

**CHARTER TOWNSHIP OF VAN BUREN BOARD OF TRUSTEES  
AUGUST 17, 2015 WORK STUDY MEETING, TENTATIVE AGENDA**

**ROLL CALL:**

Supervisor Combs	_____	Trustee McClanahan	_____
Clerk Wright	_____	Trustee Miller	_____
Treasurer Budd	_____	Engineer Nummer	_____
Trustee Hart	_____	Attorney McCauley	_____
Trustee Jahr	_____	Secretary Montgomery	_____

**UNFINISHED BUSINESS:**

**NEW BUSINESS:**

1. Discussion on the appointment of Mr. Khalil Rahal (Wayne County Representative) to the Local Development Finance Authority (LDFFA) with term to expire at Wayne County's discretion.
2. Discussion on the re-appointment of Harlan Davenport to the Construction Code of Appeals Board with a term to expire 2-28-2017.
3. Discussion on the request by Ashley Crossroads North LLC to establish Industrial Development District #25.

**PUBLIC COMMENT:**

**ADJOURNMENT:**

**CLOSED SESSION:**

1. To discuss ongoing negotiations and administrative proceedings involving the POLC Command Officers.

**ADJOURNMENT:**

# Charter Township of Van Buren

Agenda Item: \_\_\_\_\_

## REQUEST FOR BOARD ACTION

**WORK STUDY MEETING**

**DATE: 8-17-2015**

**BOARD MEETING DATE: 8-18-2015**

Consent Agenda \_X\_

New Business \_\_\_\_\_

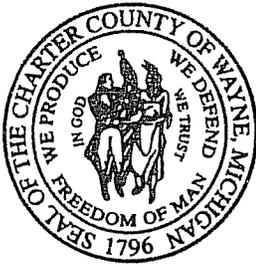
Unfinished Business \_\_\_\_\_

Public Hearing \_\_\_\_\_

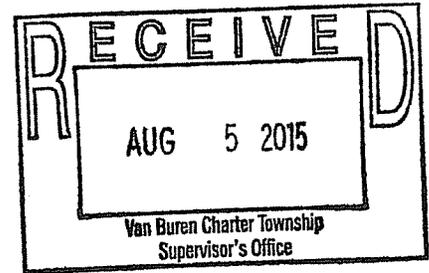
<b>ITEM (SUBJECT)</b>	To confirm Local Development Finance Authority (LDFA) Appointment of Mr. Khalil Rahal (Wayne County Representative) with a term to expire at Wayne County's discretion.
<b>DEPARTMENT</b>	Supervisor
<b>PRESENTER</b>	Supervisor Combs
<b>PHONE NUMBER</b>	734-699-8910
<b>INDIVIDUALS IN ATTENDANCE (OTHER THAN PRESENTER)</b>	

### Agenda topic

<b>ACTION REQUESTED</b>	
Consider the appointment of Mr. Khalil Rahal to the Local Development Finance Authority (LDFA) with a term to expire at Wayne County's discretion.	
<b>BACKGROUND – (SUPPORTING AND REFERENCE DATA, INCLUDE ATTACHMENTS)</b>	
Per the bylaws of the LDFA, a representative from Wayne County is required on the board. This appointment has been made by Wayne County Executive Warren C. Evans to fill the vacancy.	
<b>BUDGET IMPLICATION</b>	NA
<b>IMPLEMENTATION NEXT STEP</b>	
<b>DEPARTMENT RECOMMENDATION</b>	Approval
<b>COMMITTEE/COMMISSION RECOMMENDATION</b>	
<b>ATTORNEY RECOMMENDATION</b>	
(May be subject to Attorney/Client Privilege and not available under FOIA)	
<b>ADDITIONAL REMARKS</b>	
<b>APPROVAL OF SUPERVISOR</b>	<u><i>Combs</i></u>



Warren C. Evans  
Wayne County Executive



July 20, 2015

Chairman Dotson  
Van Buren Township Hall  
46425 Tyler Road, Van Buren Township  
Michigan, 48111

RE: Appointment to the Van Buren Township Local Development Finance Authority

Honorable Chairman Dotson:

I would like to recommend Mr. Khalil Rahal, Interim Director of Economic Development Corporation for Wayne County to the Van Buren Local Development Finance Authority.

Mr. Rahal is a bona-fide resident of Wayne County, Michigan and is replacing Ms. Gina Cavaliere.

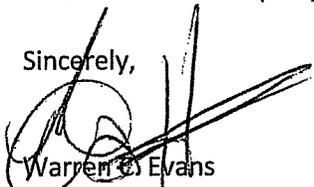
His contact information is as follows:

Mr. Khalil Rahal  
500 Griswold, Ste. 3100  
Detroit, MI 48226  
(313) 967-1034  
[krahal@waynecounty.com](mailto:krahal@waynecounty.com)

Mr. Rahal's service will begin upon approval of the Van Buren Local Development Finance Authority Board.

If you have any questions or concerns, please contact Mr. Bernard Parker, III Executive Government Relations Liaison at (313) 967-1031 or by electronic mail at [bparker@waynecounty.com](mailto:bparker@waynecounty.com).

Sincerely,



Warren C. Evans  
Wayne County Executive

EXECUTIVE OFFICE

500 GRISWOLD • DETROIT, MICHIGAN 48226 • (313) 224-0291 • [www.waynecounty.com](http://www.waynecounty.com)



# Charter Township of Van Buren

## REQUEST FOR BOARD ACTION

Agenda Item: \_\_\_\_\_

**WORK STUDY MEETING**

**DATE: 8-17-2015**

**BOARD MEETING DATE: 8-18-2015**

Consent Agenda\_X\_ \_\_\_\_\_

New Business \_\_\_\_\_

Unfinished Business \_\_\_\_\_

Public Hearing \_\_\_\_\_

<b>ITEM (SUBJECT)</b>	Consider the re-appointment of Harlan Davenport to the Construction Code Appeals Board with term to expire 02-28-2017.
<b>DEPARTMENT</b>	Supervisor
<b>PRESENTER</b>	Supervisor
<b>PHONE NUMBER</b>	734-699-8910
<b>INDIVIDUALS IN ATTENDANCE (OTHER THAN PRESENTER)</b>	

### Agenda topic

<b>ACTION REQUESTED</b>	
Consider the re-appointment of Harlan Davenport to the Construction Code Appeals Board with term to expire 02-28-2017.	
<b>BACKGROUND -- (SUPPORTING AND REFERENCE DATA, INCLUDE ATTACHMENTS)</b>	
<p>Because the Township enforces the State Construction Code or a part of its local building Code that has not been pre-empted by the State Construction Code, the local community must maintain a Construction Board of Appeals.</p> <p>Harlan Davenport has been serving on the Appeals Board and meets all the requirements as mandated by Michigan Compiled Laws (MCL) 125.1514.</p> <p>Mr. Davenport has confirmed with the staff in the Supervisor's office of his desire to Continue serving in his existing capacity.</p> <p>I am pleased to recommend his re-appointment. Thank you for your consideration.</p>	
<b>BUDGET IMPLICATION</b>	NA
<b>IMPLEMENTATION NEXT STEP</b>	
<b>DEPARTMENT RECOMMENDATION</b>	Approval
<b>COMMITTEE/COMMISSION RECOMMENDATION</b>	
<b>ATTORNEY RECOMMENDATION</b>	
(May be subject to Attorney/Client Privilege and not available under FOIA)	
<b>ADDITIONAL REMARKS</b>	
<b>APPROVAL OF SUPERVISOR</b>	

# Charter Township of Van Buren

Agenda Item: \_\_\_\_\_

## REQUEST FOR BOARD ACTION

**WORK STUDY MEETING**

**DATE: AUGUST 17, 2015**

**BOARD MEETING DATE:**

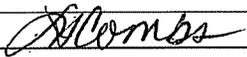
**SEPTEMBER 01, 2015**

Consent Agenda \_\_\_\_\_ New Business   x   Unfinished Business \_\_\_\_\_ Public Hearing   x  

<b>ITEM (SUBJECT)</b>	<b>PUBLIC HEARING:</b> 1. Consider request to establish Industrial Development District #25 <b>AGENDA ITEM:</b> 1. Consider adoption of Resolution 2015-34 to establish Industrial Development District #25
<b>DEPARTMENT</b>	Assessing
<b>PRESENTER</b>	Linda M. Stevenson, Assessment Coordinator
<b>PHONE NUMBER</b>	734-699-8946
<b>INDIVIDUALS IN ATTENDANCE (OTHER THAN PRESENTER)</b>	Michael J. Balow, Senior Manager Ashley Capital

Agenda topic: Industrial Development District #25

<b>ACTION REQUESTED</b>	
1. Consider adoption of Resolution 2015-34 to establish Industrial Development District #25	
<b>BACKGROUND – (SUPPORTING AND REFERENCE DATA, INCLUDE ATTACHMENTS)</b>	
<ol style="list-style-type: none"> <li>1. Ashley Crossroads North, LLC has submitted a request that the attached property descriptions (Exhibit A) be designated as an Industrial Development District.</li> <li>2. Public Hearing Notices have been published in the legal newspaper of record.</li> <li>3. A map of the requested district is attached, along with the location of the development site. The total size is approximately 283 acres and is comprised of many individual tax parcels, all contiguous located along Ecorse and Haggerty Rd.</li> <li>4. A draft of Resolution 2015-34 has been included for your review.</li> <li>5. The overall conceptual plan for this site is also included.</li> </ol>	

<b>BUDGET IMPLICATION</b>	
<b>IMPLEMENTATION NEXT STEP</b>	
<b>DEPARTMENT RECOMMENDATION</b>	
<b>ATTORNEY RECOMMENDATION</b>	
(May be subject to Attorney/Client Privilege and not available under FOIA)	
<b>ADDITIONAL REMARKS</b>	
<b>APPROVAL OF SUPERVISOR</b>	

# AshleyCapital

opportunity into value

New York ■ Detroit ■ Chicago ■ Atlanta

July 31, 2015

Linda Stevenson  
46425 Tyler Road  
Van Buren Township, MI 48111

Dear Ms. Stevenson,

Ashley Crossroads North, LLC, property owner, with an address of 2575 S. Haggerty Road, Suite 500, Canton, MI 48188 hereby requests that the described property be designated as an Industrial Development District, as that term is generally understood under Michigan Public Act 198 of 1974, as amended.

The location of the development site is per the attached exhibit, with a total size of approximately 265 Acres, comprised of many individual tax parcels, all contiguous, located along Ecorse Road and Haggerty Road.

Sincerely,



Michael J. Balow  
Senior Manager

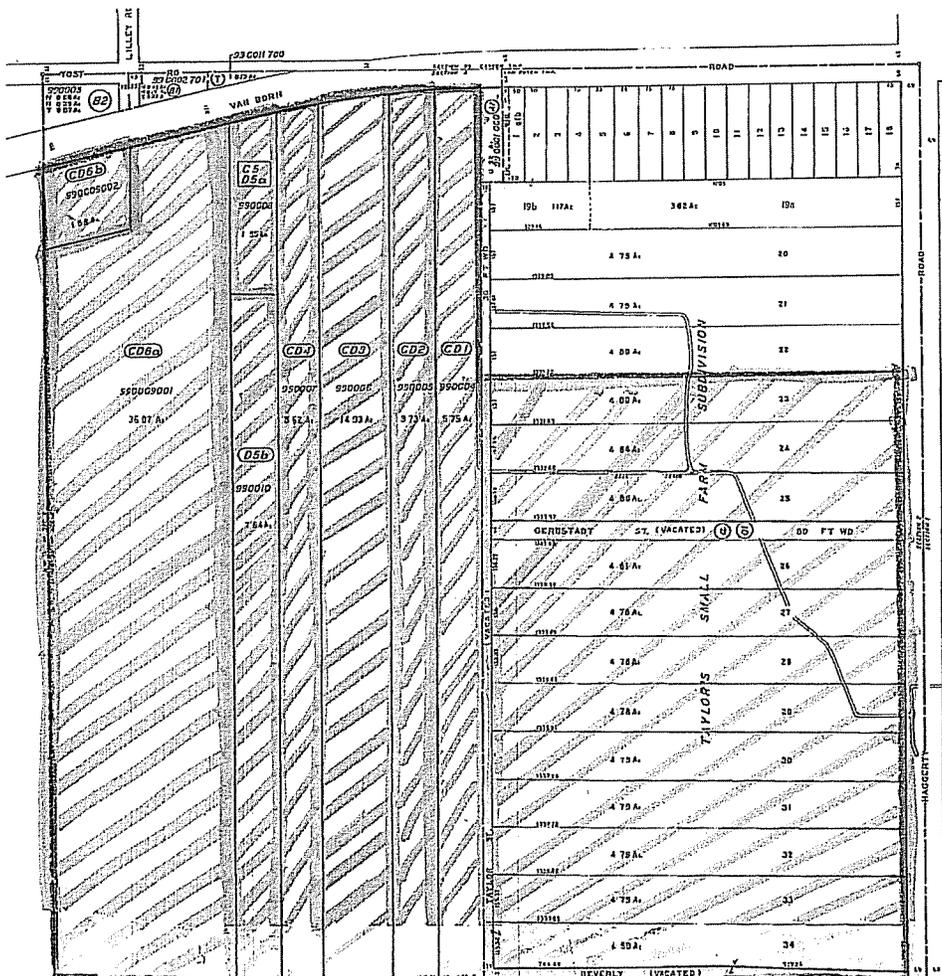
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AUG 5 2015

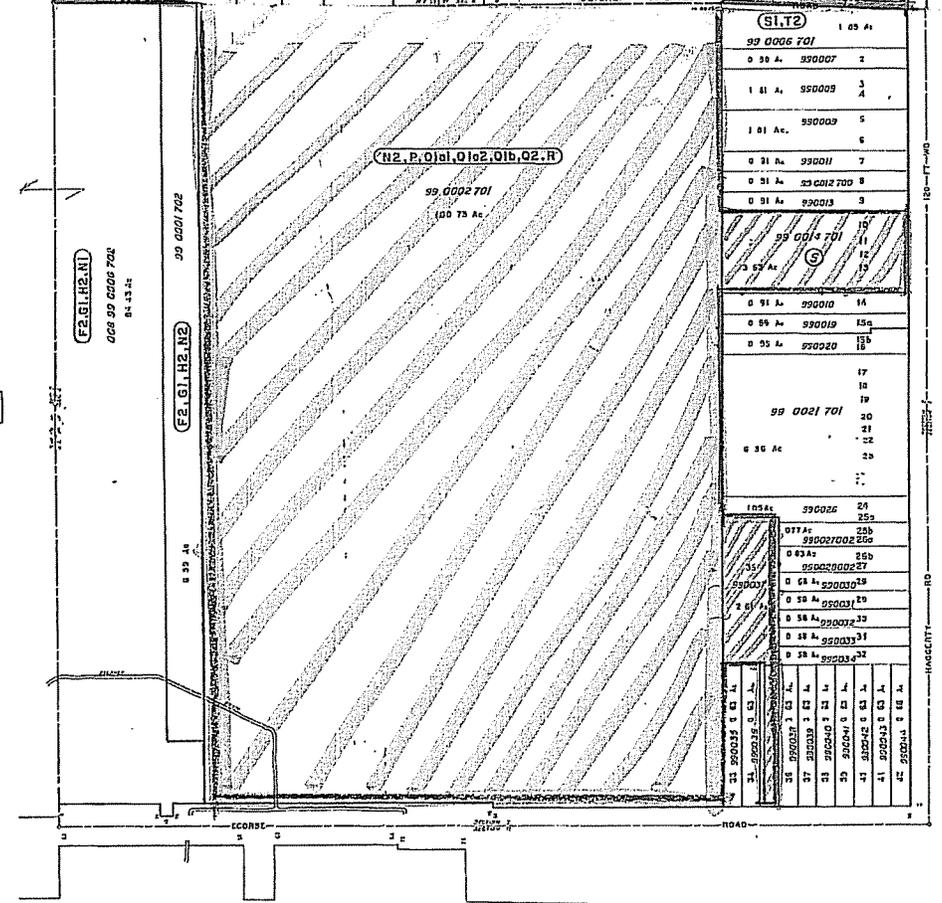
WILSON TOWNSHIP  
MAYOR'S OFFICE

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N.E. 1/4 SECTION 2  
**VAN BUREN TOWNSHIP**  
 T. 3 S., R. 8 E.  
 WAYNE COUNTY, MICHIGAN  
 SCALE 1 INCH = 200 FEET  
 DEPARTMENT of MANAGEMENT and BUD  
 ASSESSMENT and EQUALIZATION DIVISION  
 © 2002 COUNTY OF WAYNE, STATE OF MI



S.E. 1/4 SECTION 2  
**VAN BUREN TOWNSHIP**  
 T. 3 S., R. 8 E.  
 WAYNE COUNTY, MICHIGAN  
 SCALE 1 INCH = 200 FEET  
 DEPARTMENT of MANAGEMENT and BU  
 ASSESSMENT and EQUALIZATION DIVISION  
 © 2002 COUNTY OF WAYNE, STATE OF MI

## EXHIBIT A

### Legal Description Proposed Industrial Development District # 25

**83-005-01-0021-300**

\*02A21\* LOT 21 ALSO ADJ VAC TAYLOR ST 30FT WIDE--- TAYLORS SMALL FARM SUB T3S R8E L70 P67  
WCR-K-4.90

**83-005-01-0023-300**

\*02A23\* LOT 23 ALSO ADJ VAC TAYLOR ST 30FT WIDE--- TAYLORS SMALL FARM SUB T3S R8E L70 P67  
WCR-K-4.91

**83-005-01-0024-300**

\*02A24\* LOT 24 ALSO ADJ VAC TAYLOR ST 30FT WIDE--- TAYLORS SMALL FARM SUB T3S R8E L70 P67  
WCR-K-4.94

**83-005-01-0025-300**

\*02A25\* LOT 25 ALSO ADJ VAC TAYLOR ST 30FT WIDE ALSO N 1/2 ADJ VAC GERBSTADT ST 60FT WIDE---  
TAYLORS SMALL FARM SUB T3S R8E L70 P67 WCR-K-5.83

**83-005-01-0026-300**

\*02A26\* LOT 26 ALSO ADJ VAC TAYLOR ST 30FT WIDE--- TAYLORS SMALL FARM SUB T3S R8E L70 P67  
WCR-K-4.89

**83-005-01-0027-300**

\*02A27\* LOT 27 ALSO ADJ VAC TAYLOR ST 30FT WIDE--- TAYLORS SMALL FARM SUB T3S R8E L70 P67  
WCR-K-4.89

**83-005-01-0028-300**

\*02A28\* LOT 28 ALSO ADJ VAC TAYLOR ST 30FT WIDE--- TAYLORS SMALL FARM SUB T3S R8E L70 P67  
WCR-K-4.89

**83-005-01-0029-300**

\*02A29\* LOT 29 ALSO ADJ VAC TAYLOR ST 30FT WIDE--- TAYLORS SMALL FARM SUB T3S R8E L70 P67  
WCR-K-4.89

**83-005-01-0030-300**

\*02A30\* LOT 30 ALSO ADJ VAC TAYLOR ST 30FT WIDE--- TAYLORS SMALL FARM SUB T3S R8E L70 P67  
WCR-K-4.90

**83-005-01-0031-300**

\*02A31\* LOT 31 ALSO ADJ VAC TAYLOR ST 30FT WIDE--- TAYLORS SMALL FARM SUB T3S R8E L70 P67  
WCR-K-4.90

**83-005-01-0032-300**

\*02A32\* LOT 32 ALSO ADJ VAC TAYLOR ST 30FT WIDE--- TAYLORS SMALL FARM SUB T3S R8E L70 P67  
WCR-K-4.90

**83-005-01-0033-300**

\*02A33\* LOT 33 ALSO ADJ VAC TAYLOR ST 30FT WIDE--- TAYLORS SMALL FARM SUB T3S R8E L70 P67  
WCR-K-4.90

**83-005-01-0034-301**

\*02A34,T2\* LOT 34 ALSO ADJ VAC TAYLOR ST 30FT WIDE ALSO N 1/2 ADJ VAC BEVERLY ST 86FT WIDE---  
TAYLORS SMALL FARM SUB T3S R8E L70 P67 WCR-K-6.02 - ALSO PT OF THE SE 1/4 SEC 2 T3S R8E DESC AS  
BEG N8 DEG 33M 32S W 60.04 FT FROM E 1/4 SEC 2 -- TH S00DEG 12M 11S W 35.79 FT - TH N87DEG  
59M 49S W596.58 FT - TH N00DEG 12M 11S E 19.52 FT - TH S 89DEG 33MIN 32S E 596.13FT TO POB  
0.38AC - K - 6.40

**83-005-99-0004-000**

02CD1 PT OF NE 1/4 OF SEC 2 BEG N89DEG 51M 50S E 1238.38FT FROM CEN 1/4 COR OF SEC 2 TH N89DEG  
51M 50S E 146.41FT TH N0DEG 17M 40S E 2906.08FT TH WLY 146.57FT TH S0DEG 17M 40S W 2900.27FT  
POB 9.75 AC

**83-005-99-0005-000**

02CD2 PART OF NE 1/4 OF SEC 2 BEG N89DEG 51M 50S E 1091.98FT FROM CEN 1/4 COR OF SEC 2 TH  
N89DEG 51M 50S E 146.40FT TH N0DEG 17M 40S E 2900.27FT TH WLY 146.95FT TH S0DEG 17M 40S W  
2888.72FT POB 9.73 AC

**83-005-99-0006-000**

02CD3 PT OF NE 1/4 OF SEC 2 BEG N89DEG 51M 50S E 865.78FT FROM CEN 1/4 COR OF SEC 2 TH N89DEG  
51M 50S E 226.20FT TH N0DEG 17M 40S E 2888.72FT TH SWLY 228.34FT TH S0DEG 17M 40S W 2859.43FT  
POB 14.93 AC

**83-005-99-0007-000**

02CD4 PART OF NE 1/4 OF SEC 2 BEG N89DEG 51M 50S E 733.96FT FROM CEN 1/4 COR OF SEC 2 TH  
N89DEG 51M 50S E 131.82FT TH N0DEG 17M 40S E 2859.43FT TH SWLY 133.44FT TH S0DEG 17M 40S W  
2835.85FT POB 8.62 AC

**83-005-99-0008-000**

02C5 D5A PT OF NE 1/4 OF SEC 2 BEG N89DEG 51M 50S E 585.78FT AND N0DEG 17M 40S E 2246.62FT  
FROM CEN 1/4 COR OF SEC 2 TH N0DEG 17M 40S E 557FT TH NELY 151.88FT TH S0DEG 17M 40S W  
589.23FT TH S89DEG 51M 50S W 148.18FT POB 1.95 AC

**83-005-99-0009-002**

02CD6B PT OF NE 1/4 SEC 2 T3SR8E BEG NODEG 18M W 2424.26FT FROM THE CEN 1/4 COR SEC 2 TH NODEG 18M W 239.30FT TH N76DEG 54M 40S E 286.70FT TH S0DEG 18M E 239.30FT TH S76DEG 54M 40S W 286.70FT POB 1.58 AC

**83-005-99-0009-701**

\*02CD6A,F2,G1,H2,N1B\* PT OF NE 1/4 SEC AND NW 1/4 SEC 02 T3S R8E DESC AS BEG AT THE CENTER OF SEC 02 -- TH S89 59 43E 585.78 FT- TH N00 09 17W 2810.89 FT- TH S76 27 50W 343.74 FT- TH S00 44 50E 239.30 FT- TH S76 27 50W 287.49 FT- TH S00 45 56E 938.11 FT- TH S89 38 26W 482.12 FT- TH S18 42 08E 1565.47 FT TO POB - 44.41 AC - K- 44.1

**83-005-99-0010-000**

02D5B PART OF NE 1/4 OF SEC 2 BEG N89DEG 51M 50S E 585.78FT FROM CEN 1/4 COR SEC 2 TH NODEG 17M 40S E 2246.62FT TH N89DEG 51M 50S E 148.18FT TH S0DEG 17M 40S W 2246.62FT TH S89DEG 51M 50S W 148.18FT POB 7.64 AC

**83-008-99-0002-703**

COMMENCING AT THE S 1/4 CORNER OF SEC 2, T3SR8E; TH S90D 00M 00S E 350.00 FT ALONG THE SOUTH LINE OF SAID SEC 2 AND CENTERLINE OF ECORSE RD FOR A PLACE OF BEG; TH N00D 24M 19S W 1614.16FT; TH N18D 42S 09M W 1114.86FT TO THE CENTER POST OF SAID SECTION; TH S 89D 59M 43S E 2156.75FT ALONG THE E-W 1/4 LINE OF SAID SECTION; TH S 00D 14M 07S E 1670.03 FT; TH N90D 00S 00M E 180.74 FT; TH S 00D 14M 07S E 480.00 FT; TH N90D 00M 00S W 180.74 FT; TH S00D 14M 07S E 459.99FT; TH N90D 00S 00M W 743.35FT ALONG A LINE 60 FT NORTHERLY OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION; TH N 00D 14M 07S W 15.00FT; TH N90D 00M 00S W 935.80 FT ALONG A LINE 75 FT NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID SEC 2; TH S 00D 33M 03S E 75FT; TH N90D 00M 00S W 120.09 FT ALONG THE SOUTH LINE OF SAID SECTION AND SAID CENTERLINE OF ECORSE RD TO THE PLACE OF BEG. BEING A PART OF THE SE 1/4 OF SAID SEC 2 AND CONTAINING 114.10 AC OF LAND

**83-008-99-0014-701**

\*02S 10 TO 13 \* PT OF THE SE 1/4 SEC 2 T3S R8E DESC AS BEG N 89D 37M 00S W 60.00 FT AND DUE N 1726.00 FT FROM SE COR SEC 2 - TH N 89D 59M 56S W 599.08 FT - TH N 00D 14M 07S W 264.01 FT - TH S 89D 59M 56S E 598.36 FT - TH S 00D 23M 30S E 264.01 FT - POB. 3.63 AC -- K - 3.64

**83-008-99-0037-701**

COMMENCING AT THE SE CORNER OF SEC 2, T3SR8E, VAN BUREN TOWNSHIP, WAYNE COUNTY, STATE OF MICHIGAN; TH DUE N60 FT ALONG THE EAST LINE OF SAID SECTION 2; TH N89D 37M 00S W 483.07 FT ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF ECORSE RD FOR A PLACE OF BEG; TH N89D 37M 00S W 60 FT ALONG SAID RIGHT OF WAY LINE; TH N00D 09M 30S E 459.99 FT; TH S89D 37M 00S E 60.00 FT; TH S00D 09M 30S W 459.99 FT TO THE PLACE OF BEGINNING. BEING A PART OF THE SOUTHEAST 1/4 OF SAID SECTION 2 AND CONTAINING 0.63 ACRES OF LAND MORE OR LESS.

CHARTER TOWNSHIP OF VAN BUREN  
RESOLUTION 2015-34  
ESTABLISHING AN INDUSTRIAL DEVELOPMENT DISTRICT - #25

Resolved by \_\_\_\_\_, seconded by \_\_\_\_\_ that

Whereas, pursuant to Act No. 198 of the Public Acts of 1974, as revised, the Board of Trustees of the Charter Township of Van Buren has the authority to establish "Industrial Development Districts" within the boundaries of the township; and

Whereas, a proposal was made regarding the establishment of an Industrial District consisting of the property descriptions attached (Exhibit A) and hereinafter referred to as "Van Buren Township Industrial Development District; No. 25"; and

Whereas, a notice has been published in the Independent Newspaper and sent to all taxing jurisdictions and the property owners via certified mail of the Board's pending action on this resolution and of their right to a hearing on the establishment of proposed Van Buren Township Industrial District No. 25; and

Whereas, on xxxxx xx, 2015 at 7:00 p.m. EST, a public hearing was held on the establishment of Van Buren Township Industrial Development District No. 25 at which time residents and taxpayers of the Charter Township of Van Buren had an opportunity to be heard (a copy of statements both written and oral made at such hearing being on file with the office of the Township Clerk);

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE CHARTER TOWNSHIP OF VAN BUREN, as follows that

1. An Industrial Development District is hereby established, such district to consist of the property described in Exhibit A attached hereto; and
2. Such Industrial Development District is hereby designated as the "Van Buren Township Industrial Development District No. 25".

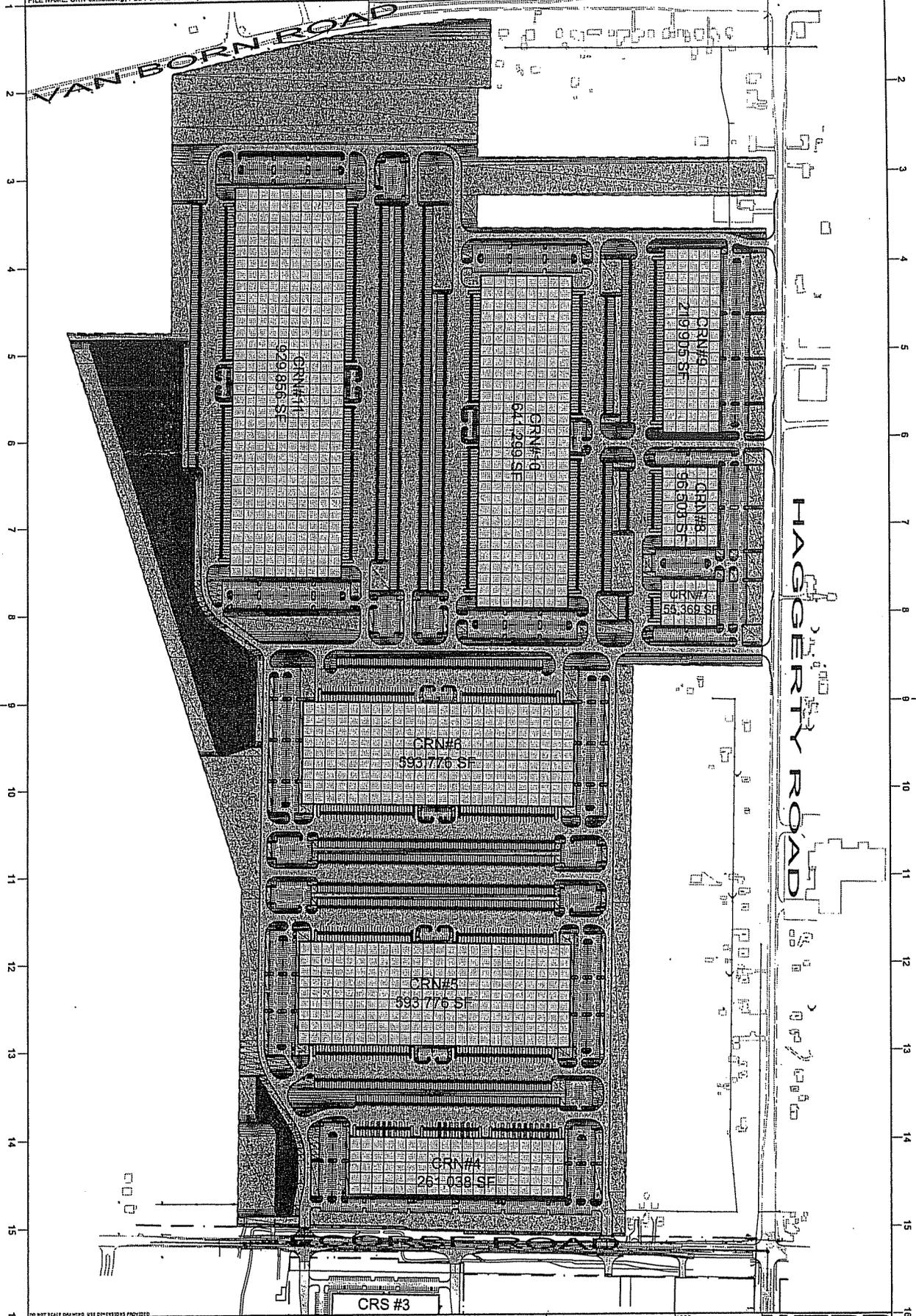
Yeas:

Nays:

Absent:

I, Leon Wright, Clerk of the Charter Township of Van Buren, County of Wayne, State of Michigan, do hereby certify that this is a true and correct copy of the resolution adopted by the Board of Trustees of the Charter Township of Van Buren at their regular meeting of xxxxx xx, 2015.

Leon Wright, Township Clerk  
Charter Township of Van Buren



**X1**

1 NORTH - 4800 SERIES  
 2 WESTINGHOUSE - 1.5A31  
 3 WESTINGHOUSE - 1.5A31

**OVERALL CONCEPTUAL PLAN**  
 3,130,745 SF

**CROSSROADS DISTRIBUTION CENTER - NORTH**  
 VAN BUREN TOWNSHIP, WAYNE COUNTY, MICHIGAN

**SUBMITTALS & REVISIONS**

NO.	DATE	DESCRIPTION

**AshleyCapital**  
 ASHLEY CROSSROAD  
 NORTH, LLC  
 2015 South Hagerly Road, Suite 500  
 Canton, Michigan 48188  
 office 734.334.1800  
 fax 734.334.1923  
 email crosd.office@ashleycapital.com

Call your US/DOE  
 for more information  
 on the benefits of  
 the 2015 DOE  
 Energy Star  
 certified  
 equipment.

**WEBB**  
 ENGINEERING, INC  
 Civil Site Design & Planning

2948 Woodward Avenue, Suite 101  
 Royal Oak, Michigan 48073  
 office 248.782.1105  
 fax 248.782.1109  
 email info@webbeng.com