for any of the work associated with this project? Yes No

Have you thoroughly reviewed the Health & Safety Plan associated with this project? Yes No

If awarded the project, who will be the assigned project manager? Krystyl Kirby

If awarded the project, who will be the assigned project superintendent? Adam Smak

How many years of asbestos/demolition experience does the project manager have? 12 Years

How many years of asbestos/demolition experience does the superintendent have? 20 Years

How many years of contaminated soil excavation experience does the project manager have? 5 Years

If awarded the project, how many workers are anticipated to be assigned to the project? 6 Workers

If awarded the project, how many workers assigned will be temporary employees? None

What abatement/demolition equipment do you plan to utilize for this project? Please list as much as possible: Negative air machines
3 stage shower and decontamination
Lift/Scaffolding

If awarded, what is the proposed work schedule to complete the work? Please detail days of week, shifts, and shift length (4, 10-hour shifts, 5, 8-hour shifts, etc.).

Monday: 8-Hr Tuesday: 8-Hr Wednesday: 8-Hr Thursday: 8-Hr Friday: 8-Hr

If awarded, do you anticipate working any weekend or holiday shifts? Yes No
If yes, what day(s) and shifts? _____

Are there any submittals that you can't submit prior to the start of the project? Yes No
If yes, what submittals and why? _____

Appendix A: Contractor Qualification Form

4484 Morrish Road, Swartz Creek, MI 48473

January 12, 2026

Triterra Project No.: 25-4348



Do you see any discrepancies, issues, concerns, or errors with the scope of work or quantities provided within the report or demolition scope of work? Yes No

If yes, please describe each issue and corrective action. _____

Do you foresee or anticipate any issues with labor that may delay the project? Yes No

Do you anticipate any issues with equipment/materials that may delay the project? Yes No

Do you understand that you are required to comply with the requirements set forth in these specifications for this project? Yes No

Do you understand that you are required to follow all federal, state, and local laws as they pertain to demolition, contaminated soil excavation as well as abatement, as applicable? Yes No

Triterra will be providing air monitoring services throughout the abatement and demolition duration of this project. Do you understand that it is your responsibility to ensure that your staff is keeping any air monitoring equipment (high volume pumps, low volume pumps, perimeter air monitoring stations) in good working condition and you will be responsible to replace any equipment that is damaged by you or your staff? Yes No

Do you understand that Triterra has provided "good faith" measurements for quantities of materials present and that it is **YOUR** responsibility to confirm quantities for your bid? Yes No

Do you understand that Triterra has the right to stop work that is not complying with the scope of work set forth within the specifications? Yes No

Do you understand that Triterra, the Owner, and/or the Construction Manager have the right to dismiss any worker who does not follow the safety guidelines set forth for the site? Yes No

Do you understand that Triterra, the Owner, and/or the Construction Manager have the right to dismiss any worker who is not complying with federal, state, and local laws as they pertain to the scope of work herein? Yes No

Do you understand that you will be required to work additional hours and/or days to meet the project schedule if there are delays caused by your equipment, materials, and/or labor? Yes No

Do you understand that any variation to the proposed demolition schedule or workweek will need to be coordinated and approved with Triterra, the Owner, and/or the Construction Manager prior to adjusting? Yes No

Appendix A: Contractor Qualification Form

4484 Morrish Road, Swartz Creek, MI 48473

January 12, 2026

Triterra Project No.: 25-4348



Do you understand that in the event that additional materials are identified that require abatement and are not within the initial scope of work, a change order must be submitted, reviewed, and approved prior to performing any work? Yes No

Section 5: Acknowledgement & Signature

The Undersigned hereby declares that he/she is certified to enter into a legally binding agreement and that the information provided within **Appendix A – Contractor Qualification Form** is true and correct. Furthermore, permission is granted to Triterra and the Owner to contact any references for Insurance, Banking, and/or Bonding Agent contained herein.

Signature: Taylor Pagano

Date: 2/26/2026

Name (Printed): Taylor Pagano

Title: Office Manager

Company: Southeast Abatement LLC





Southeast Abatement LLC
22510 Hoover Suite A Hoover
Warren MI 48089
Phone Number: 586-335-7448

History of Regulatory Compliance

EGLE Violation on December 2, 2024 – The violation was for failure to wet RACM that had been stripped. 40 CFR 61.145(c)(6)(i) – see attached violation and our response



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
AIR QUALITY DIVISION



PHILLIP D. ROOS
DIRECTOR

December 2, 2024

VIA E-MAIL

Scott Krall
Southeast Abatement, LLC
22728 Hoover Road
Warren, Michigan 48089

Travis Greer
St. Andre Bessette Catholic Parish
4250 West Jefferson Avenue
Ecorse, Michigan 48229

SRN/ID: U822404777; Wayne County

Dear Scott Krall and Travis Greer:

VIOLATION NOTICE

On November 8, 2024, the Department of Environment, Great Lakes, and Energy (EGLE), Air Quality Division (AQD) conducted an inspection at the commercial property located at 27700 West Outer Drive, Ecorse, Wayne County. The purpose of this inspection was to determine compliance with the requirements of Title 40 of the Code of Federal Regulations (40 CFR), Part 61, Subpart M (National Emission Standard for Asbestos), and Rule 942 of Part 55, Air Pollution Control of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended.

According to our investigation, St. Andre Bessette Catholic Parish owns the property and Southeast Abatement, LLC conducted the renovation activities. The National Emission Standard for Asbestos holds both the owner and operator equally liable for violations.

During the inspection, AQD staff noted an active asbestos abatement project under negative pressure enclosure. Asbestos containing waste material (ACWM) within fiber drums staged for disposal was in a dry state. Additionally, several drums were unsealed, punctured or otherwise improperly sealed, and contained dry ACWM within them. AQD staff also identified several areas where ACM Aircel pipe insulation had been stripped in bulk and not immediately wetted and sealed as required by the NESHAP. Asbestos survey results and on-site sampling conducted by AQD staff indicated that the stripped material and the material staged for disposal was regulated asbestos containing material (RACM).

Process Description	Section Violated	Comments
Asbestos abatement activities at a subject commercial building.	40 CFR 61.145(c)(6)(i)	Failure to wet RACM that has been stripped.

VIOLATION NOTICE

Scott Krall and Travis Greer
Page 2
December 2, 2024

Please initiate actions necessary to correct the cited violation and submit a signed written response to this Violation Notice by December 23, 2024 (which coincides with 21 calendar days from the date of this letter). The response should include:

- The dates the violation occurred;
- An explanation of the causes and duration of the violation;
- Whether the violation is ongoing;
- A summary of the actions that have been taken and are proposed to be taken to correct the violation and the dates by which these actions will take place.
- What steps are being taken to prevent a reoccurrence; and
- Acknowledgement of receipt, and understanding of, the attached "Understanding NESHAP" fact sheet.

The signed written response from the owner and operator to this violation notice may be submitted by mail and directed to the attention of Jeff Benya, Asbestos Unit at EGLE, AQD, P.O. Box 30260, Lansing, Michigan 48909-7760 and must include a copy to Jason Wolf, Enforcement Unit at the same address. The response may be scanned and e-mailed to BenyaJ@Michigan.gov and WolfJ2@Michigan.gov.

If the listed parties believe the above observations or statements are inaccurate or do not constitute violation(s) of the applicable legal requirements cited, please provide appropriate factual information to explain your position.

Thank you for your attention to resolving the violation cited. If you have any questions regarding the violation or the actions necessary to bring this facility into compliance, please contact me at the number listed below.

Sincerely,



Jeffrey Benya
Senior Environmental Quality Analyst
Air Quality Division
313-618-0372

Attachment: Sample results
cc: Annette Switzer, EGLE
Christopher Ethridge, EGLE
Brad Myott, EGLE
Dr. April Wendling, EGLE
Tammy Bell, EGLE
Jason Wolf, EGLE



Southeast Abatement LLC
22728 Hoover Road,
Warren, MI 48089
Phone: (586) 335-7448

December 12, 2024

Jeff Benya
Asbestos Unit at EGLE, AQD,
P. O. Box 30260
Lansing, Michigan 48909-7760

RE: SRN/ID: U822404777; Wayne County

Dear Mr. Benya,

On November 8, 2024, Southeast Abatement received a Violation Notice from the worksite located at 4250 West Jefferson Avenue, Ecorse, Michigan 48229 .

In response to this violation initiated on November 8, 2024, a failure to wet RACM that has been stripped by employees who performed asbestos abatement at the above referenced worksite.

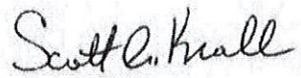
All RACM that has been removed or stripped must be adequately wet to ensure that it remains wet until it is collected and contained or treated in preparation for disposal.

The area in question located in the basement of the subject property was currently being set up for abatement activities i.e. hanging poly for containment, 3-stage decontamination, and housekeeping activities. The material in question was found during housekeeping activities to be loose and falling from piping. The material was placed on ploy sheeting and misted awaiting abatement activities in the basement to begin.

Due to the starting site conditions of the building, where plaster and pipe insulation debris were covering surfaces in significantly damaged conditions, it is expected to find new falling or migrating materials in areas awaiting abatement activities. Public health and safety are a priority for SEA personnel and activities at the subject building are improving an unsafe and blighted structure.

Moving forward Southeast Abatement has implemented that loose or damaged material falling from its place of origin will be adequately wetted prior to double bagging the material during housekeeping activities and properly disposed of.

Sincerely,

A handwritten signature in black ink that reads "Scott L. Krall". The signature is written in a cursive style with a large initial 'S'.

Scott Krall – President



February 9, 2026

Southeast Abatement LLC
22728 Hoover
Warren, MI 48089

RE: Workers' Compensation Experience Modification

To Whom It May Concern:

Per your request, listed below are your experience modifications for the current and past 2 years.

06/28/2025 to 06/28/2026 - .92
06/28/2024 to 06/28/2025- NO mod - length of time in business
06/28/2023 to 06/28/2024- NO mod - length of time in business

If you should need any additional information, please do not hesitate to call.

Sincerely,

Cindy Balfour

Cindy Balfour
Account Manager

Contractor Number
C61801

Expiration Date
7/21/2026

State of Michigan

Department of Labor and Economic Opportunity

Southeast Abatement, LLC

has satisfactorily met the requirements of Michigan Public Act 135 of 1986,
as amended, and is hereby recognized as a

LICENSED ASBESTOS ABATEMENT CONTRACTOR

Type II (5 + employees)

The issuance of this license does not ensure that asbestos indemnification insurance coverage has been acquired by the licensee. This license is nontransferable.

MIO 3003 (03/2019)
Authority: Michigan Public Act 135 of 1986, as amended

179243

Southeast Abatement, LLC
22728 Hoover Road
Warren, MI 48089

The Michigan Department of Labor and Economic Opportunity (LEO) has reviewed and approved your application for a Michigan Asbestos Abatement Contractors License. The License Certificate is valid for a period of one year.

The Department is requiring each licensed asbestos abatement contractor to notify the Department of any asbestos abatement project exceeding 10 linear feet or 15 square feet of friable asbestos containing material. This notification must reach the office of the Asbestos Program at least 10 days before the beginning of each project. If for any reason there are revisions or modifications to a notification, your company must notify LEO by FAX (517.284.7700), telephone, or email (asbestos@michigan.gov). If the revision is via telephone, your company must follow-up with a formal written revision.

Please be advised, your company must continue to maintain records of post-abatement air monitoring results. LEO can and may request these post asbestos abatement monitoring results periodically. Please be reminded that any additional or new employees must be accredited before they engage in any asbestos abatement activities.

To apply for renewal of this license, please submit an application no sooner than 90 days and no later than 30 days before the license expires. The Department must also be notified of any address or ownership changes. Project notifications and questions regarding your license should be directed to the Michigan Department of Labor and Economic Opportunity, MIOSHA Asbestos Program, P.O. Box 30671, Lansing, Michigan 48909, 517.284.7698.

Dan W. Maki

Dan W. Maki
Safety and Health Manager



Asbestos Abatement Work Plan

Projected Duration: 10 days

Work Schedule: Monday-Friday – 8 Hour Shifts

1. Project Staffing
 - a. 1 foreman/competent person
 - i. On-site supervision at all times
 - ii. OSHA/EPA compliance oversight
 - iii. Conduct daily toolbox talks
 - iv. Maintain daily logs and project documents
 - v. Interface with client and project manager
 - b. Field Personnel
 - i. 4 certified asbestos abatement laborers
 - ii. Containment construction
 - iii. Critical barrier installation
 - iv. Negative air system set up and monitoring
 - v. Regulated material removal
 - vi. Bagging, labeling and waste handling
 - vii. Decontamination and final cleaning
 - c. Total crew size – 6 Personnel
2. Work Schedule
 - a. Workdays: Monday through Friday
 - b. Shift length: 8 Hours
 - c. Shift time: 8:00am – 4:30pm
3. Project timeline (10-day breakdown)
 - a. Day 1-2 Mobilization and containment set up
 - i. Equipment mobilization
 - ii. Establish regulated work area
 - iii. Install critical barriers (poly sheeting, tape)
 - iv. Construct decontamination unit (3-stages)
 - v. Install and test negative air machines with HEPA filtration
 - b. Day 3-8 Active Abatement Phase
 - i. Wet removal of ACM in accordance with project specifications
 - ii. Continuous operation of negative air machines
 - iii. Proper bagging and labeling of asbestos waste
 - iv. Daily cleaning of work area
 - v. Supervisor inspections and documentation
 - c. Day 9 Final Cleaning and Visual Inspection
 - i. Detailed HEPA vacuuming of all surfaces
 - ii. Wet wipe of work area
 - iii. Removal of debris
 - iv. Supervisor final visual inspection
 - d. Day 10 Clearance and Demobilization



Southeast Abatement LLC
22510 Hoover Suite A Hoover
Warren MI 48089
Phone Number: 586-335-7448

- i. Removal of containment upon passing clearance
 - ii. Equipment decontamination
 - iii. Waste transport and disposal documentation
 - iv. Final site walk through
- 4. Daily operational procedure
 - a. Each workday will include:
 - i. Morning safety meeting
 - ii. Engineering controls
 - iii. Work execution
 - iv. End of day procedures
- 5. Safety and compliance
 - a. All work will be performed in accordance with
 - i. OSHA 29 CFR 1926.1101
 - ii. EPA NESHAP regulations
 - iii. Applicable state and local regulations