

Charter Township of Windsor – Eaton County Michigan

Resolution Number 26-008

Grand Pointe Subdivision Improvements Special Assessment District

Act 188 Resolution 4 of 4

At a meeting of the Township Board of Windsor Charter Township, Eaton County, Michigan, held at the Windsor Charter Township Emergency Services Building on April 14, 2026, at 7:00 p.m.

PRESENT: Shaw, Barnhart-Smith, Rumsey, Myers, Pray, Slucter and Gardner

ABSENT: None

The following resolution was offered by Slucter

and supported by Rumsey :

WHEREAS, pursuant to Act 188, Public Acts of Michigan of 1954, as amended (“Act 188”), the Township Board may proceed to initiate and carry out improvements to, among other things, the construction of water systems, including but not limited to replacing the water main in the Grand Pointe Subdivision located in Windsor Charter Township, Eaton County, Michigan (hereinafter referred to as the “Grand Pointe Subdivision Improvements”). See MCL 41.722(1)(b); and

WHEREAS, the Township Board previously adopted Resolution No. 26-004 to initiate and carry out the Grand Pointe Subdivision Improvements; and

WHEREAS, the Township Board, after a public hearing, previously adopted Resolution No. 26-006 approving the Grand Pointe Subdivision Improvements, the proposed location thereof, an estimate of the costs of the same in the total amount of \$1,592,365.00 and the special assessment district (“Grand Pointe Subdivision Improvements Special Assessment District”) against which those estimated costs will be assessed; and

WHEREAS, the Township Supervisor has prepared a proposed special assessment roll describing all of the parcels to be assessed within the Grand Pointe Subdivision Improvements Special Assessment District as above set forth, with the names of the owners thereof, if known, and the total amount to be assessed against each parcel, which amount shall be such relative portion of the whole sum to be levied against all parcels in the assessment district as the benefit to such parcel bears to the total benefit of all parcels in the District; and

WHEREAS, the Supervisor affixed a certificate to the proposed special assessment roll stating that said roll was made pursuant to the Township Board's resolutions and that in making the special assessment roll she has, according to her best judgment, conformed in all respects to the directions contained in the Township Board's resolutions and the statutes of the State of Michigan, and she reported the proposed special assessment roll with her attached certificate to the Township Board; and

WHEREAS, the Township Board previously adopted a resolution to set a time, date, and place for the Township Board to hold a public hearing to hear any objections to the proposed special assessment roll; and

WHEREAS, the Township Clerk caused notice of the public hearing to be given by publication twice prior to such hearing in a newspaper circulated in the Township, the first publication being at least ten days prior to the time of the hearing; and

WHEREAS, the Township Clerk also caused notice of the public hearing to be given by first class mail to all owners of land in the special assessment district at the address shown on the last Township tax assessment roll, at least ten days before the date of such public hearing; and

WHEREAS, the attached **Exhibit I**, the proposed special assessment roll, was on file with the Township Clerk and publicly available prior to the public hearing; and

WHEREAS, the Township Board conducted a public hearing at 7:00 p.m., on April 14, 2026, at the Windsor Charter Township Emergency Services Building, to hear any objections to the proposed special assessment roll; and

WHEREAS, after hearing objections and comments regarding the proposed special assessment roll, the Township Board finds that the special assessment roll should be approved as shown in the attached **Exhibit I**.

NOW, THEREFORE, BE IT RESOLVED by the Township Board of Windsor Charter Township, Eaton County, Michigan, as follows:

1. The Township Board determines that the special assessments reflected on the proposed special assessment roll prepared by the Township Supervisor are in proportion to the benefits to be derived by the properties specially assessed.

2. The proposed special assessment roll shall be designated as the Grand Pointe Subdivision Improvements Special Assessment District Special Assessment Roll, and the special assessment district against which it is assessed shall be designated as the Grand Pointe Subdivision Improvements Special Assessment District.

3. The Grand Pointe Subdivision Improvements Special Assessment District Special Assessment Roll in the final amount of \$1,592,365.00 plus any interest, as prepared and reported to the Township Board by the Township Supervisor and attached hereto as **Exhibit I**, is confirmed.

4. If the entire special assessment amount owed per parcel (\$18,303.05) is paid in full prior to the Township sending out the 2026 Winter tax bills, properties that have prepaid special assessments shall not pay any interest. Should any full prepayment not occur before sending out the 2026 Winter tax bills, special assessment installments will be placed on tax bills beginning in the winter of 2026 and annually thereafter. Interest at a rate of 5% as accrued and in

accordance with Michigan law including Act 188 and the General Property Tax Act will be applied to special assessment installment charges or subsequent prepayments.

5. The special assessments within the Grand Pointe Subdivision Improvements Special Assessment District Special Assessment Roll shall be levied pursuant to the following: Parcel owners may pay the amount due in 10 annual installments placed on the Township Tax Roll (beginning on the Winter 2026 tax bill) as permitted under Michigan law until each parcel owner has paid for their portion of the final amount as defined in **Exhibit I**. Parcel owners may also prepay their entire assessment amount as stated on the roll. The assessments, including annual installments, shall be billed and collected when they are due. As provided by 1954 PA 188, as amended, if any special assessment is not paid when due, then the special assessment shall be considered to be delinquent and there shall be collected, in addition to interest, a penalty in the same manner as real property taxes to the extent that such penalty does not exceed those allowed by Act 188 of 1954. Should a parcel owner pay his or her assessment amount using annual installments rather than prepaying the balance, such parcel owner's annual installments shall include applicable fees including interest amounts to not exceed the values outlined in MCL 41.735a associated with funds advanced for the Grand Pointe Subdivision Improvements paid for by the Township Improvement Revolving Fund (if any funds are advanced for the project by such a revolving fund).

6. The assessments made in said Special Assessment Roll are hereby ordered and directed to be collected, and the Township Clerk shall deliver said Special Assessment Roll to the Township Treasurer with their warrant attached (endorsing said roll), commanding the Treasurer to collect the assessments therein in accordance with the direction of the Township Board with respect thereto, and the Treasurer is authorized and directed to collect the amounts assessed as they

become due pursuant to the terms of this Resolution and the provisions of the applicable statutes of the State of Michigan.

7. The term of the Special Assessment District and assessments under it shall last until the amount specified has been collected from each parcel up to the total amount of the improvements to Grand Pointe Subdivision (\$1,592,365.00) plus any interest accrued.

8. All prior resolutions and parts of prior resolutions insofar as they conflict with the provisions of this resolution are hereby rescinded.

Yeas: Myers, Gardner, Barnhart-Smith, Shaw, Rumsey, Pray and Slueter

Nays: None

RESOLUTION DECLARED ADOPTED.

CERTIFICATION

STATE OF MICHIGAN)
) ss
COUNTY OF EATON)

I, the undersigned, the duly qualified and acting Clerk for Windsor Charter Township, Eaton County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the Windsor Charter Township Board at a meeting held on April 14, 2026, and further certify that the above Resolution was adopted at said meeting.

Meredith Barnhart-Smith,
Windsor Charter Township Clerk

**GRAND POINTE SUBDIVISION IMPROVEMENTS
SPECIAL ASSESSMENT DISTRICT**

EXHIBIT I

2026 CONFIRMED SPECIAL ASSESSMENT ROLL

[Attach Roll as Confirmed by Township Board]

Principal	18,303.05	Number of Payments:	10	Total Cost for Project	\$1,592,365.00
Term	10	Annual Rate:	0.05		
Annual Rate	5.00%	Annual Principal Payment	\$1,830.30		
Initial Date	12/1/2026				

	Date	Beginning Balance:	Principal	Interest	Payment	Ending Balance
1	1-Dec-26	\$18,303.05	\$1,830.30	\$915.15	\$2,745.45	\$16,472.75
2	1-Dec-27	\$16,472.75	\$1,830.30	\$823.64	\$2,653.94	\$14,642.45
3	1-Dec-28	\$14,642.45	\$1,830.30	\$732.12	\$2,562.42	\$12,812.15
4	1-Dec-29	\$12,812.15	\$1,830.30	\$640.61	\$2,470.91	\$10,981.85
5	1-Dec-30	\$10,981.85	\$1,830.30	\$549.09	\$2,379.39	\$9,151.55
6	1-Dec-31	\$9,151.55	\$1,830.30	\$457.58	\$2,287.88	\$7,321.25
7	1-Dec-32	\$7,321.25	\$1,830.30	\$366.06	\$2,196.36	\$5,490.95
8	1-Dec-33	\$5,490.95	\$1,830.30	\$274.55	\$2,104.85	\$3,660.65
9	1-Dec-34	\$3,660.65	\$1,830.30	\$183.03	\$2,013.33	\$1,830.35
10	1-Dec-35	\$1,830.35	\$1,830.30	\$91.52	\$1,921.82	\$0.05

Interest can be avoided if full balance (\$18,303.05) is paid before the 2026 winter tax bill is sent out.

080-050-500-010-00	GOODRICH, CHERYL; ARMSTRONG, CHRISTOPHER/ETAL	10014 BURGUNDY BLVD, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-020-00	STEELE, AMY	10026 BURGUNDY BLVD, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-032-00	RAYMOND, JEFFERY O	10050 BURGUNDY BLVD, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-040-00	KENYON, DANIEL S & CHARIL	10078 BURGUNDY BLVD, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-050-00	EMMERICH, PATRICE ANNE EBREO/THOMAS	10082 BURGUNDY BLVD, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-060-00	HILBERT, DANIEL	10100 BURGUNDY BLVD, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-070-00	WHITE, JAMES C JR & PUTNEY M	10120 BURGUNDY BLVD, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-080-00	STORM, ARTHUR J & PAXTON, AMBER	7251 SARATOGA WAY, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-090-00	HEINTZELMAN-JONES, MAYA / DEVON	7235 SARATOGA WAY, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-110-00	LANE, JOHN / JENNIFER	10138 BARON BLVD, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-120-00	MUNN, MICHAEL & SUSAN	10154 BARON BLVD, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-130-00	MILLER, ROBERT G & SARAH A	10172 BARON BLVD, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-140-00	DUCHARM, MICHAEL TRUST	6921 ROOK DR, HUNTINGTON BEACH, CA 92647	\$ 18,303.05
080-050-500-180-00	ORGANEK, LAWRENCE	10207 BARON BLVD, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-190-00	JANETZKE, COLLIN R & CRANDELL, KYLEEN L TRUST	10189 BARON BLVD, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-200-00	FULLER, STEVEN MARJORIE	10173 BARON BLVD, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-210-00	DANIELS, CHRIS / VICKIE J	7240 SARATOGA WAY, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-223-00	ADAMS, JESSIE MAE	10172 BURGUNDY BLVD, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-240-00	IZDEBSKI, KATHRYN/FETTERHOFF, JEFF	10198 BURGUNDY BLVD, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-250-00	TALAREK, TIMOTHY A	10206 BURGUNDY BLVD, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-260-00	WARDELL, DOUGLAS / PRINCE, TRIXIE	10222 BURGUNDY BLVD, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-270-00	SHIREY, DIANE M	10238 BURGUNDY BLVD, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-280-00	PISANO, PATRICIA M	10250 BURGUNDY BLVD, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-291-00	VORCE, JASON	10272 BURGUNDY BLVD, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-311-00	WOODHULL, SHARON A TRUST	10300 BURGUNDY BLVD, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-320-00	THOMPSON, ISSAC	10293 BURGUNDY BLVD, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-330-00	KONSDORF, BRAD C	10273 BURGUNDY BLVD, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-340-00	SICKLES, JEREMY ADORA	10257 BURGUNDY BLVD, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-350-00	MOWERY, CAROLYN KERN	10239 BURGUNDY BLVD, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-360-00	POWELL, DONALD D	10221 BURGUNDY BLVD, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-370-00	GONZALEZ, DEBRA/ GILBERTO JR	10209 BURGUNDY BLVD, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-381-00	SCHULTZ, CHRISTOPHER N	10195 BURGUNDY BLVD, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-401-00	MAHDI, MICHAEL	10159 BURGUNDY BLVD, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-410-00	HEMOND, ADRIAN/ BONNIE	10143 BURGUNDY BLVD, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-420-00	LEWIS, JOHN P & JEAN M	10127 BURGUNDY BLVD, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-430-00	CHOI, MIN JIN/ KANG, ROBERT S	10109 BURGUNDY BLVD, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-440-00	DEVINE, JACK G	7304 DUPRE AVE, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-450-00	MEHIGH, TYLER JAMES	7305 DUPRE AVE, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-470-00	HARDWICK, JUSTIN/ STOLPE, JENNIFER	10015 BURGUNDY BLVD, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-480-00	IRVING, LETHORN II/ ALEXANDER, BRIA	10088 LAFAYETTE LN, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-490-00	MCCAMPBELL, SHARON E OTT-/ BRENT T	10108 LAFAYETTE LN, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-500-00	ENGLISH, LOIS E	10122 LAFAYETTE LN, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-510-00	VERMETTI, KELLEY	10140 LAFAYETTE LN, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-520-00	EASTERLY, ROBERT / TALITHA	10156 LAFAYETTE LN, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-530-00	STILES, DUANE L/ PHORNTHIP TRUST	10172 LAFAYETTE LN, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-540-00	HOPKINS, ALAN A BRENDA J	10190 LAFAYETTE LN, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-550-00	WAUGH, JOHN A II/ STACEY A	10208 LAFAYETTE LN, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-560-00	BAIRD, TRAVIS G	10222 LAFAYETTE LN, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-570-00	MEYERS, CYNTHIA G	10238 LAFAYETTE LN, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-580-00	SAGLIMBENE, DAVID J / DEBORAH	10254 LAFAYETTE LN, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-590-00	WILKINSON, BRADLEY S / CHRISTINA	10270 LAFAYETTE LN, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-600-00	SALAS, ALFONSO P & GINA M	10286 LAFAYETTE LN, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-610-00	GALLUP, ANDREW/ SOBANSKI, REBECCA	10300 LAFAYETTE LN, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-620-00	KENNEDY, ROGER P & MEREDITH A TRUST	10310 LAFAYETTE LN, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-630-00	PEARSON, MARK ALLAN	10320 LAFAYETTE LN, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-640-00	HAMBLETON, ROSEMARY J	10326 LAFAYETTE LN, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-650-00	NELLER, JOSEPH	10332 LAFAYETTE LN, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-660-00	MOOR, WILLIAM SCOTT & SANDRA A	10334 LAFAYETTE LN, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-670-00	WILLIAMS, JONATHAN D / BETH	10344 LAFAYETTE LN, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-680-00	ROBBINS, RICHARD W & RAMSEY, SUSAN	10350 LAFAYETTE LN, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-691-00	BOYCE, RONALD K/DARLA K JOINT TRUST	10356 LAFAYETTE LN, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-701-00	HAWES, RICHARD/ SARAH	10359 LAFAYETTE LN, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-721-00	SLIVENSKY, RAYMOND L	10362 LAFAYETTE LN, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-730-00	SIEGEL, MARILYN	10355 LAFAYETTE LN, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-740-00	DUNN, JOANNA L	10345 LAFAYETTE LN, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-750-00	FARNER, JEREMY L	10335 LAFAYETTE LN, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-781-00	BAKER, MICHAEL D / JILL K TRUST	10289 LAFAYETTE LN, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-790-00	HUANG, SUI / DENG, XUE FANG	10279 LAFAYETTE LN, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-800-00	MILTON, BRUCE & NANCY	7380 NOEL AVE, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-810-00	OFFRINGA, TARYN	7394 NOEL AVE, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-820-00	HALL, VANCE	7410 NOEL AVE, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-830-01	REITZ, MICHAEL D	7426 NOEL AVE, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-851-00	MARCHEK, CELEE M	7429 NOEL AVE, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-871-00	KIESTER, KATHLEEN M	7417 NOEL AVE, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-882-00	CUNNINGHAM, JESSE JR & LESLIE A	7395 NOEL AVE, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-891-00	EIDEMILLER, TRENT A	10241 LAFAYETTE LN, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-910-00	LIPINSKI, PATRICIA	10223 LAFAYETTE LN, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-920-00	NEWMAN, MATTIE/ HELMS, PATRICK	10207 LAFAYETTE LN, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-930-00	WHITE, GREG P / DEANNA K	10191 LAFAYETTE LN, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-940-00	FREED, BRENTON W / ANGELA K	10173 LAFAYETTE LN, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-950-00	STARRAK, BRETT D	10155 LAFAYETTE LN, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-960-00	PIASZYNSKI, DAWN	10139 LAFAYETTE LN, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-970-00	WILSON, KEICHEA SHAUNTEE-	10125 LAFAYETTE LN, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-980-00	VERMETTI, JOSEPH/LANGHAM, LISA	10107 LAFAYETTE LN, DIMONDALE, MI 48821	\$ 18,303.05
080-050-500-990-00	BALLARD, CARL / MARY A	10089 LAFAYETTE LN, DIMONDALE, MI 48821	\$ 18,303.05
080-050-501-011-00	JUNTTONEN, RONALD W	7343 DUPRE AVE, DIMONDALE, MI 48821	\$ 18,303.05
080-050-501-020-00	HUNTINGTON, SUE A & HALL, JOHN C	7325 DUPRE AVE, DIMONDALE, MI 48821	\$ 18,303.05

Total: \$ 1,592,365.35

CERTIFICATION

***PROPOSED GRAND POINTE SUBDIVISION IMPROVEMENTS
SPECIAL ASSESSMENT DISTRICT ROLL***

I, Beth Shaw, Supervisor of Windsor Charter Township HEREBY state that the attached proposed special assessment roll for improvements to Grand Pointe Subdivision was made pursuant to Township Board Resolution 26-007 adopted March 25, 2026, and that in making the proposed assessment roll, I, according to my best judgment, have conformed in all respects to the directions contained in the Resolution and the statutes of the State of Michigan.

For purposes of the assessment roll, the lands to be assessed are the parcel numbers and addresses on the following spreadsheet. The total assessments against the lands to be assessed on a per parcel basis is the \$1,592,365.00 figure noted as the costs of the project.

Beth Shaw,
Windsor Charter Township Supervisor

Dated: _____, 2026