

**To:** City of the Village of Douglas City Council  
**Date:** December 15, 2025  
**From:** Sean Homyen, Planning & Zoning Administrator  
**RE:** Amendment to Memorandum of Understanding (MOU)



*The Village of Friendliness – Since 1870*

**Background.** The Memorandum of Understanding (MOU) between the City of Douglas and Mosaic Development for the attainable housing project at 6825 Wiley Road was executed on September 20, 2025 and is set to expire six months from that date, per the “Term and Termination” section of the MOU.

Mosaic recently obtained a Phase II Environmental Assessment from Environmental Consulting & Technology, Inc. (ECT), who conducted the original assessment for Allegan County over a decade ago at 6825 Wiley Road. Mosaic is requesting additional time to complete an updated Phase II assessment to ensure current environmental conditions are fully evaluated. Staff finds this request reasonable and notes that the MOU explicitly allows extension through mutual written agreement of both parties.

**Staff Recommendation:**

Approve an extension of the MOU through April 30, 2026, to allow the developer sufficient time to complete the updated Phase II Environmental Assessment.

**Suggested Motion:**

I move to approve the extension of the Memorandum of Understanding with Mosaic Development through April 30, 2026.

---