



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
BROWNFIELD REDEVELOPMENT AUTHORITY
June 16, 2022 8AM

1. CALL MEETING TO ORDER
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES
 - A. March 17, 2022
4. PUBLIC REMARKS
5. NEW BUSINESS
 - A. Elevation at Okemos Pointe assignment agreement
 - B. Haslett Village Square Brownfield Plan
6. OLD BUSINESS
7. PROJECT UPDATES
8. PUBLIC REMARKS
9. ADJOURNMENT

NEXT MEETING: July 21, 2022 at 8AM

IN PERSON MEETING
5151 Marsh Road
Town Hall Room

Individuals with disabilities requiring auxiliary aids or services should contact:
Director of Community Planning and Development, Timothy R. Schmitt, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4576 - Ten
Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864

Providing a safe and welcoming, sustainable, prime community



**CHARTER TOWNSHIP OF MERIDIAN
BROWNFIELD REDEVELOPMENT AUTHORITY
REGULAR MEETING MINUTES**

DRAFT

March 17, 2022

5151 Marsh Road, Okemos, MI 48864-1198

Town Hall Room, 8:00 A.M.

PRESENT: Chair Jeff Theuer, Vice-Chair Ned Jackson, David Premoe, John Matuzak,
ABSENT: Township Manager Frank Walsh, Director Chapman, Director Van Coevering
STAFF: Director of Community Planning and Development Timothy Schmitt, Neighborhoods
and Economic Development Director Clark, Treasurer Phil Deschaine
OTHER: Dave Van Haaren, Tri Terra, Village of Okemos representatives Eric Helzer and John
Peckham, Margaret Davies, Lou Christian

1. Call meeting to order

Chair Theuer called the regular meeting to order at 8:05 a.m.

2. Approval of Agenda

Director Matuzak moved to approve the agenda as written.

Supported by Director Premoe

VOICE VOTE: Motion carried unanimously.

3. Approval of Minutes

Director Matuzak moved to approve the September 16, 2021 minutes

Supported by Director Jackson

VOICE VOTE: Motion carried unanimously.

Director Matuzak moved to approve the February 17, 2022 minutes

Supported by Director Jackson

Chair Theuer had minor revisions to be incorporated into the minutes.

VOICE VOTE: Motion carried unanimously.

4. Public Remarks – None

5. New Business

A. Election of Officers

Director Matuzak outlined the Nominating Committee's recommendation that Chair Theuer and Vice Chair Jackson be renominated in their respective roles.

Director Premoe moved to reappoint Chair Theuer and Vice Chair Jackson to their officer roles.

Supported by Matuzak

VOICE VOTE: Motion carried unanimously

B. Bank Statements

Community Planning and Development (CPD) Director Schmitt briefly went through the bank statements from previous months and pointed out that everything was in order. There have been no reimbursement requests yet in 2022.

C. Village of Okemos Blocks 1&2

CPD Director Schmitt indicated that all contractual concerns were resolved to the approval of the Township's Attorneys and the contract with Tri Terra was signed for third party oversight and review of the Brownfield Plan. CPD Director Schmitt briefly reviewed the Brownfield plan that has been submitted for the Village of Okemos, blocks 1 and 2.

Dave Van Haaren, Tri Terra, discussed his review of the Brownfield Plan, as it relates to the State enabling legislation and Meridian Township's local Brownfield policies. The plan includes capture of both local and state revenues, which is different from previous plans in the Township. The majority of reimbursements under the plan are to the developer, but he pointed out that 3 mills of capture from the State Education Tax goes to the State Brownfield Revolving Loan Fund, 5% of local capture goes to the Meridian BRA for administration, and 5% of local capture goes to the Meridian Brownfield Revolving Fund. There were some minor comments with respect to the overall plan, but no major concerns were raised. The developer agreed to incorporate these changes into the final Brownfield Plan. Mr. Van Haaren noted that with these changes, the Brownfield Plan was prepared in accordance with Act 381 and local Brownfield policies and was approvable.

Director Matuzak asked about the existing grants and loans through the Department of Environment, Great Lakes, and Energy and how they interacted with the Brownfield Plan. Mr. Van Haaren explained the activities that were covered under those grants and loans and how the Brownfield will pay off the loans from EGLE.

Eric Helzer, Advanced Redevelopment Solutions, further expanded on the interaction between the grant/loan and Brownfield Plan. The activities being proposed under the grant are not reimbursable under the Brownfield Plan, so as not to duplicate costs.

Director Premoe reiterated the need to be clear about the use of funds and the fact that the Brownfield is reimbursement based only, not direct use of general fund dollars, and that generally we need to be as transparent as possible about the project.

Vice Chair Jackson pointed out that we are leveraging our local incentives to get the State to invest in the Community. CPD Director Schmitt pointed out the amount of money coming from the State of Michigan under this Plan, versus previous plans where there was no State role in the Plan.

Chair Theuer asked the Directors whether or not the 5% interest rate would be appropriate on this plan, given the current state of the economy versus the potential to change in future years. Treasurer Deschaine recommended tying the interest rate to certain benchmarks, similar to the Pine Village project. NED Director Clark discussed the Pine Village project

further and how we could structure the agreement for the Village of Okemos in a more effective way to meet deadlines.

The Directors had substantial discussion about the grant/loan from EGLE and the timing of those funds expiring. CPD Director Schmitt and NED Director Clark shared their insight on the timing extensions for the grant/loan.

After discussion, the Directors elected to leave the interest at 5%. Chair Theuer asked to have a discussion more broadly in the future about the interest rate policy.

Director Matuzak moved to approve the Village of Okemos Blocks 1&2 Brownfield Plan, subject to changes requested by Mr. Van Haaren in his letter dated March 11, 2022

Supported by Director Premoe

VOICE VOTE: Motion carried unanimously.

6. **Old Business – None**

7. **Project Updates**

Director Schmitt provided an update on the Haslett Marathon project, which is nearing occupancy, and the potential development of the remainder of the Haslett Village Square property.

8. **Public Remarks**

Margaret Davies, 1974 Navaho Trail, spoke about the complexity of the project.

Lou Christian, 800 Linn Road, spoke about the complexity and confusion about the project.

9. **Adjournment**

Chair Theuer adjourned the meeting at 9:02 a.m.

Respectfully Submitted,

Timothy R. Schmitt, *AICP*
Director of Community Planning & Development



To: Planning Commission

**From: Timothy R. Schmitt, AICP
Community Planning and Development Director**

Date: June 13, 2022

Re: Elevation at Okemos Pointe – Assignment Agreement

The Township's Attorney, Matt Kuschel, has been working with attorneys representing the owners of the Elevation Project on Jolly Road. The project has secured additional financing for the next phase of the project, which involves new collateral assignments for the project. Part of that involves the Meridian Township Brownfield Redevelopment Authority consenting to the assignment. This allows the TIF reimbursements to be made directly to the bank, subject to the terms of the Brownfield Reimbursement Agreement, First Amendment, dated October 25, 2019.

Mr. Kuschel has thoroughly reviewed the matter and at that time, would recommend that the Assignment Agreement be approved by the Meridian Township Brownfield Redevelopment Authority. A copy of the Assignment Agreement and payoff letter for the previous loan are attached for the Authority's review, as needed.

COLLATERAL ASSIGNMENT OF BROWNFIELD REIMBURSEMENT AGREEMENT

THIS COLLATERAL ASSIGNMENT OF BROWNFIELD REIMBURSEMENT AGREEMENT (the “**Assignment**”) is made as of May 10, 2022, by **OKEMOS POINTE, LLC**, a Michigan limited liability company (“**Okemos**”), **OKEMOS POINTE I, LLC**, a Delaware limited liability company (“**Okemos I**”), **OKEMOS POINTE II, LLC**, a Delaware limited liability company (“**Okemos II**”), and **OKEMOS POINTE III, LLC**, a Delaware limited liability company (“**Okemos III**”), and together with Okemos, Okemos I and Okemos II, the “**Grantors**”, each also referred to herein as a “**Grantor**”), each of 2410 Woodlake Drive, Suite 440, Okemos, Michigan 48864, in favor of **FIFTH THIRD BANK**, National Association (the “**Lender**”).

RECITALS

A. Okemos Pointe II, LLC and Okemos Pointe III, LLC, jointly and severally, as co-borrowers (the “**Borrower**”) have executed and delivered to Lender on or before the date of this Assignment certain promissory notes and other documents, instruments and agreements (together with any amendments, modifications, restatements, extensions or renewals of them, and any additional documents, instruments and agreements evidencing and securing the Loan as defined below, collectively, the “**Loan Documents**”) by which Lender has agreed to grant to Borrower loans in the amount of \$17,100,000.00 (collectively, the “**Credit Facilities**”). The Credit Facilities are to be used by Borrower for the purposes described in the Loan Documents and this Assignment.

B. The Credit Facilities and all amendments, modifications, restatements, extensions or renewals of them, are collectively referred to as the “**Loans.**”

C. Grantors entered into a Reimbursement Agreement with the County of Ingham Brownfield Redevelopment Authority dated January 11, 2017, that was subsequently delegated and assigned to the Charter Township of Meridian and the Meridian Township Brownfield Redevelopment Authority (the “**Authority**”), an authority established pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 281 of 1996, as amended, on April 9, 2019 (the “**Reimbursement Agreement**”). The Reimbursement Agreement pertains to a certain Project, as more particularly described in and defined by the Reimbursement Agreement.

D. The parties to the Reimbursement Agreement entered into a Brownfield Reimbursement Agreement – Plan Amendment No. 1 dated as of October 25, 2019 (the “**First Amendment**”).

E. Grantors will incur “**Eligible Costs**” and “**Administrative Costs**” as provided for and defined in the Reimbursement Agreement (the “**Costs**”). The Authority has agreed to reimburse Grantors for those Costs pursuant to the Reimbursement Agreement, which calls for payment of certain Tax Increment Revenues as defined in the Reimbursement Agreement (the “**TIF**”) to Grantors. The Credit Facilities will be used for, among other things, the Costs to be reimbursed with TIF pursuant to the Reimbursement Agreement.

F. Lender, as a condition to making the Credit Facilities and other credit accommodations under the Loan Documents, has required the execution of this Assignment as part of the collateral security for such Credit Facilities.

G. Grantors acknowledge and agree that, as affiliates of Borrower, they will receive significant benefit from the Credit Facilities.

NOW THEREFORE, Borrower and Grantors agree in consideration of the premises and in further consideration of the Credit Facilities evidenced by the Loan Documents and other good and valuable consideration, the receipt of which is acknowledged by Borrower and Grantors, as follows:

1. Assignment of Collateral:

(a) For the purpose of securing payment of the Loans and performance of the Loan Documents, Grantors grant, transfer, assign and deliver to Lender as collateral for the Loans, all of Grantors' right, title and interest in and to the following property (the "**Collateral**"):

(i) the Reimbursement Agreement, including but not limited to all sums due and to become due under the Reimbursement Agreement and the right to collect and receive reimbursement of all TIF Reimbursements, subject to the terms and conditions of the Reimbursement Agreement; and

(ii) the Grantors' right to receive reimbursement of the Costs Grantors are entitled to receive and in all proceeds of and from the Collateral, including without limitation, proceeds of the conversion, voluntary or involuntary, of any of the above Collateral into cash or liquidated claims or resulting from the sale, hypothecation or transfer of any of the Collateral.

(b) Lender may elect to exercise any of its rights under this Assignment including but not limited to obtaining payment of all TIF Reimbursements to come due upon (i) the occurrence of any default or event of default as defined in the Loan Documents (an "**Event of Default**") and the expiration of any applicable notice or cure periods contained in the Loan Documents, and (ii) the delivery by Lender to the Borrower and to the Authority of written notice stating that Lender has elected to exercise its rights under this Assignment. Nothing contained in this Assignment will relieve Grantors of any obligations or liability under the Reimbursement Agreement. The Authority will have no liability to Borrower for any of such payments made to Lender. Lender understands that payments to be made by the Authority under the Reimbursement Agreement may cease upon occurrence of any default or event of default by Grantors under the terms and conditions of the Reimbursement Agreement and the failure of Grantor (or Lender pursuant to paragraph 4(g) below) to timely cure the default or event of default.

2. Grantors warrant and represent that:

(a) Grantor has not previously assigned, pledged, mortgaged, or encumbered, except to Huntington National Bank, such assignment to be terminated upon the closing of the Credit Facilities, and will not in future assign, pledge, mortgage or encumber, all or any part of the Collateral except to Lender; and

(b) The Reimbursement Agreement is in full force and effect and as of the date of this Assignment no uncured defaults or event of default exist with respect to the Reimbursement Agreement.

3. Authorization: Grantors authorize the Authority to pay all current and future TIF Reimbursements direct to Lender and also to commence performance of all obligations of the Authority to Grantors with respect to the Reimbursement Agreement for the benefit of Lender upon receipt by such Authority of written notice from Lender described in paragraph 1(b) above. The Authority will be entitled to rely on such written notice from Lender as conclusive proof of Lender's right to take such action, regardless of whether or not (a) an Event of Default has actually occurred, or (b) a dispute exists between Borrower and Lender regarding the actual occurrence of such an Event of Default; Borrower will hold the Authority harmless from any liability arising from its performance of its obligations with respect to the Reimbursement Agreement for the benefit of Lender in the event it is later held that Lender was not entitled to give notice pursuant to paragraph 1(b) above. Borrower reserves the right to contest, as between Borrower and Lender, the actual existence of any Event of Default claimed by Lender.

4. Covenants:

(a) Grantors must faithfully abide by, perform and discharge each and every term, condition, obligation, covenant and agreement which Grantors are now or later becomes liable to observe or perform under the Reimbursement Agreement; give prompt written notice to Lender of any notice of default received by Grantors with respect to any default of Grantors under the Reimbursement Agreement, together with an accurate, complete copy of any such notice; at the sole cost and expense of Grantors, enforce or secure the performance of each and every term, obligation, covenant, condition and agreement to be performed by other parties under the Reimbursement Agreement; and to provide Lender with an accurate, complete copy of any notice of default issued by Grantors with respect to the Reimbursement Agreement, when sent by Grantors.

(b) Until the Loans have been paid and satisfied in full, Grantors must provide Lender with copies of all notices and correspondence received or sent by Grantors with respect to the Collateral.

(c) Grantors will not modify, amend, extend, renew or in any way alter the terms of Reimbursement Agreement; nor waive, excuse, condone or in any manner release or discharge any party to the Reimbursement Agreement of or from any obligation, covenant, condition, or agreement by such party to be performed under the Reimbursement Agreement; and not terminate the term of the Reimbursement Agreement nor accept a surrender of it without the prior written consent of Lender.

(d) Grantors will not execute or agree to any assignment of the Reimbursement Agreement or any other Collateral subsequent to the date of this Assignment.

(e) Borrower must jointly and severally indemnify the Lender and its successors and assigns against, and must protect, save and keep harmless Lender and its Borrower must jointly and severally indemnify the Lender and its successors and assigns against, and must

protect, save and keep harmless Lender and its successors and assigns from, any and all liabilities, obligations, charges, losses, damages, penalties, claims, actions, suits, costs, expenses and disbursements, including without limitation, court costs, legal fees and expenses through all trial, appellate and administrative levels and all bankruptcy and post judgment proceedings (all of which are referred to collectively as the “**Expenses**”), of whatsoever kind and nature, imposed on, incurred by or asserted against any such indemnified party, in any way relating to, arising out of, or in connection with a breach by Borrower of the above representations, warranties, and covenants of Borrower in this Assignment.

(f) Borrower agrees to execute such other documents and perform such other act as may be necessary to enforce the rights of Lender under this Assignment.

(g) Grantors must perform all of their obligations under the Reimbursement Agreement. If Grantors fail to perform, Lender may perform for Grantors after giving Grantors at least ten (10) days prior written notice of Lender's intention to perform for Grantors. Any amount paid by Lender will be added to the Loans and will be due on demand with interest at the highest rate charged on the Loans.

5. Events of Default. Any of the following events will be an Event of Default:

(a) Occurrence of an Event of Default as defined in the Loan Documents.

(b) If any representation or warranty of Borrower in this Assignment or in any of the Loan Documents is materially inaccurate or misleading.

(c) Occurrence of a default or event of default under the terms of the Reimbursement Agreement.

6. Remedies. Upon the occurrence and absent a written waiver of an Event of Default, Lender may, in addition to any other remedies provided in this Assignment, resort to the rights and remedies of a Lender under the Uniform Commercial Code, including but not limited to the right of a Lender to (a) enter any premises of Borrower, with or without legal process and remove any records pertaining to the Collateral; and (b) provide the notice to the Authority provided in paragraph 1(b) above. Borrower will, upon request, assemble any records pertaining to the Collateral and make them available at a place designated by Lender. No remedy set forth in this Assignment is exclusive of any other available remedy or remedies, but each is cumulative and in addition to every other remedy given under this Assignment, or now or later existing at law or in equity or by statute. Lender may proceed to protect and enforce its rights by an action at law, in equity or by any other appropriate proceedings. No failure of Lender to enforce any of its rights and powers under this Assignment will be deemed a waiver of such rights and powers.

7. No Waiver: If Lender waives any of its rights or powers under this Assignment or any Event of Default, such waiver will not be deemed to waive any of Lender's rights or powers on any future occasion or any subsequent Event of Default. Delay or failure by Lender to exercise or claim, in whole or in part, any such right or power will not be deemed a waiver of such right or power; and no single or partial exercise of any right or power will preclude any other or further exercise of such rights or powers. The rights and remedies expressly specified in this Assignment are in addition to, but not exclusive of, the rights and remedies of Lender under applicable law.

8. Miscellaneous:

(a) If any term of this Assignment is held to be invalid, illegal or unenforceable, the validity of the other terms of this Assignment will be in no way affected. Lender will be entitled to all rights and remedies available at law, in equity or under any statute, either now available or available at the time of exercise of such rights and remedies, even though such rights and remedies were not available on the date of this Assignment.

(b) The covenants and agreements contained in this Assignment are and will be binding upon Borrower and their legal representatives, agents, successors and assigns and inure and will inure to the benefit of Lender, its legal representatives, agents, successors, and assigns; provided, however, that nothing in this subparagraph is intended to be or will be construed as a waiver of the rights of Lender under the Loan Documents or to permit assignment of the rights and obligations of Borrower under this Assignment and any such assignment is expressly prohibited except upon the prior written consent of Lender, which consent may be arbitrarily withheld.

(c) This Assignment is separate from and not part of any other collateral security provided by the Borrower or any other party in favor of the Lender, including without limitation any mortgage on the real property underlying or constituting the Project. All rights and remedies of Lender under this Assignment may be exercised whether or not foreclosure proceedings are pending with respect to such other collateral. Lender will not be required to resort first to the security of this Assignment or of any mortgage before resorting to the security of any other of such security documents, and Lender may exercise the security of this Assignment and of any mortgage concurrently or independently and in any order or preference. The existence of this Assignment will not be construed as a waiver by Lender or its legal representatives, agents, successors and assigns of the right to enforce payment of the Loans in strict accordance with the terms and provisions of the Loan Documents for which this Assignment is given as additional security.

(d) All notices, demands, or documents which are required or permitted to be given or served upon Borrower or Lender when given will be deemed given or served upon Borrower or Lender when given as provided in the Loan Documents. Borrower and Lender may change their address from time to time by serving written notice of such change upon the other party as above provided at least ten (10) days prior to the effective date of such change of address. In the event of a default (beyond any applicable grace period or notice and cure period) by Borrower or Grantors under the Loan Documents, the Lender will provide the Authority with a written notice thereof. .

(e) Upon the payment in full of all Loans used to fund Costs that are reimbursable to Grantors pursuant to the Reimbursement Agreement, together with all interest accrued on such portion of the Loans, this Assignment will become and be void and of no effect. Lender shall provide notice to the Authority upon such payment in full under this subparagraph.

(f) This Assignment and the interpretation and enforcement of it will be governed and construed in accordance with the internal substantive laws of the State of Michigan, without regard to conflict of law principles of such state.

(g) Grantors grant to Lender a security interest under the Michigan Uniform Commercial Code in the right, title, and interest of Grantors in and to the Collateral. Grantors consent to the filing of Uniform Commercial Code financing statements and other documents perfecting or evidencing such security interest as reasonably requested by Lender.

GRANTORS KNOWINGLY, VOLUNTARILY, AND INTENTIONALLY WAIVE ANY AND ALL RIGHTS THEY MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY LITIGATION ARISING IN CONNECTION WITH THIS ASSIGNMENT, THE OTHER DOCUMENTS REFERENCED IN THIS ASSIGNMENT OR EXECUTED IN CONNECTION WITH THIS ASSIGNMENT, AND THE TRANSACTIONS CONTEMPLATED BY THIS ASSIGNMENT, AND ALL OR ANY COMBINATIONS OF THE FOREGOING. GRANTORS CERTIFY THAT NO REPRESENTATIVE OR AGENT OF LENDER OR LENDER'S COUNSEL HAS REPRESENTED, EXPRESSLY OR OTHERWISE, THAT LENDER WOULD NOT, IN THE EVENT OF SUCH LITIGATION, SEEK TO ENFORCE THIS WAIVER OF RIGHT TO JURY TRIAL PROVISION. GRANTORS ACKNOWLEDGES THAT LENDER HAS BEEN INDUCED TO ENTER INTO AND ACCEPT THIS ASSIGNMENT, BY, INTER ALIA, THE PROVISIONS OF THIS PARAGRAPH.

IN WITNESS WHEREOF, the Borrower has executed this Assignment as of the day and year first above written.

(signature page follows)

BORROWERS:

OKEMOS POINTE II, LLC, a Delaware limited liability company

By: BLUE SKY DEVELOPMENT GROUP, LLC,
a Delaware limited liability company
Its: Manager

By: SFH WCC, LLC, a Delaware limited liability
company
Its: Manager

By: _____
Name: Patrick N. Smith
Title: Manager

OKEMOS POINTE III, LLC, a Delaware limited liability company

By: BLUE SKY DEVELOPMENT GROUP, LLC,
a Delaware limited liability company
Its: Manager

By: SFH WCC, LLC, a Delaware limited liability
company
Its: Manager

By: _____
Name: Patrick N. Smith
Title: Manager

GRANTORS:

OKEMOS POINTE, LLC, a Michigan limited liability company

By: BLUE SKY DEVELOPMENT GROUP, LLC,
a Delaware limited liability company
Its: Manager

By: SFH WCC, LLC, a Delaware limited liability company
Its: Manager

By: _____
Name: Patrick N. Smith
Title: Manager

OKEMOS POINTE I, LLC, a Delaware limited liability company

By: BLUE SKY DEVELOPMENT GROUP, LLC,
a Delaware limited liability company
Its: Manager

By: SFH WCC, LLC, a Delaware limited liability company
Its: Manager

By: _____
Name: Patrick N. Smith
Title: Manager

CONSENT TO ASSIGNMENT

The Meridian Township Brownfield Redevelopment Authority (a) consents to this Collateral Assignment of Brownfield Reimbursement Agreement (the “Assignment”) and (b) agrees to make TIF Reimbursements directly to Lender upon receipt by such Authority of written notice from Lender described in paragraph 1(b) of the Assignment and pursuant to the terms of the Assignment and of any specific reasonable payment or wire instructions which Lender provides, subject to the terms of the attached Brownfield Reimbursement Agreement, First Amendment, dated October 25, 2019, as may be amended.

Date: June 16, 2022

**MERIDIAN TOWNSHIP BROWNFIELD
REDEVELOPMENT AUTHORITY, a
Michigan public body corporate**

By: _____
Jeff Theuer
Its: Chair

The Huntington National Bank
150 Ottawa Ave
Grand Rapids, MI 49503

May 3, 2022

Jonathan Branoff
Okemos Pointe LLC and Okemos Pointe III LLC
2410 Woodlake Dr, Ste 440
Okemos, Michigan 48864-4076

Re: Payoff Request to The Huntington National Bank ("Huntington") regarding loan numbers 8003244334/34 (Borrower: OKEMOS POINTE LLC) and 8003244376/18 (Borrower: OKEMOS POINTE III LLC) (the "Loans")

Dear Jonathan:

Per your request, attached are payoff letters for the Loans (the "Payoff Letters"). Subject to the terms of the Payoff Letters, the total amount due to pay off all of the Loans as of May 5, 2022 is \$ 3,704,740.85 (the "Total Payoff").

Upon receipt by Huntington of (a) the Total Payoff in accordance with the Payoff Letters, plus any applicable per diem, (b) all sums due for early termination of any related interest rate swap, and, if any Loan is a revolving line of credit, (c) a request by Borrower to close such line, Huntington hereby acknowledges and agrees that (i) the Loans shall be satisfied in full; (ii) all guaranties supporting the Loans shall be automatically released; (iii) all of the liens, pledges, security interests, and encumbrances in favor of Huntington granted to secure the Loans shall terminate automatically; (iv) all obligations of Borrower, any guarantor or other obligor under the loan agreements, guaranties, security agreements, pledge agreements, mortgages and other documents evidencing the Loans (the "Loan Documents") shall be satisfied and terminate automatically (other than contingent obligations which by their terms expressly survive such payoff); and (v) all of Huntington's obligations under the Loan Documents shall terminate automatically

Following such payoff, Huntington agrees, at the Borrower's expense, to file all documentation necessary to evidence termination of all liens, pledges, security interests, and encumbrances granted in favor of Huntington to secure the Loans, including, without limitation, UCC termination statements, intellectual property filings and/or releases of mortgages, if applicable, and to return any collateral physically held by Huntington.

Sincerely,

The Huntington National Bank

By:  _____

Eric Snip
VP, CRE Portfolio Manager



To: Members of the Brownfield Redevelopment Authority

**From: Timothy R. Schmitt, AICP
Director of Community Planning and Development**

Date: June 13, 2022

Re: Haslett Village Square – Brownfield Plan

Staff has received the proposed Brownfield Plan for the Haslett Village Square project, a copy of which is attached. We have begun our review of the plan. Additionally, the Mixed Use Planned Unit Development proposal is under review by the Township Board. After that, the site plan will be finalized and submitted for review and approval as well.

As the Directors can see, our typical consultants, Tri-Terra, are the consultant for the applicant in this case. The Township does have a second firm that we utilize in situations like this, SME Group. We have reached out to SME to get a formal proposal for their review and assistance in administration. At this time, we do not have a formal proposal from SME yet, although we hope to have it before the meeting on Thursday. Staff will be asking the BRA to formally approve the proposal with SME for their review and assistance in administration, if we receive it in advance of the meeting. If we do not receive it, we will discuss our options at that time.

We will be prepared to discuss any questions about the process at the Brownfield Authority meeting and will take any questions/input about the plan and follow up on these items before the July meeting. Action on the actual Brownfield plan will not occur until the July meeting, at the earliest, once we have the full review from Staff and SME. There are a number of items that need to happen for this project to move forward and this is step one in that process.

We look forward to discussing this matter with the Authority members on Thursday morning.

**MERIDIAN TOWNSHIP
BROWNFIELD REDEVELOPMENT AUTHORITY**

BROWNFIELD PLAN

**Haslett Village
1621 and 1655 Haslett Road
Haslett, Michigan 48840**

Meridian Township Brownfield Redevelopment Authority
1515 Marsh Road
Okemos, Michigan 48864
Contact: Timothy R. Schmitt
Director of Community Planning and Development
schmitt@meridian.mi.us
Phone: 517-853-4576

Prepared By:
Triterra
1305 S. Washington Avenue, Suite 102
Lansing, Michigan 48910
Contact: Dave Van Haaren
dave.vanhaaren@triterra.us
Phone: 517-853-2152

June 9, 2022

Approved by the Meridian Township BRA on _____, 2022
Approved by the Meridian Charter Township Board of Trustees on _____, 2022

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FIGURES

- Figure 1: Property Location Map
- Figure 2: Eligible Property Map
- Figure 3a: 1655 Haslett Road – Boundary Survey
- Figure 3b: 1621 Haslett Road – Boundary Survey
- Figure 3c: Legal Descriptions
- Figure 4: Sample Locations with Analytical Results

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- Table 1: Brownfield Eligible Activities
- Table 2: Tax Increment Revenue Capture Estimates
- Table 3: Tax Increment Revenue Reimbursement Allocation Table
- Table 4: Summary of Soil Analytical Results
- Table 5: Summary Groundwater Analytical results
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1.0 PROJECT SUMMARY

- Project Name:** Haslett Village
- Developer:** SP Holding Company, LLC (the “Developer”)
148 S River Ave, Suite 100
Holland, Michigan 49423
Chad Koster and Michael Bosgraaf
- Property Location:** 1621-1655 Haslett Road
Haslett, Michigan 48840
- Parcel Information:** 33-02-02-10-401-008 and 33-02-02-10-401-009
- Type of Eligible Property:** “Facility” and “adjacent and contiguous”
- Project Description:** This is a redevelopment of the eastern 19.03-acres of the former Haslett Village Square shopping center property located at the southwest corner of the Haslett Road and Marsh Road intersection in Meridian Charter Township. The property currently contains two stand alone buildings along Haslett Road, a multi-tenant, single-story building in the center of the property, and two former single-family dwellings south of Raby Road (abandoned). The project includes the demolition of the 1,619-square foot single-story commercial bank, the 71,018-square foot, single-story shopping center, and both former dwellings. The 9,646-square foot former video store building located along Haslett Road will be redeveloped.
- The Haslett Village project includes the construction of nineteen (19) new multi-family residential buildings, one new commercial building at the corner of Haslett and Marsh Road, and the redevelopment of the former video store building. The new, multi-family buildings will total 269,800 gross square feet and include 302 units:
- one, 58-unit apartment building,
 - ten, 12-unit stacked flat buildings,
 - four, 24-unit stacked flat buildings,
 - two, 6-unit townhouse buildings, and
 - two, 8-unit townhouse buildings.

The new retail/restaurant building at Haslett and Marsh Road will total 14,000 square feet and the former video store building will be redeveloped to include a 7,750-square foot restaurant with drive through service and community center. The building will be the community hub for the development.

New parking lots and site improvements will be nestled throughout the complex. On site amenities will include, dog park, trailhead with restroom, activity lawn/park, pickle ball courts, outdoor social space with open and covered terraces, outdoor pool and sundeck, food truck staging area with restrooms and a robust network of sidewalks and paths.

Brownfield eligible activities include environmental assessment, due care activities, asbestos survey and abatement activities, demolition, and preparation and implementation of a Brownfield Plan and Act 381 Work Plan.

Total Capital Investment: Total capital investment is estimated at \$60,000,000 of which \$2,437,243 is currently proposed for Brownfield Reimbursement to the Developer.

Estimated Job Creation/Retention: The redevelopment is anticipated to generate 38 new full-time equivalent (FTE) jobs.

Duration of Plan: The duration of this Brownfield Plan is 11 years and includes capture of state and local Tax Increment Revenue (TIR) for: 1) reimbursement to the Developer for eligible activities, 2) BRA administration of the Plan, 3) deposits into the BRA's Local Brownfield Revolving Fund (LBRF) and 4) deposits into the State Brownfield Revolving Fund (SBRF). Other economic incentives for the project include a 10-year abatement to local taxes through the Commercial Rehabilitation Act, PA 210 of 2005, as amended.

Total Captured Tax Increment Revenue: \$2,778,028

Distribution of New Taxes Paid	
Developer Reimbursement	\$2,437,243
<i>Sub-Total Developer Reimbursement</i>	<i>\$2,437,243</i>
State Brownfield Revolving Fund	\$314,909
BRA Plan Administrative Fees	\$12,938
Local Brownfield Revolving Fund (LBRF)	\$12,938
<i>Sub-Total Administrative Fees, LBRF Deposits</i>	<i>\$340,785</i>
Grand Total	<i>\$2,778,028</i>

2.0 INTRODUCTION AND PURPOSE

The Meridian Township Brownfield Redevelopment Authority (the “Authority” or “BRA”), duly established by resolution of the Meridian Charter Township Board of Trustees (the “Township”), pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, MCLA 125.2651 et. seq., as amended (“Act 381”), is authorized to exercise its powers within Meridian Charter Township, Michigan.

The proposed redevelopment will only be economically viable with the support and approval of the brownfield redevelopment incentives described herein.

3.0 ELIGIBLE PROPERTY INFORMATION

This Plan is presented to support the Developer in the redevelopment of the eastern 19.03-acres of the former Haslett Village Square shopping center property situated on the south side of Haslett Road in Haslett, an unincorporated community in Meridian Charter Township, Ingham County, Michigan (the “Property”). The location of the Property is depicted on Figure 1. Property layout and boundaries are depicted on Figure 2.

The Property is fully defined in the following table and in Figure 3.

Eligible Property		
Address	Tax ID	Basis of Eligibility
1621 Haslett Road	33-02-02-10-401-009	“Adjacent and Contiguous”
1655 Haslett Road	33-02-02-10-401-008	“Facility”

The Property is zoned C-2, Commercial District and is located within the Meridian Charter Township. The 2017 Master Plan designates the subject property in the Mixed-Use Core category. This category “envisions walkable and engaging streetscapes with varied storefronts and activities. Residential housing is encouraged with a mix of townhomes, upper-story lofts, and apartments. Easy access to public transit should be prioritized and off-street parking should be hidden from the street.”

The Property is surrounded by undeveloped land and active commercial property. Property layout and boundaries are depicted on Figure 2. The legal description of the Property is included on Figure 3c.

The Property is considered an “eligible property” as defined by Act 381, Section 2 because: (a) the Property was previously utilized as a commercial property; (b) the parcel located at 1655 Haslett Road is a “facility” as the term is defined by Part 201 of Michigan’s Natural Resources and Environmental Protection Act (“NREPA”), P.A. 451 of 1994, as amended; and (c) the parcel located at 1621 Haslett Road is adjacent and contiguous to the “facility” parcel and development of the adjacent and continuous parcels is estimated to increase the captured taxable value of the “facility” parcel. Figure 4 depicts environmental impact on the Property.

4.0 PROPOSED REDEVELOPMENT

The Haslett Village project includes the demolition of two commercial buildings and two former residential dwellings and the construction of 20 new buildings and redevelopment of one commercial building, totaling approximately 291,550 square feet.

The eligible property is comprised the eastern 19.03-acres of the former Haslett Village Square shopping center property. This property is located within the “Haslett Potential Intensity Change Area (PICA)” as designated in the Meridian Township Master Plan. The Project includes the construction of nineteen (19) new multi-family residential buildings, one new commercial building at the corner of Haslett and Marsh Road, and the redevelopment of the former video store building. The new, multi-family buildings will total 269,800 gross square feet and include 302 units:

- one, 58-unit apartment building,
- ten, 12-unit stacked flat buildings,
- four, 24-unit stacked flat buildings,
- two, 6-unit townhouse buildings, and
- two, 8-unit townhouse buildings.

The apartments are a mix of studios, one-bedroom units, and two-bedroom units. The stacked flats are a mix of one-bedroom and two-bedroom units. The townhouses are a mix of two-bedroom and three-bedroom units.

The existing commercial use along Haslett Road will remain. The new retail/restaurant building at Haslett and Marsh Road will total 14,000 square feet and the former video store building fronting Haslett Road will be redeveloped to include a 7,750-square foot restaurant and community center. The building will be the community hub for the development and will house a community room, restrooms, a fitness and personal training studio, and a small restaurant with a drive-through service lane. It will also be a staging area for events and social activities, including covered and open terraces with fire pits, an outdoor pool with sun deck, a playground, and hook-ups for food trucks.

New parking lots and site improvements will be nestled throughout the complex. On site amenities will include

- dog park,
- trailhead with restroom,
- activity lawn/park,
- pickle ball courts,
- outdoor social space with open and covered terraces,
- outdoor pool and sundeck,

- food truck staging area with restrooms, and
- a robust network of sidewalks and paths.

The current unimproved, natural area at the southwest corner of the property will remain undeveloped/untouched.

The total anticipated investment into the redevelopment project is estimated at \$60,000,000. The development will result in the redevelopment of a contaminated parcel and replacement of predominately underutilized, functionally obsolete buildings. This development will dramatically improve the appearance of the property, significantly increase density to the area and provide additional support to existing retail establishments in the township, as well as create jobs; needs that are all addressed in the 2017 Master Plan. The 2017 Master Plan states “The Haslett mixed use core will benefit from an influx of residential development that places walkability and human scale above traditional suburban living. By providing housing on-site with existing and new commercial buildings, the revitalized area will provide residents with the amenities they need, while retailers will benefit from an invested customer base within easy walking distance.”

The improvements to the Property will be permanent and significantly increase the taxable value of the Property. These improvements will also assist in increasing the property values of the neighborhood.

The Project would not be possible without financial support through Brownfield tax increment financing (TIF) and other local incentives outlined in Section 6.12.

The redevelopment is anticipated to generate 38 new full-time equivalent jobs.

5.0 BROWNFIELD CONDITIONS

The existing shopping centers and commercial bank were constructed on the Property in 1980 and various occupants including retail, doctors' offices, hair salons, restaurants, grocery stores, a dry cleaner, laundromat, and church have occupied the Property from at least 1982 to present. The existing residential houses were constructed on the central portion of the Property in 1915 and a one lane dirt road (Raby Road) ran from east to west through the central portion of the Property from at least 1915 to present.

A dry cleaner briefly operated at the east end of the former shopping center building (1635 Haslett Road) in the late 1980s. Environmental subsurface investigations completed in 1996 and 2022 included a geophysical survey to evaluate for underground storage tanks system(s), the advancement of eight soil borings and the installation of two soil gas sampling points. The subsurface investigations revealed the presence tetrachloroethylene in soil above the Michigan Department of Environment, Great Lakes, and Energy (EGLE) Part 201 Residential Drinking Water Protection (DWP) Generic Cleanup Criteria (GCC). Therefore, the Property meets the definition of a "facility", as defined by Section 20101 of PA 451, Part 201, as amended. Additionally, the concentration of tetrachlorethylene in soil represents a potential vapor intrusion (VI) condition for the subject building and planned future buildings in the immediate vicinity. Soil, groundwater, and soil gas sample results are summarized in Table 4, Table 5, and Table 6 respectively. Sample locations and analytical results are depicted on Figure 4.

Additionally, Hazardous Material Surveys conducted at each subject building identified asbestos containing materials (ACM) and these materials will require abatement prior to commencement of demolition and redevelopment activities.

6.0 BROWNFIELD PLAN

6.1 Description of Costs to Be Paid with Tax Increment Revenues and Summary of Eligible Activities

The Developer will be reimbursed with the new local and state taxes levied by the Project for the costs of eligible activities necessary to support redevelopment of the Property. The activities that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381.

Brownfield eligible activities proposed by the Developer include EGLE pre-approved activities, EGLE department specific activities; asbestos assessment and abatement activities; demolition; and preparation and implementation of the Brownfield Plan and Act 381 Work Plan.

The costs of eligible activities included in, and authorized by, this Plan will be reimbursed with incremental local and state tax revenues generated by the Property and captured by the BRA, subject to any limitations and conditions described in this Plan and the terms of a Reimbursement Agreement between the Developer and the Authority (the “Reimbursement Agreement”).

The total cost of activities eligible for Developer reimbursement from tax increment revenues is projected to be \$2,437,243. The eligible activities are summarized below:

Summary of Eligible Activities	
EGLE Eligible Activities	Cost
Pre-Approved Activities	\$17,400
Department Specific Activities	\$40,500
Total Environmental Eligible Activities	\$57,900
MSF Eligible Activities	Cost
Asbestos and Lead Activities	\$698,850
Demolition	\$945,000
Total Non-Environmental Eligible Activities	\$1,643,850
Contingency (15%) *	\$250,118
Brownfield Plan Preparation	\$25,000
Brownfield Plan Application Fee	\$5,000
Interest (5%, simple) **	\$455,375
Total Eligible Cost for Reimbursement	\$2,437,243

- * Contingency calculation excludes costs for pre-approved activities, asbestos survey, Brownfield Plan and Act 381 Work Plan preparation and implementation.
- ** Interest is calculated annually at up to 5% simple interest on Developer eligible activities, except cost for Brownfield Plan preparation.

A detailed breakdown in eligible activities is provided in Table 1, Brownfield Eligible Activities.

The costs listed above are estimated and may increase or decrease depending on the nature and extent of unknown conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues captured by the BRA shall be governed by the terms of a Reimbursement Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and Section 2 of Act 381 of 1996, as amended (MCL 125.2652). The Reimbursement Agreement and this Plan will dictate the total cost of eligible activities subject to payment. As long as the total cost limit described in this Plan is not exceeded, line-item costs of eligible activities may be adjusted within Environmental eligible activities and Non-Environmental eligible activities after the date this Plan is approved by the Meridian Charter Township Board of Trustees.

6.2 Estimate of Captured Taxable Value, Tax Increment Revenues and Impact of Tax Increment Financing on Taxing Jurisdictions

The costs of eligible activities included in, and authorized by, this Plan will be reimbursed with incremental local tax revenues generated by the Property and captured by the BRA.

The base taxable value for this Plan is \$953,555, which is based on the following.

Eligible Property – Base Taxable Value		
Address	Tax ID	2022 Taxable Value
1621 Haslett Road	33-02-02-10-401-009	\$302,141
1655 Haslett Road	33-02-02-10-401-008	\$651,414
TOTAL		\$953,555

The projected new taxable value is phased over 7 years with an estimated taxable value of \$16,941,500 in 2029. The actual taxable value will be determined by the Township Assessor after the development is completed. It is estimated that the BRA will capture tax increment revenues from 2023 through 2033 for Developer reimbursement, BRA administrative fees and for deposits into the BRA’s Local Brownfield Revolving Fund (LBRF) and the State Brownfield Revolving Fund (SBRF).

The following table presents a summary of the new tax revenues generated by the taxing jurisdictions whose millage is subject to capture by the BRA under this Plan. These are estimations based on the residential and commercial components of the proposed redevelopment.

Projected Impact to Taxing Jurisdictions			
Taxing Unit	New Taxes to Taxing Units*	New Taxes for BRA Administration, LBRF Deposits, SBRF Deposits and Developer Reimbursement	Total New Taxes
School Operating		\$1,889,453	\$1,889,453
State Education Tax (SET)		\$629,818	\$629,818
Land Preserve		\$690	\$690
Rec/Srs/Hum Serv		\$1,023	\$1,023
CATA/Meridian		\$1,365	\$1,365
Meridian Bike path		\$2,283	\$2,283
Meridian Police		\$4,152	\$4,152
Meridian Fire		\$4,375	\$4,375
Meridian Parks		\$4,553	\$4,553
Airport Authority		\$4,824	\$4,824
Police and Fire		\$10,193	\$10,193
CADL-Library		\$10,716	\$10,716
Haslett Bldg/Site		\$13,603	\$13,603
CATA/Regular		\$20,631	\$20,631
Lansing Community College		\$26,011	\$26,011
Meridian Operating		\$28,693	\$28,693
Ingham Intermediate		\$42,991	\$42,991
Ingham County		\$82,655	\$82,655
Haslett Debt	\$874,397		\$874,397
Road Improvement Debt	\$203,945		\$203,945
Fire station Debt	\$20,994		\$20,994
Total	\$1,099,336 (28.4%)	\$2,778,028 (72.6%)	\$3,877,364

Impact to specific taxing jurisdictions is further presented in Table 2, Tax Increment Revenue Capture Estimates, and a schedule of tax increment revenue is presented in Table 3, Tax Increment Revenue Allocation Table.

The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all real and personal taxable improvements on the Property as determined by the Township Assessor and the actual millage rates levied by the various taxing jurisdictions during each year of the plan. The actual tax increment captured will be based on taxable value set through the property assessment process by the local unit of government and the millage rates set each year by the taxing jurisdictions.

6.3 Method of Financing Plan Costs and Description of Advances by the Municipality

The Developer is ultimately responsible for financing the costs of its specific eligible activities included in this Plan. The BRA will not advance any funds to finance the Developer eligible activities described in this Plan. All Plan financing commitments and activities and cost reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan is intended to authorize the BRA to fund such reimbursements. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Plan, will be provided solely under the Reimbursement Agreement contemplated by this Plan.

Reimbursements under the Reimbursement Agreement shall not exceed the cost of eligible activities and reimbursement limits described in this Plan.

The BRA will capture 5% of the new local taxes per year for the duration of the Plan to cover its cost to administer the Plan. The LBRA will also deposit 5% of the new local taxes captured per year for the duration of the Plan for deposit into its LBRF. Total deposits into the LBRF will not exceed the sum total equivalent of 5 years of local tax increment revenue.

6.4. Maximum Amount of Note or Bonded Indebtedness

Eligible activities are to be financed by the Developer. The BRA will not incur any note or bonded indebtedness to finance Brownfield eligible activities outlined in this Plan.

6.5 Duration of Brownfield Plan

The duration of this Plan is projected to be 11 years after the first year of tax capture, which is anticipated as 2023.

The Property will become a part of this Plan on the date this Plan is approved by the governing body. In no event shall the duration of the Plan exceed 35 years following the date of the resolution approving the Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsections (4) and (5) of Section 13 of Act 381 or 30 years, except as authorized by those subsections or other provisions of Act 381. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five years after the date of the resolution approving the Plan.

6.6 Legal Description, Property Map, Property Characteristics and Personal Property

An ALTA/NSPS Land Title Survey and legal description of the Property is provided in Figures 3a through 3c. The general Property location and boundaries described in Section 3.0 and depicted on Figures 3a and 3b comprise eligible property as of April 2022.

The subject Property includes all tangible personal property that now or in the future comes to be owned or installed on the Property by the Developer or occupants.

6.7 Estimates of Residents and Displacement of Families

No occupied residences are involved in the redevelopment, no persons reside at the Property, and no families or individuals will be displaced as a result of this development.

6.8 Plan for Relocation of Displaced Persons

No persons will be displaced as a result of this development. Therefore, a Plan for relocation of displaced persons is not applicable and is not needed for this Plan.

6.9 Provisions for Relocation Costs

No persons will be displaced as result of this development, and no relocation costs will be incurred. Therefore, provision for relocation costs is not applicable and is not needed for this Plan.

6.10 Strategy for Compliance with Michigan's Relocation Assistance Law

No persons will be displaced as result of this development. Therefore, no relocation assistance strategy is needed for this Plan.

6.11 Description of the Proposed Use of Local Brownfield Revolving Fund

The BRA has established a LBRF. LBRF monies will not be used to finance or reimburse eligible activities incurred by the Developer as described in this Plan.

The LBRA will capture 5% of new local taxes generated from the Property per year for the duration of the Plan for deposit into the BRA's LBRF. Total deposits into the LBRF will not exceed the sum total equivalent of 5 years of local tax increment revenue.

6.12 Other Material that the Authority or Governing Body Considers Pertinent

The Authority and the Township, as the governing body, in accordance with the Act, may amend this Plan in the future in order to fund additional eligible activities associated with the Project or subject property described herein.

DRAFT

FIGURES

Figure 1: Property Location Map

Figure 2: Eligible Property Map

Figure 3a: 1655 Haslett Road – Boundary Survey

Figure 3b: 1621 Haslett Road – Boundary Survey

Figure 3c: Legal Descriptions

Figure 4: Sample Locations with Analytical Results

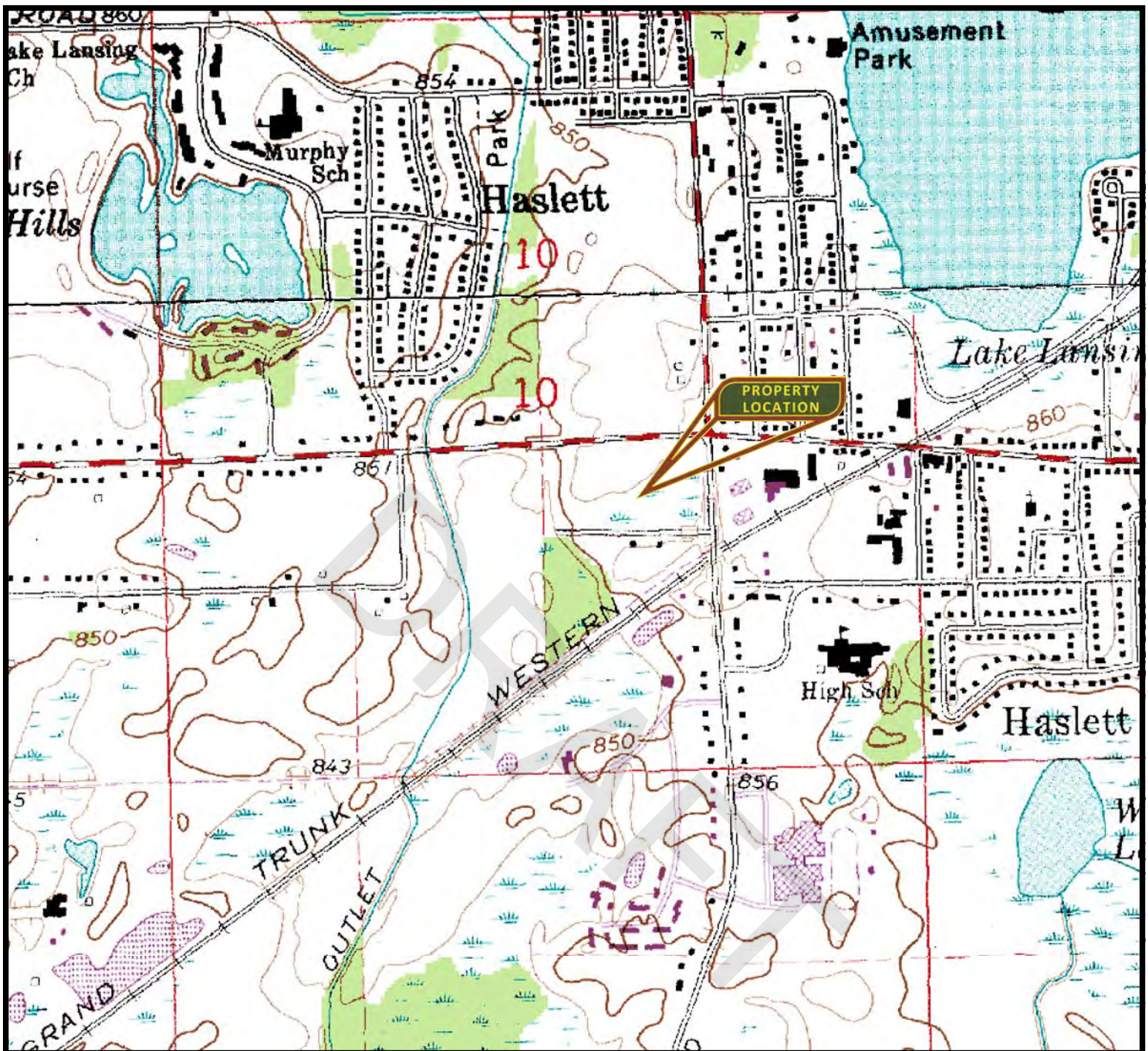


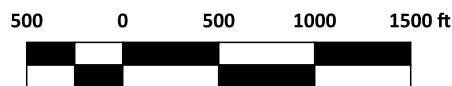
FIGURE 1
PROPERTY LOCATION

**1621-1671 HASLETT ROAD &
1659 RABY ROAD
HASLETT, MICHIGAN 48840**

**INGHAM COUNTY
T4N, R1W, SECTION 10**

PROJECT NUMBER: 21-2907

TRI TERRA



1:12000





TRITERRA

FIGURE 2

ELIGIBLE PROPERTY MAP

PROJECT NUMBER: 21-2907

**1621 & 1655 HASLETT ROAD
HASLETT, MICHIGAN 48840**

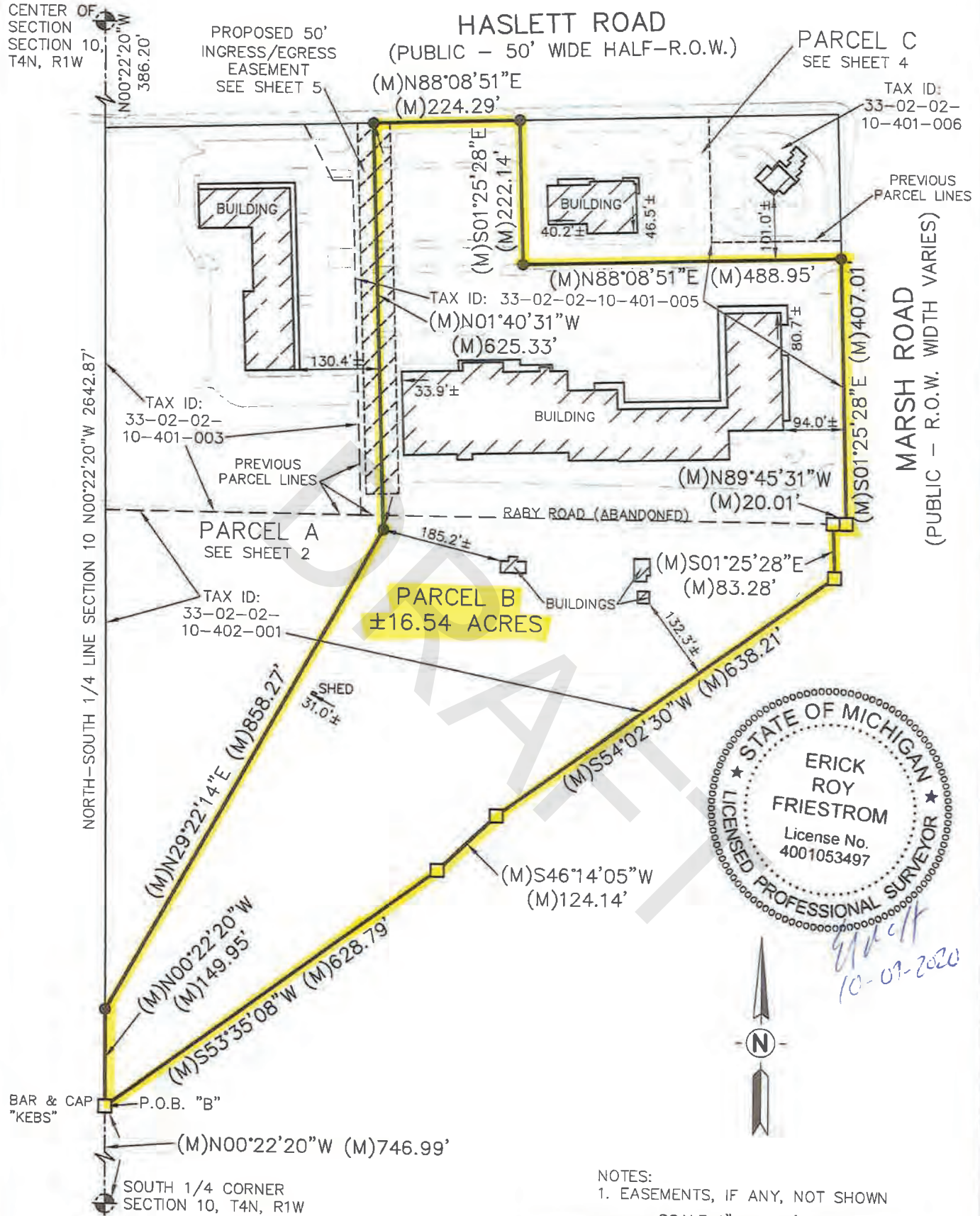
DIAGRAM CREATED BY: CP DATE: 6/8/2022

FIGURE 3a 1655 Haslett Road

CERTIFIED BOUNDARY SURVEY PARCEL B DETAIL

FOR: CYPRESS PARTNERS, LLC
LTG HASLETT, L.L.C.

DS *Umm* DS *MB*



LEGEND

- (M) = Measured Distance
- (R) = Record Distance
- = Set 1/2" Bar with Cap
- = Found Bar & Cap #53497 Unless Noted
- = Survey Boundary Line
- = Distance Not to Scale
- x-x- = Fence
- 0.0'± = Denotes Distance to the Survey Line

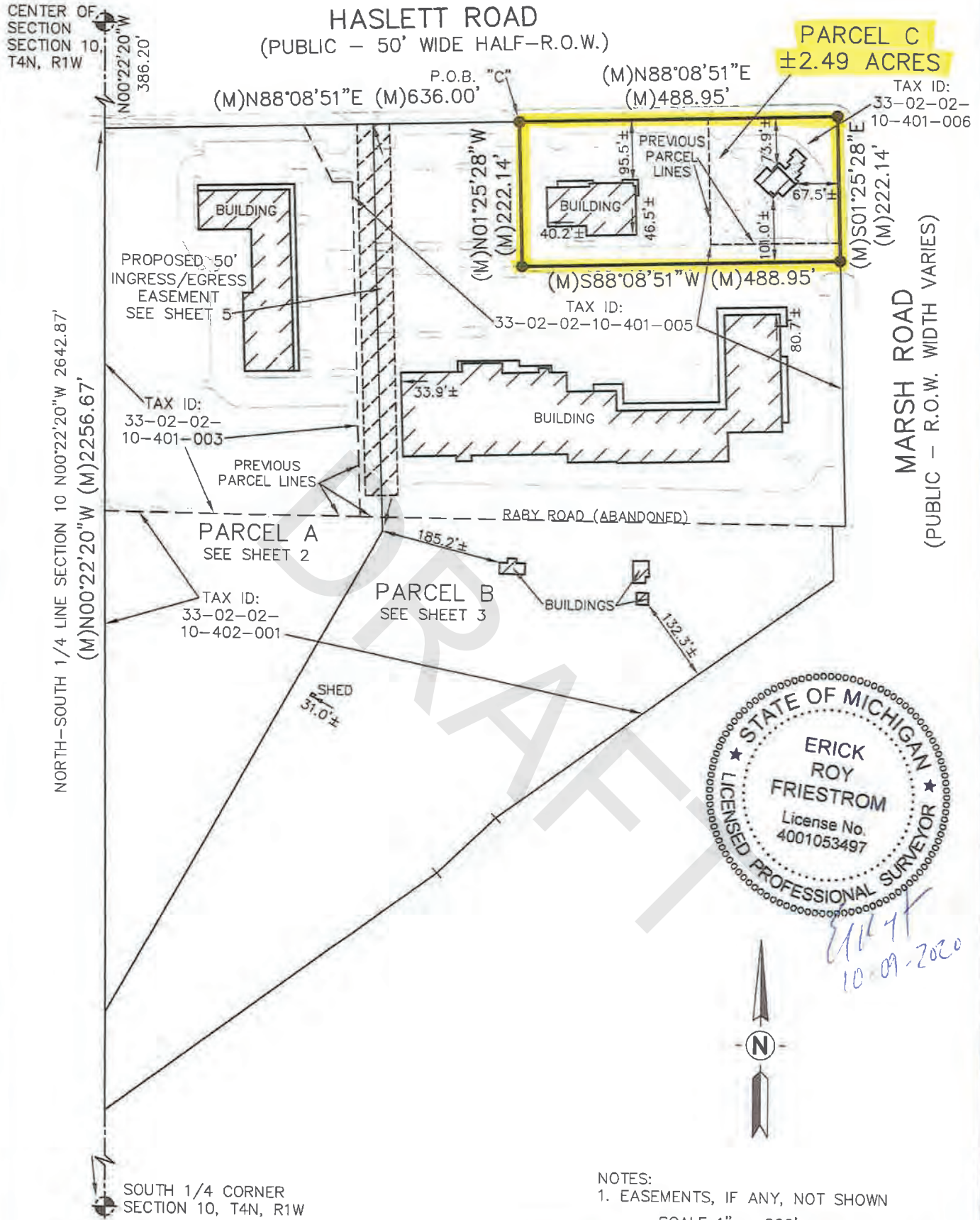
All Dimensions are in Feet and Decimals Thereof.

	KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS	
	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047	
	13432 PRESTON DRIVE, MARSHALL, MI 49068 PH. 269-781-9800 FAX. 269-781-9805	
DRAWN BY SSF	SECTION 10, T4N, R1W	
FIELD WORK BY NAW	JOB NUMBER:	
SHEET 3 OF 8	95688.BND	

CERTIFIED BOUNDARY SURVEY
PARCEL C DETAIL

DS
UUM MB

FOR: CYPRESS PARTNERS, LLC
LTG HASLETT, L.L.C.



STATE OF MICHIGAN
ERICK ROY FRIESTROM
License No. 4001053497
LICENSED PROFESSIONAL SURVEYOR

10/09/2020

KEBS, INC. KYES ENGINEERING
BRYAN LAND SURVEYS

2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047

13432 PRESTON DRIVE, MARSHALL, MI 49068
PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY	SSF	SECTION	10, T4N, R1W
FIELD WORK BY	NAW	JOB NUMBER:	
SHEET	4 OF 8		95688.BND

CERTIFIED BOUNDARY SURVEY

(Continued from Page 6)

~~and that we have found or set, as noted hereon, permanent markers to all corners and angle points of the boundaries of said parcels and that the more particular legal descriptions of said parcels are as follows:~~

PARCEL A:

A parcel of land in the Southeast 1/4 of Section 10, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 10; thence N00°22'20"W along the North-South 1/4 line of said Section 10 a distance of 896.94 feet to the point of beginning of this description; thence continuing N00°22'20"W along said North-South 1/4 line 1359.73 feet to the South right-of-way line of Haslett Road, said South line being South of and 50.00 feet measured perpendicularly to the centerline of Haslett road; thence N88°08'51"E along said South line 411.71 feet; thence S01°40'31"E 625.33 feet; thence S29°22'14"W 858.27 feet to the point of beginning; said parcel containing 9.60 acres more or less; said parcel subject to all easements and restrictions if any.

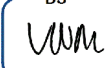

PARCEL B: 1655 Haslett Road

A parcel of land in the Southeast 1/4 of Section 10, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 10; thence N00°22'20"W along the North-South 1/4 line of said Section 10 a distance of 746.99 feet to the point of beginning of this description; thence continuing N00°22'20"W along said North-South 1/4 line 149.95 feet; thence N29°22'14"E 858.27 feet; thence N01°40'31"W 625.33 feet to the South right-of-way line of Haslett Road, said South line being South of and 50.00 feet measured perpendicularly to the centerline of Haslett road; thence N88°08'51"E along said South line 224.29 feet; thence S01°25'28"E parallel with the West right-of-way line of Marsh Road 222.14 feet; thence N88°08'51"E parallel with said South line 488.95 feet to the West right-of-way line of Marsh Road, said West line being West of and 60.00 feet measured perpendicularly to the centerline of Marsh Road; thence along said West line S01°25'28"E 407.01 feet to the centerline of former Raby Road and a jog in the West right-of-way line of said Marsh Road; thence N89°45'31"W along said centerline and jog in right-of-way 20.01 feet to a point being West of and 80.00 feet measured perpendicularly to the centerline of Marsh Road; thence S01°25'28"E along said West line 83.28 feet to the Northerly line of a Consumers Energy tower line easement; thence along said Northerly line the following three courses: S54°02'30"W 638.21 feet, S46°14'05"W 124.14 feet; S53°35'08"W 628.79 feet to the point of beginning; said parcel containing 16.54 acres more or less; said parcel subject to all easements and restrictions if any.

Parcel C: 1621 Haslett Road


A parcel of land in the Southeast 1/4 of Section 10, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 10; thence N00°22'20"W along the North-South 1/4 line of said Section 10 a distance of 2256.67 feet to the South right-of-way line of Haslett Road, said South line being South of and 50.00 feet measured perpendicularly to the centerline of Haslett road; thence N88°08'51"E along said South line 636.00 feet to the point of beginning; thence N88°08'51"E continuing along said South line 488.95 feet to the West right-of-way line of Marsh Road, said West line being West of and 60.00 feet measured perpendicularly to the centerline of Marsh Road; thence S01°25'28"E along said West line 222.14 feet; thence S88°08'51"W parallel with said South line 488.95 feet; thence N01°25'28"W parallel with said West line 222.14 feet to the point of beginning; said parcel containing 2.49 acres more or less; said parcel subject to all easements and restrictions if any.

(Continued on Page 8)

DS  DS 



10-09-2020

	KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS	
	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047	
13432 PRESTON DRIVE, MARSHALL, MI 49068 PH. 269-781-9800 FAX. 269-781-9805		
DRAWN BY	SSF	SECTION 10, T4N, R1W
FIELD WORK BY	NAW	JOB NUMBER:
SHEET	7 OF 8	95688.BND

CERTIFIED BOUNDARY SURVEY

(Continued from Page 7)

PROPOSED INGRESS/EGRESS EASEMENT:

A area of land in the Southeast 1/4 of Section 10, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 10; thence N00°22'20"W along the North-South 1/4 line of said Section 10 a distance of 2256.67 feet to the South right-of-way line of Haslett Road, said South line being South of and 50.00 feet measured perpendicularly to the centerline of Haslett road; thence N88°08'51"E along said South line 386.71 feet to the point of beginning; thence N88°08'51"E continuing along said South line 50.00 feet; thence S01°40'31"E 570.00 feet; thence S88°08'51"W 50.00 feet; thence N01°40'31"W 570.00 feet to the point of beginning; said area containing 0.65 acre more or less; said area subject to all other easements and restrictions if any.

WITNESSES TO SECTION CORNERS:

South 1/4 corner, Section 10, T4N, R1W, Liber 7, Page 49
 Found bar & cap #16053
 Found bar & cap #16053, N80°W, 36.42'
 Northeast corner, building foundation, S88°W, 6.11'
 Found nail & cap #53497, East side 12" pine, North, 26.84'
 Found nail & cap #53497, East side 13" pine, S20°E, 26.34'


Center of section, Section 10, T4N, R1W, Liber 7, Page 47
 Found bar & cap
 Found nail & tag, North side 16" cherry, S45°E, 65.21'
 Found nail & tag, South side 10" oak, West, 41.42'
 Found nail & tag, East side 8" oak, N30°W, 5.23'
 Found nail & tag, East side 8" cherry, N05°W, 29.69'

I certify that the requirements for 1970 PA 132, MCL 54.213 have been met. The relative positional precision of the corners identified for this survey and shown on the map are within the limits accepted by the professional practice of surveying.

All bearings are Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the Lansing C.O.R.S.



[Handwritten Signature]
 Erick R. Friestrom Date: 10-09-2020
 Professional Surveyor No. 53497

	KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS
	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 13432 PRESTON DRIVE, MARSHALL, MI 49068 PH. 269-781-9800 FAX. 269-781-9805
DRAWN BY SSF	SECTION 10, T4N, R1W
FIELD WORK BY NAW	JOB NUMBER:
SHEET 8 OF 8	95688.BND



GRAPHIC SCALE
1" = 80'

SYMBOLS LEGEND

- SOIL BORING LOCATION
- EXISTING BUILDING
- SOIL SAMPLE RESULTS
- GROUNDWATER SAMPLE RESULTS
- SOIL GAS SAMPLE RESULTS

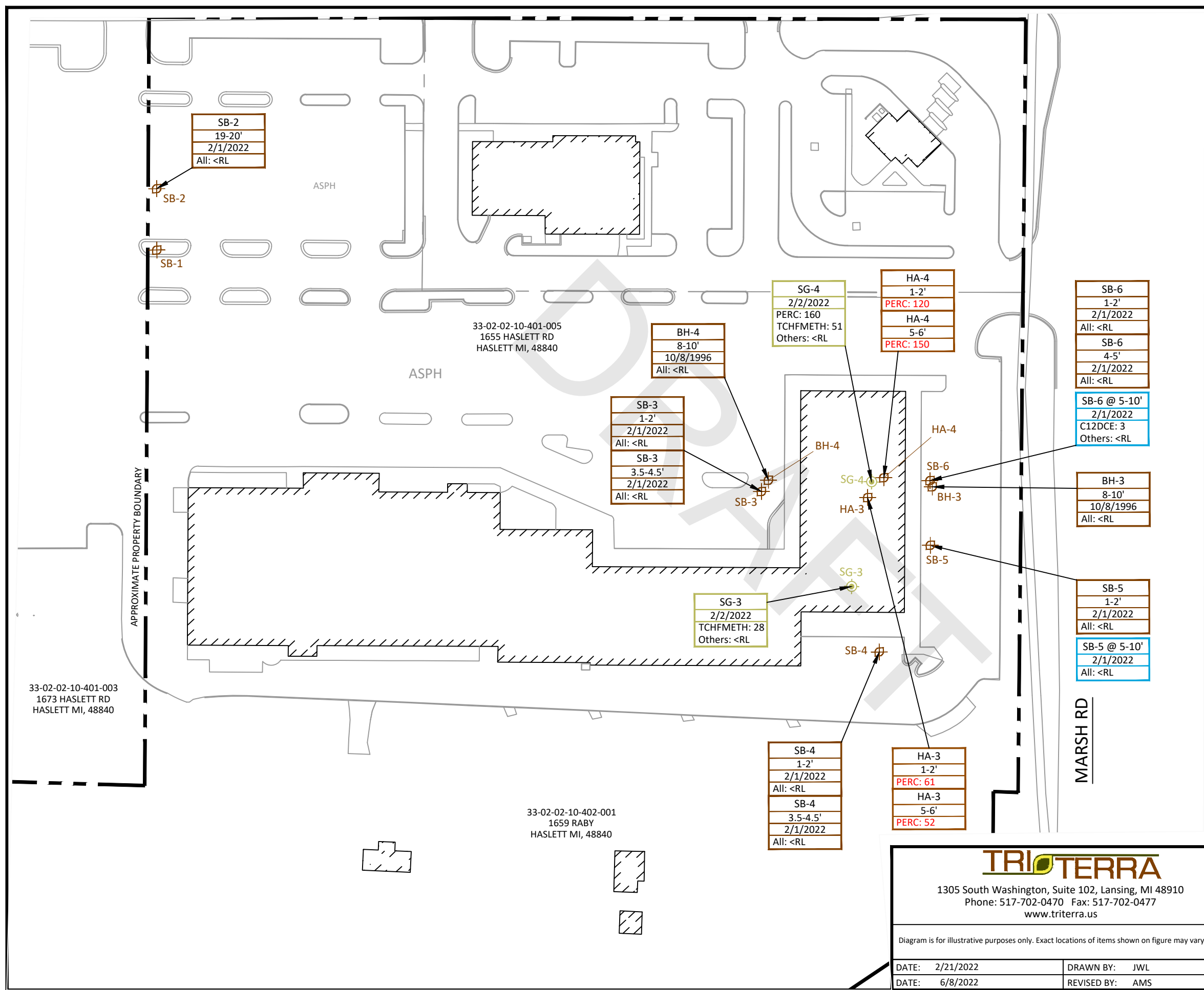
CONSTITUENTS LEGEND

VOLATILES (VOCs)
 C12DCE: cis-1,2-Dichloroethene
 PERC: Tetrachloroethene
 TCHFMETH: Trichlorofluoromethane

<RL: Result was below laboratory reporting limits.

NOTES

1. Soil concentrations are in µg per kg (ppb).
2. Groundwater concentrations are in µg per L (ppb).
3. Soil gas concentrations are in µg per m³ (ppb).
4. All exceedances are highlighted in red.



1305 South Washington, Suite 102, Lansing, MI 48910
 Phone: 517-702-0470 Fax: 517-702-0477
 www.triterra.us

Diagram is for illustrative purposes only. Exact locations of items shown on figure may vary slightly.

DATE: 2/21/2022	DRAWN BY: JWL
DATE: 6/8/2022	REVISED BY: AMS

SAMPLE LOCATIONS WITH ANALYTICAL RESULTS

1621-1671 HASLETT ROAD
 & 1659 RABY ROAD
 HASLETT, MICHIGAN 48840

PROJECT NUMBER: 21-2907	FIGURE 4
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TABLES

Table 1: Brownfield Eligible Activities

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

Table 4: Summary of Soil Analytical Results

Table 5: Summary Groundwater Analytical results

Table 6: Summary of Soil Gas Analytical Results

Table 1
Brownfield Eligible Activities
1621-1655 Haslett Road and 1659 Raby Road
Haslett, MI

ELIGIBLE ACTIVITIES	NO. OF UNITS	UNIT TYPE	UNIT RATE	ESTIMATED TOTAL COST	REIMBURSEMENT ALLOCATION		
					EGLE ACTIVITIES	MSF ACTIVITIES	LOCAL-ONLY ACTIVITIES
EGLE ELIGIBLE ACTIVITIES							
Pre-Approved Activities							
Phase I Environmental Site Assessments	1	LS	\$ 3,200	\$ 3,200	\$ 3,200		
Phase II Site Investigations	1	LS	\$ 11,700	\$ 11,700	\$ 11,700		
Baseline Environmental Assessments	1	LS	\$ 2,500	\$ 2,500	\$ 2,500		
Department Specific Activities							
Documentation of Due Care Compliance (DDCC)	1	LS	\$ 3,800	\$ 3,800			\$ 3,800
Soil Management - Transportation and Disposal	1	LS	\$ 36,700	\$ 36,700			\$ 36,700
EGLE ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 57,900	\$ 17,400	\$ -	\$ 40,500
MSF ELIGIBLE ACTIVITIES							
Asbestos and Lead Activities							
Asbestos - Survey/Assessment	1	LS	\$ 13,095	\$ 13,095		\$ 13,095	
Asbestos - Abatement	1	LS	\$ 653,055	\$ 653,055		\$ 653,055	
Asbestos Abatement - Soft Costs	1	LS	\$ 32,700	\$ 32,700		\$ 32,700	
Subtotal Asbestos and Lead Activities				\$ 698,850		\$ 698,850	\$ -
Demolition							
Demolition - Building & Site	1	LS	\$ 900,000	\$ 900,000		\$ 900,000	
Demolition - Soft Costs	1	LS	\$ 45,000	\$ 45,000		\$ 45,000	
Subtotal Demolition Activities				\$ 945,000	\$ -	\$ 945,000	\$ -
MSF ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 1,643,850	\$ -	\$ 1,643,850	\$ -
MSF AND EGLE ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 1,701,750	\$ 17,400	\$ 1,643,850	\$ 40,500
Contingency (15%)				\$ 250,118		\$ 244,613	\$ 5,505
Brownfield Plan & Act 381 Work Plan Preparation	1	LS	\$ 25,000	\$ 25,000	\$ 260	\$ 24,000	\$ 740
Brownfield Plan Application Fee	1	LS	\$ 5,000	\$ 5,000			\$ 5,000
Interest (5%, simple)				\$ 455,375	\$ 4,632	\$ 437,610	\$ 13,133
TOTAL ELIGIBLE COST FOR REIMBURSEMENT				\$ 2,437,243	\$ 22,292	\$ 2,350,073	\$ 64,878
State Brownfield Revolving Fund				\$ 314,909			
BRA Administrative Fees				\$ 12,938			
Local Brownfield Revolving Fund (LBRF)				\$ 12,938			
GRAND TOTAL				\$ 2,778,028			
					0.91%	96.42%	2.66%

NOTES:

These costs and revenue projections should be considered approximate estimates based on expected conditions and available information. It cannot be guaranteed that the costs and revenue projections will not vary from these estimates. Costs for Phase I ESAs, Phase II ESAs, BEAs, Asbestos Surveys, Brownfield Plan and Act 381 Work Plan are excluded from contingency calculation. Interest calculation is based on 5% simple interest on principal eligible activities only.

Table 2
Tax Increment Revenue Capture Estimates
1621-1655 Haslett Road and 1659 Raby Road
Haslett, MI

Estimated Taxable Value (TV) Increase Rate: 1% per year

Plan Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	1	2	3	4	5	6	7	8	9	10	11	12	
Base Taxable Value (TV) of Land	\$ 325,800	\$ 325,800	\$ 325,800	\$ 325,800	\$ 325,800	\$ 325,800	\$ 325,800	\$ 325,800	\$ 325,800	\$ 325,800	\$ 325,800	\$ 325,800	\$ 325,800
Base Taxable Value (TV) of Building	\$ 627,755	\$ 627,755	\$ 627,755	\$ 627,755	\$ 627,755	\$ 627,755	\$ 627,755	\$ 627,755	\$ 627,755	\$ 627,755	\$ 627,755	\$ 627,755	\$ 627,755
Estimated New TV for Land	\$ 325,800	\$ 342,090	\$ 345,511	\$ 348,966	\$ 352,456	\$ 355,980	\$ 359,540	\$ 363,135	\$ 366,767	\$ 370,434	\$ 374,139	\$ 377,880	\$ 381,659
Estimated New TV for Building	\$ 627,755	\$ 659,143	\$ 1,054,489	\$ 5,551,034	\$ 7,327,365	\$ 9,672,122	\$ 12,767,201	\$ 16,578,365	\$ 16,744,148	\$ 16,911,590	\$ 17,080,706	\$ 17,251,513	\$ 17,424,028
Incremental Difference for Land (New TV - Base TV)	\$ -	\$ 16,290	\$ 19,711	\$ 23,166	\$ 26,656	\$ 30,180	\$ 33,740	\$ 37,335	\$ 40,967	\$ 44,634	\$ 48,339	\$ 52,080	\$ 55,859
Incremental Difference for Building (New TV - Base TV)	\$ -	\$ 31,388	\$ 426,734	\$ 4,923,279	\$ 6,699,610	\$ 9,044,367	\$ 12,139,446	\$ 15,950,610	\$ 16,116,393	\$ 16,283,835	\$ 16,452,951	\$ 16,623,758	\$ 16,796,273
Total Incremental Difference	\$ -	\$ 47,678	\$ 446,445	\$ 4,946,445	\$ 6,726,266	\$ 9,074,547	\$ 12,173,186	\$ 15,987,945	\$ 16,157,360	\$ 16,328,469	\$ 16,501,289	\$ 6,579,983	

School Capture	Millage Rate														Total New Taxes	
School Operating	18.0000	\$ -	\$ 858	\$ 8,036	\$ 89,036	\$ 121,073	\$ 163,342	\$ 219,117	\$ 287,783	\$ 290,832	\$ 293,912	\$ 297,023	\$ 118,440	\$ -	\$ 1,889,453	
State Education Tax (SET)	6.0000	\$ -	\$ 286	\$ 2,679	\$ 29,679	\$ 40,358	\$ 54,447	\$ 73,039	\$ 95,928	\$ 96,944	\$ 97,971	\$ 99,008	\$ 39,480	\$ -	\$ 629,818	
School Total:	24.0000	39.03%	\$ -	\$ 1,144	\$ 10,715	\$ 118,715	\$ 161,430	\$ 217,789	\$ 292,156	\$ 383,711	\$ 387,777	\$ 391,883	\$ 396,031	\$ 157,920	\$ -	\$ 2,519,271

Local Capture	Millage Rate															
Land Preserve	0.1000	\$ -	\$ 2	\$ 2	\$ 2	\$ 3	\$ 3	\$ 3	\$ 4	\$ 4	\$ 4	\$ 5	\$ 658	\$ -	\$ 690	
Rec/Srs/Hum Serv	0.1483	\$ -	\$ 2	\$ 3	\$ 3	\$ 4	\$ 4	\$ 5	\$ 6	\$ 6	\$ 7	\$ 7	\$ 976	\$ -	\$ 1,023	
CATA/Meridian	0.1978	\$ -	\$ 3	\$ 4	\$ 5	\$ 5	\$ 6	\$ 7	\$ 7	\$ 8	\$ 9	\$ 10	\$ 1,302	\$ -	\$ 1,365	
Meridian Bikepath	0.3308	\$ -	\$ 5	\$ 7	\$ 8	\$ 9	\$ 10	\$ 11	\$ 12	\$ 14	\$ 15	\$ 16	\$ 2,177	\$ -	\$ 2,283	
Meridian Police	0.6016	\$ -	\$ 10	\$ 12	\$ 14	\$ 16	\$ 18	\$ 20	\$ 22	\$ 25	\$ 27	\$ 29	\$ 3,959	\$ -	\$ 4,152	
Meridian Fire	0.6339	\$ -	\$ 10	\$ 12	\$ 15	\$ 17	\$ 19	\$ 21	\$ 24	\$ 26	\$ 28	\$ 31	\$ 4,171	\$ -	\$ 4,375	
Meridian Parks	0.6597	\$ -	\$ 11	\$ 13	\$ 15	\$ 18	\$ 20	\$ 22	\$ 25	\$ 27	\$ 29	\$ 32	\$ 4,341	\$ -	\$ 4,553	
Airport Authority	0.6990	\$ -	\$ 11	\$ 14	\$ 16	\$ 19	\$ 21	\$ 24	\$ 26	\$ 29	\$ 31	\$ 34	\$ 4,599	\$ -	\$ 4,824	
Police and Fire	1.4771	\$ -	\$ 24	\$ 29	\$ 34	\$ 39	\$ 45	\$ 50	\$ 55	\$ 61	\$ 66	\$ 71	\$ 9,719	\$ -	\$ 10,193	
CADL-Library	1.5528	\$ -	\$ 25	\$ 31	\$ 36	\$ 41	\$ 47	\$ 52	\$ 58	\$ 64	\$ 69	\$ 75	\$ 10,217	\$ -	\$ 10,716	
Haslett Bldg/Site	1.9712	\$ -	\$ 32	\$ 39	\$ 46	\$ 53	\$ 59	\$ 67	\$ 74	\$ 81	\$ 88	\$ 95	\$ 12,970	\$ -	\$ 13,603	
CATA/Regular	2.9895	\$ -	\$ 49	\$ 59	\$ 69	\$ 80	\$ 90	\$ 101	\$ 112	\$ 122	\$ 133	\$ 145	\$ 19,671	\$ -	\$ 20,631	
Lansing Community College	3.7692	\$ -	\$ 61	\$ 74	\$ 87	\$ 100	\$ 114	\$ 127	\$ 141	\$ 154	\$ 168	\$ 182	\$ 24,801	\$ -	\$ 26,011	
Meridian Operating	4.1578	\$ -	\$ 68	\$ 82	\$ 96	\$ 111	\$ 125	\$ 140	\$ 155	\$ 170	\$ 186	\$ 201	\$ 27,358	\$ -	\$ 28,693	
Ingham Intermediate	6.2297	\$ -	\$ 101	\$ 123	\$ 144	\$ 166	\$ 188	\$ 210	\$ 233	\$ 255	\$ 278	\$ 301	\$ 40,991	\$ -	\$ 42,991	
Ingham County	11.9772	\$ -	\$ 195	\$ 236	\$ 277	\$ 319	\$ 361	\$ 404	\$ 447	\$ 491	\$ 535	\$ 579	\$ 78,810	\$ -	\$ 82,655	
Local Total:	37.4956	60.97%	\$ -	\$ 611	\$ 739	\$ 869	\$ 999	\$ 1,132	\$ 1,265	\$ 1,400	\$ 1,536	\$ 1,674	\$ 1,812	\$ 246,720	\$ -	\$ 258,757
Total Capturable Taxes:	61.4956	100.00%	\$ -	\$ 1,755	\$ 11,454	\$ 119,583	\$ 162,430	\$ 218,921	\$ 293,422	\$ 385,111	\$ 389,313	\$ 393,557	\$ 397,843	\$ 404,640	\$ -	\$ 2,778,028

Non-Capturable Millages	Millage Rate														
Haslett Debt	8.3300	\$ -	\$ 397	\$ 3,719	\$ 41,204	\$ 56,030	\$ 75,591	\$ 101,403	\$ 133,180	\$ 134,591	\$ 136,016	\$ 137,456	\$ 54,811	\$ -	\$ 874,397
Road Improvement Debt	1.9429	\$ -	\$ 93	\$ 867	\$ 9,610	\$ 13,068	\$ 17,631	\$ 23,651	\$ 31,063	\$ 31,392	\$ 31,725	\$ 32,060	\$ 12,784	\$ -	\$ 203,945
Firestation Debt	0.2000	\$ -	\$ 10	\$ 89	\$ 989	\$ 1,345	\$ 1,815	\$ 2,435	\$ 3,198	\$ 3,231	\$ 3,266	\$ 3,300	\$ 1,316	\$ -	\$ 20,994
Total Non-Capturable Taxes:	10.4729	\$ -	\$ 499	\$ 4,676	\$ 51,804	\$ 70,444	\$ 95,037	\$ 127,489	\$ 167,440	\$ 169,214	\$ 171,006	\$ 172,816	\$ 68,912	\$ -	\$ 1,099,336

Notes:

= PA 210 Commercial Rehabilitation Act Abatement 2023 - 2034

\$ 3,877,364

Table 3
Tax Increment Revenue Reimbursement Allocation Table
1621-1655 Haslett Road and 1659 Raby Road
Haslett, MI

Developer Projected Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	89.4%	\$ 2,179,475	\$ -	\$ 2,179,475
Local	10.6%	\$ 192,890	\$ 64,878	\$ 257,768
TOTAL		\$ 2,372,365	\$ 64,878	\$ 2,437,243
EGL	0.9%	\$ 22,292		
MSF	99.1%	\$ 2,350,073		

Estimated Total Years of Plan: **11**

Administrative Fees & Loan Funds*	
State Brownfield Revolving Fund	\$ 314,909
BRA Administrative Fees	\$ 12,938
Local Brownfield Revolving Fund	\$ 12,938

* During the life of the Plan

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	TOTALS
		1	2	3	4	5	6	7	8	9	10	11	12	
Available Tax Increment Revenue (TIR)														
Total State Tax Capture Available	\$ -	\$ 1,144	\$ 10,715	\$ 118,715	\$ 161,430	\$ 217,789	\$ 292,156	\$ 383,711	\$ 387,777	\$ 391,883	\$ 396,031	\$ 157,920	\$ -	
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)	\$ -	\$ 143	\$ 1,339	\$ 14,839	\$ 20,179	\$ 27,224	\$ 36,520	\$ 47,964	\$ 48,472	\$ 48,985	\$ 49,504	\$ 19,740	\$ -	\$ 314,909
State TIR Available for Reimbursement to Developer	\$ -	\$ 1,001	\$ 9,375	\$ 103,875	\$ 141,252	\$ 190,565	\$ 255,637	\$ 335,747	\$ 339,305	\$ 342,898	\$ 346,527	\$ 138,180	\$ -	
Total Local Tax Capture Available	\$ -	\$ 611	\$ 739	\$ 869	\$ 999	\$ 1,132	\$ 1,265	\$ 1,400	\$ 1,536	\$ 1,674	\$ 1,812	\$ 246,720	\$ -	
Capture for BRA Administrative Fees (5%)	\$ -	\$ 31	\$ 37	\$ 43	\$ 50	\$ 57	\$ 63	\$ 70	\$ 77	\$ 84	\$ 91	\$ 12,336	\$ -	\$ 12,938
Capture for Local Brownfield Revolving Fund (LBRF) (5% of available Local TIR)	\$ -	\$ 31	\$ 37	\$ 43	\$ 50	\$ 57	\$ 63	\$ 70	\$ 77	\$ 84	\$ 91	\$ 12,336	\$ -	\$ 12,938
Local TIR Available for Reimbursement to Developer	\$ -	\$ 550	\$ 665	\$ 782	\$ 900	\$ 1,018	\$ 1,139	\$ 1,260	\$ 1,382	\$ 1,506	\$ 1,631	\$ 222,048	\$ -	
Total State & Local TIR Available for Reimbursement to Developer	\$ -	\$ 1,551	\$ 10,041	\$ 104,657	\$ 142,151	\$ 191,584	\$ 256,775	\$ 337,007	\$ 340,687	\$ 344,404	\$ 348,158	\$ 360,228	\$ -	
DEVELOPER														
	Beginning Balance													
	\$ 2,437,243	\$ 2,437,243	\$ 2,435,692	\$ 2,425,652	\$ 2,320,995	\$ 2,178,844	\$ 1,987,260	\$ 1,730,484	\$ 1,393,477	\$ 1,052,790	\$ 708,386	\$ 360,228	\$ -	\$ -
MSF Eligible Activities	\$ 2,350,073	\$ 2,350,073	\$ 2,348,537	\$ 2,338,591	\$ 2,234,917	\$ 2,094,102	\$ 1,904,318	\$ 1,649,955	\$ 1,316,115	\$ 978,629	\$ 637,462	\$ 292,575	\$ -	\$ -
State Tax Reimbursement	\$ 2,158,996	\$ -	\$ 992	\$ 9,287	\$ 102,899	\$ 139,924	\$ 188,775	\$ 253,235	\$ 332,592	\$ 336,116	\$ 339,676	\$ 343,271	\$ 112,229	\$ 2,158,996
Local Tax Reimbursement	\$ 191,077	\$ -	\$ 545	\$ 659	\$ 774	\$ 891	\$ 1,009	\$ 1,128	\$ 1,248	\$ 1,369	\$ 1,492	\$ 1,616	\$ 180,346	\$ 191,077
EGL Eligible Activities	\$ 22,292	\$ 22,292	\$ 22,277	\$ 22,183	\$ 21,200	\$ 19,864	\$ 18,064	\$ 15,651	\$ 12,484	\$ 9,283	\$ 6,047	\$ 2,775	\$ -	\$ -
State Tax Reimbursement	\$ 20,480	\$ -	\$ 9	\$ 88	\$ 976	\$ 1,327	\$ 1,791	\$ 2,402	\$ 3,155	\$ 3,188	\$ 3,222	\$ 3,256	\$ 1,065	\$ 20,480
Local Tax Reimbursement	\$ 1,813	\$ -	\$ 5	\$ 6	\$ 7	\$ 8	\$ 10	\$ 11	\$ 12	\$ 13	\$ 14	\$ 15	\$ 1,711	\$ 1,813
LOCAL-ONLY Activities	\$ 64,878	\$ 64,878	\$ 64,878	\$ 64,878	\$ 64,878	\$ 64,878	\$ 64,878	\$ 64,878	\$ 64,878	\$ 64,878	\$ 64,878	\$ 64,878	\$ -	\$ -
Local-Only Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 64,878	\$ -	\$ 64,878
TOTAL ANNUAL DEVELOPER REIMBURSEMENT	\$ -	\$ 1,551	\$ 10,041	\$ 104,657	\$ 142,151	\$ 191,584	\$ 256,775	\$ 337,007	\$ 340,687	\$ 344,404	\$ 348,158	\$ 360,228	\$ -	
LOCAL BROWNFIELD REVOLVING FUND (LBRF)														
State	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
														\$ 2,778,028

Developer Reimbursement Complete



TABLE 4
SUMMARY OF SOIL ANALYTICAL RESULTS
1621-1655 Haslett Road
Haslett, Michigan 48840
Triterra Project No. 21-2907

Analyzed Constituents <i>(Refer to laboratory report for method reference data)</i>	Chemical Abstract Service Number	Statewide Default Background Levels	EGLE Part 201 Residential Generic Cleanup Criteria and Screening Levels									Volatilization to Indoor Air Pathway (VIAIP) Screening Levels		Sample ID and Collection Date											
			Drinking Water Protection Criteria	Groundwater Surface Water Interface Protection Criteria	Soil Volatilization to Indoor Air Inhalation Criteria (DWIC)	Infinite Source Volatile Soil Inhalation Criteria (VSC)	Particulate Soil Inhalation Criteria	Direct Contact Criteria	Soil Saturation Concentration Screening Level (CAS)	Residential	Nonresidential	SB-2	SB-3	SB-3	SB-4	SB-4	SB-5	SB-5	SB-6	SB-6	SB-7	SB-7	SB-8	SB-8	
												19-20/02/2022	1.0.2.0/02/01/2022	3.5-4.5/02/01/2022	1.0.2.0/02/01/2022	3.5-4.5/02/01/2022	1.0.2.0/02/01/2022	4.0-5.0/02/01/2022	1.0.2.0/02/01/2022	4.0-5.0/10/8/1996	8.1-9/10/8/1996	1.0.2.0/10/8/1996	5.0-6.0/10/8/1996	1.0.2.0/10/8/1996	5.0-6.0/10/8/1996
Volatiles, VOC ug/kg																									
Acetone	67641	NA	15,000	34,000	290,000,000	130,000,000	390,000,000,000	21,000,000	110,000,000	260,000	3,100,000	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
Carbon disulfide	75150	NA	15,000	ID	76,000	1,300,000	47,000,000,000	7,200,000	280,000	52 (M)	750	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
Methyl tert-butyl ether (MTBE)	1634044	NA	800	140,000 (K)	9,900,000	25,000,000	200,000,000,000	3,500,000	5,900,000	74 (M)	2,100	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
Vinyl chloride	75014	NA	40	260 (K)	270	4,200	350,000,000	3,800	490,000	0.082 (M)	8.2 (M)	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
1,1-Dichloroethane	75143	NA	18,000	15,000	230,000	2,100,000	33,000,000,000	27,000,000	890,000	2.6 (M)	74	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
Trans 1,2-Dichloroethylene	156405	NA	2,000	30,000	21,000	300,000	4,700,000,000	8,900,000	2,400,000	235(M)	310	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
cis-1,2-Dichloroethylene	156592	NA	3,400	12,000	22,000	180,000	2,300,000,000	2,500,000	640,000	2.1 (M)	37 (M)	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
Chloroform	67663	NA	1,600	7,000	7,200	45,000	1,300,000,000	1,200,000	1,500,000	0.26 (M)	7.4 (M)	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
1,1,1-Trichloroethane	71556	NA	4,000	1,800	250,000	3,800,000	67,000,000,000	500,000,000	460,000	140.00	7,500.0	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
Benzene	71432	NA	100	4,000 (K)	1,600	13,000	380,000,000	380,000	400,000	1.7 (M)	47 (M)	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
1,2-Dichlorobenzene	107062	NA	100	7,200 (K)	2,100	6,200	120,000,000	91,000	1,200,000	0.82 (M)	23 (M)	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
Trichloroethylene	79016	NA	100	4,000 (K)	1,600	11,000	130,000,000	110,000	500,000	0.33 (M)	4.0 (M)	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
Toluene	108683	NA	15,000	5,400	230,000	2,800,000	21,000,000,000	50,000,000	250,000	3.70	64,000	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
1,1,2-Trichloroethane	79005	NA	100	6,600 (K)	4,600	17,000	190,000,000	180,000	920,000	0.37 (M)	6.6 (M)	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
Tetrachloroethylene	127184	NA	100	1,200 (K)	11,000	170,000	2,700,000,000	200,000	88,000	6.2 (M)	74	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
Ethylbenzene	100414	NA	1,500	360	87,000	720,000	10,000,000,000	22,000,000	140,000	12 (M)	340	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
Xylenes, Total	1330207	NA	5,600	980	6,300,000	46,000,000	290,000,000,000	410,000,000	150,000	390	5,000	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
Styrene	100425	NA	2,700	2,100 (K)	250,000	970,000	5,500,000,000	400,000	520,000	150	4,300	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
Isopropylbenzene	98828	NA	91,000	3,200	400,000	17,000,000	5,800,000,000	25,000,000	390,000	3.8 (M)	110 (M)	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
n-Propylbenzene	108551	NA	2,600	ID	ID	ID	1,300,000,000	2,500,000	10,000,000	1,800	21,000	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
1,3,5-Trimethylbenzene	108678	NA	1,800	1,100	2,600,000	16,000,000	83,000,000,000	32,000,000	94,000	100 (JT)	1,800 (JT)	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
1,2,4-Trimethylbenzene	95436	NA	2,100	570	4,300,000	21,000,000	82,000,000,000	32,000,000	110,000	150 (JT)	2,600 (JT)	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
sec-Butylbenzene	139988	NA	1,600	ID	ID	ID	400,000,000	2,500,000	10,000,000	3,800	66,000	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
n-Isopropyltoluene	99876	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
1,3-Dichlorobenzene	541731	NA	170	680	26,000	79,000	200,000,000	200,000	170,000	10 (M)	180	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
1,4-Dichlorobenzene	106467	NA	1,700	360	19,000	77,000	450,000,000	400,000	NA	23(M)	660	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
1,2-Dichlorobenzene	95051	NA	14,000	280	11,000,000	39,000,000	10,000,000,000	19,000,000	210,000	1,500	26,000	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
1,2,3-Trimethylbenzene	536738	NA	NA	NA	NA	NA	NA	NA	NA	270 (JT)	4,800 (JT)	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
n-Butylbenzene	104518	NA	1,600	ID	ID	ID	2,000,000,000	2,500,000	10,000,000	550	9,800	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
1,2,4-Trichlorobenzene	120821	NA	4,200	5,900 (K)	9,600,000	28,000,000	25,000,000,000	990,000	1,100,000	53 (M)	930	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
Naphthalene	91203	NA	25,000	720	250,000	300,000	200,000,000	16,000,000	NA	67 (M)	1,900	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
2-Methylnaphthalene	91576	NA	67,000	4,200	2,700,000	3,500,000	67,000,000	8,300,000	NA	1,700	30,000	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
Various other VOCs	Varies	NA	Vw/C	Vw/C	Vw/C	Vw/C	Vw/C	Vw/C	Vw/C	Vw/C	Vw/C	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL

- NOTES:
- Analytical results compared to EGLE (formerly MDCE) criteria presented in Administrative Rules Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, effective December 30, 2013, Updated June 25, 2018.
 - Concentrations reported in $\mu\text{g/g}$ (parts per billion or ppb).
 - Detected results shown in **bold**. Exceedances are highlighted.
 - * - GD Protection was calculated for the included metals using the EGLE spreadsheet for calculating GD. A default water hardness value of 150 mg/L as CaCO_3 was used to calculate GD. Results are presented for surface water receiving bodies that are not protected as a drinking water source.
 - RL - Result was less than the laboratory reporting limits. -> Constituent was not analyzed. NA - Not applicable. NA+ - Not likely to reach under most soil conditions. NA- - Not likely to violate water most conditions. ID - Insufficient data to develop criterion. Vw/C - Varies with conditions.
 - B + Background, as defined in R 209.336, may be substituted if higher than the calculated cleanup criterion. Background levels may be less than criteria for some inorganic compounds.
 - T - Calculated criterion is below the analytical target detection level, therefore, the criterion defaults to the target detection level.
 - X - The GD criterion shown in the generic cleanup criteria tables is not protective for surface water that is used as a drinking water source. Check GD Table Guide for GD criteria for surface water protected for drinking water.
 - Y - Hazardous substance may be present in several isomer forms. Isomer-specific concentrations shall be added together for comparison to criteria.
 - JT - Hazardous substance may be present in several isomer forms. The Vw/C screening level may be used for the individual isomer provided that the sole isomer detected, however, multiple isomers are detected. Isomer-specific concentrations must be added together and compared to the most restrictive Vw/C screening level of the detected isomers.
 - O + 2,3,7,8- tetrachlorodibenzo-p-dioxin shall be added together and compared to the criteria for 2,3,7,8- tetrachlorodibenzo-p-dioxin.
 - 11 - Analytical data are presented for Total Chromium only, they shall be compared to the cleanup criteria for Chromium VI.
 - 12 - Vw/C - Site-Specific Volatilization to Indoor Air Criteria



TABLE 5
SUMMARY OF GROUNDWATER ANALYTICAL RESULTS
1621-1655 Haslett Road
Haslett, Michigan 48840
Triterra Project No. 21-2907

Analyzed Constituents <i>(Refer to laboratory report for method reference data)</i>	Chemical Abstract Service Number	EGLE Part 201 Residential Generic Cleanup Criteria and Screening Levels					Volatilization to Indoor Air Pathway (VIAP) Screening Levels (Shallow Groundwater <10')		Sample ID and Collection Date	
		Residential Drinking Water Criteria	Groundwater Surface Water Interface Criteria	Residential Groundwater Volatilization to Indoor Air Inhalation Criteria	Water Solubility	Flammability and Explosivity Screening Level	Residential	Nonresidential	SB-5 5-10' 02/01/2022	SB-6 5-10' 02/01/2022
Volatiles, VOCs ug/L										
Acetone	67641	730	1,700	1,000,000,000	1,000,000,000	21,000,000	50,000	200,000	<RL	<RL
Benzene	71432	5.0	200 (X)	5,600	1,750,000	68,000	1.0	8.4	<RL	<RL
n-Butylbenzene	104518	80	ID	ID	NA	ID	44	360	<RL	<RL
sec-Butylbenzene	135988	80	ID	ID	NA	ID	270	400	<RL	<RL
Carbon disulfide	75150	800	ID	250,000	1,190,000	1,300	92	840	<RL	<RL
Chloroform	67663	80	350	28,000	79,200,000	ID	0.49 (M)	3.1	<RL	<RL
1,2-Dichloroethane	107062	5.0	360 (X)	9,600	8,520,000	250,000	1.4	5.1	<RL	<RL
1,2-Dichlorobenzene	95501	600	13	160,000	156,000	NA	370	950	<RL	<RL
1,3-Dichlorobenzene	541731	6.6	28	18,000	111,000	ID	2.6	7.9	<RL	<RL
1,4-Dichlorobenzene	106467	75	17	16,000	73,800	NA	5.9	28	<RL	<RL
cis-1,2-Dichloroethylene	156592	70	620	93,000	3,500,000	530,000	3.4	14	<RL	3
trans-1,2-Dichloroethylene	156605	100	1,500 (X)	85,000	6,300,000	230,000	16	110	<RL	<RL
Ethylbenzene	100414	74	18	110,000	169,000	43,000	2.8	28	<RL	<RL
p-Isopropyltoluene	99876	NA	NA	NA	NA	NA	NA	NA	<RL	<RL
Isopropylbenzene	98828	800	28	56,000	56,000	29,000	0.60 (M)	6.7	<RL	<RL
2-Methylnaphthalene	91576	260	19	25,000	24,600	ID	66	110	<RL	<RL
1-Methylnaphthalene	90120	NA	NA	NA	NA	NA	NA	NA	<RL	<RL
Methyl-tert-butyl-ether (MTBE)	1634044	40	7,100 (X)	47,000,000	46,800,000	ID	250	810	<RL	<RL
Naphthalene	91203	520	11	31,000	31,000	NA	4.2 (M)	12	<RL	<RL
n-Propylbenzene	103651	80	ID	ID	NA	ID	43	970	<RL	<RL
Styrene	100425	100	80 (X)	170,000	310,000	140,000	33	170	<RL	<RL
1,1,2-Trichloroethane	79005	5.0	330 (X)	17,000	4,420,000	NA	0.47 (M)	0.95 (M)	<RL	<RL
1,2,3-Trimethylbenzene	526738	NA	NA	NA	NA	NA	43 (JT)	150 (JT)	<RL	<RL
1,2,4-Trichlorobenzene	120821	70	99 (X)	300,000	300,000	NA	3.8 (M)	8.5	<RL	<RL
1,2,4-Trimethylbenzene	95636	63	17	56,000	55,890	56,000	25 (JT)	120 (JT)	<RL	<RL
1,3,5-Trimethylbenzene	108678	72	45	61,000	61,150	ID	18 (JT)	110 (JT)	<RL	<RL
Tetrachloroethylene	127184	5.0	60	25,000	200,000	ID	1.5	35	<RL	<RL
Trichloroethylene	79016	5.0	200 (X)	2,200	1,100,000	ID	0.073 (M)	1.6	<RL	<RL
Toluene	108883	790	270	530,000	526,000	61,000	300	6,600	<RL	<RL
Vinyl chloride	75014	2.0	13 (X)	1,100	2,760,000	33,000	0.12 (M)	10	<RL	<RL
Xylenes, Total	1330207	280	49	190,000	186,000	70,000	75	410	<RL	<RL
Various other VOCs	Varies	Vw/C	Vw/C	Vw/C	Vw/C	Vw/C	Vw/C	Vw/C	<RL	<RL

NOTES:

- Analytical results compared to EGLE (formerly MDEQ) criteria presented in Administrative Rules for Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, effective December 21, 2020.
- Concentrations reported in ppb (parts per billion or ug/L).
- Detected results shown in **BOLD**. Exceedances are highlighted.
- * = GSI Protection was calculated for the indicated metals using the EGLE spreadsheet for calculating GSI. A default water hardness value of 150 mg/kg as CaCO3 was used to calculate GSI. Results are presented for surface water receiving bodies that are **not** protected as a drinking water source.
- <RL = Result was less than the laboratory reporting limits, - = Constituent was not analyzed, NA = Not applicable, NLL = Not likely to leach under most soil conditions, NLV = Not likely to volatilize under most conditions, ID = Insufficient data to develop criterion, Vw/C = Varies with constituent.
- RIASL = Recommended Interim Action Screening Levels, August 2017.
- X = The GSI criterion shown in the generic cleanup criteria tables is not protective for surface water that is used as a drinking water source. Check GSI Table Guide for GSI Criteria for surface water protected for drinking water.
- J = Hazardous substance may be present in several isomer forms. Isomer-specific concentrations shall be added together for comparison to criteria.
- JT = Hazardous substance may be present in several isomer forms. The VIAP screening level may be used for the individual isomer provided that is the sole isomer detected; however, when multiple isomers are detected, the isomer-specific concentrations must be added together and compared to the most restrictive VIAP Screening Level of the detected isomers.
- H = If both Chromium III and Chromium VI are present in groundwater, the total concentration of both cannot exceed the drinking water criterion of 100 ug/L. If analytical data are provided for total chromium only, they shall be compared to the cleanup criteria for Chromium VI.
- O = 2,3,7,8 - tetrachlorodibenzo-p-dioxin shall be added together and compared to the criteria for 2,3,7,8 - tetrachlorodibenzo-p-dioxin.

Analyzed Constituents <i>Refer to detailed laboratory report for method reference data</i>	Chemical Abstract Service Number	Volatilization to Indoor Air Pathway (VIAP) Screening Levels		Sample ID and Collection Date	
		Residential	Nonresidential	SG-3 02/02/2022	SG-4 02/02/2022
Volatiles, VOCs $\mu\text{g}/\text{m}^3$					
Acetone	67641	1,000,000	1,000,000	<RL	<RL
Ammonia	7664417	17,000	40,000	<RL	<RL
1,3-Butadiene	106990	NA	NA	<RL	<RL
Benzene	71432	110	260	<RL	<RL
Bromodichloromethane	75274	48	100	<RL	<RL
Bromoform	75252	770	1,800	<RL	<RL
Bromomethane	74839	350	510	<RL	<RL
Vinyl bromide	593602	NA	NA	<RL	<RL
Benzyl chloride	100447	17	340	<RL	<RL
Carbon disulfide	75150	24,000	36,000	<RL	<RL
Chlordane	57749	6.7	9.3	<RL	<RL
Chlorobenzene	108907	1,700	2,600	<RL	<RL
Chloroethane	75003	140,000	200,000	<RL	<RL
Chloroform	67663	37	87	<RL	<RL
Chloromethane	74873	3,100	4,600	<RL	<RL
3-Chloropropene	107051	NA	NA	<RL	<RL
o-Chlorotoluene	95498	2,800	4,100	<RL	<RL
Carbon tetrachloride	56235	150	360	<RL	<RL
Cyclohexane	110827	210,000	310,000	<RL	<RL
1,1-Dichloroethane	75343	530	1,200	<RL	<RL
1,1-Dichloroethylene	75354	7,000	10,000	<RL	<RL
1,2-Dibromoethane	106934	NA	NA	<RL	<RL
1,2-Dichloroethane	107062	33	77	<RL	<RL
1,2-Dichloropropane	78875	140	200	<RL	<RL
1,4-Dioxane	123911	170	400	<RL	<RL
Dichlorodifluoromethane	75718	11,000	17,000	<RL	<RL
Dibromochloromethane	124481	14	83	<RL	<RL
trans-1,2-Dichloroethylene	156605	2,800	410,000	<RL	<RL
cis-1,2-Dichloroethylene	156592	280	410	<RL	<RL
cis-1,3-Dichloropropene	10061015	NA	NA	<RL	<RL
1,3-Dichlorobenzene	541731	100	150	<RL	<RL
1,2-Dichlorobenzene	95501	10,000	15,000	<RL	<RL
1,4-Dichlorobenzene	106467	220	510	<RL	<RL
trans-1,3-Dichloropropene	10061026	NA	NA	<RL	<RL
Ethanol	64175	630,000	630,000	<RL	<RL
Ethylbenzene	100414	340	800	<RL	<RL
Ethyl Acetate	141786	2,400	3,600	<RL	<RL
4-Ethyltoluene	622968	NA	NA	<RL	<RL
Freon 113	76131	NA	NA	<RL	<RL
Freon 114	76142	NA	NA	<RL	<RL
Heptane	142825	120,000	180,000	<RL	<RL
Hexachlorobutadiene	87683	39	91	<RL	<RL
Hexane	110543	24,000	36,000	<RL	<RL
2-Hexanone	591786	1,000	1,500	<RL	<RL
Isopropyl Alcohol	67630	7,000	10,000	<RL	<RL
Methylene chloride	75092	21,000	31,000	<RL	<RL
2-Butanone (MEK)	78933	170,000	170,000	<RL	<RL
4-Methyl-2-pentanone (MIBK)	108101	27,000	27,000	<RL	<RL
Methyl-tert-butyl-ether (MTBE)	1634044	3,300	7,700	<RL	<RL
Methyl methacrylate	80626	NA	NA	<RL	<RL
Napthalene	91203	25	59	<RL	<RL
Propylene	115071	NA	NA	<RL	<RL
Styrene	100425	1,500	3,500	<RL	<RL
1,1,1-Trichloroethane	71556	170,000	230,000	<RL	<RL
1,1,2,2-Tetrachloroethane	79345	15	34	<RL	<RL
1,1,2-Trichloroethane	79005	7.0	10	<RL	<RL
1,2,4-Trichlorobenzene	120821	70	100	<RL	<RL
1,2,4-Trimethylbenzene	95636	2,100 (JT)	3,100 (JT)	<RL	<RL
1,3,5-Trimethylbenzene	108678	2,100 (JT)	3,100 (JT)	<RL	<RL
2,2,4-Trimethylpentane	540841	120,000	180,000	<RL	<RL
1,2,3-Trimethylbenzene	526738	2,100 (JT)	3,100 (JT)	<RL	<RL
Tert-butyl Alcohol	75650	2,500	3,700	<RL	<RL
Tetrachloroethylene	127184	1,400	1,400	<RL	160
Tetrahydrofuran	109999	70,000	100,000	<RL	<RL
Toluene	108883	170,000	250,000	<RL	<RL
Trichloroethylene	79016	67	67	<RL	<RL
Trichlorofluoromethane	75694	15,000	22,000	28	51
Vinyl chloride	75014	54	450	<RL	<RL
Vinyl acetate	108054	7,000	10,000	<RL	<RL
Xylenes, Total	1330207	7,600	11,000	<RL	<RL
Various other VOCs	Varies	Vw/C	Vw/C	<RL	<RL

NOTES:

1. Results reported in microgram per cubic meter ($\mu\text{g}/\text{m}^3$).
2. Detected results shown in **BOLD**. Exceedances are highlighted.
3. Vw/C = Varies with constituent, NA = Not Available, <RL = Result was less than the laboratory reporting limits
4. JT = Hazardous substance may be present in several isomer forms. The VIAP screening level may be used for the individual isomer provided that is the sole isomer detected; however, when multiple isomers are detected, the isomer-specific concentrations must be added together and compared to the most restrictive VIAP Screening Level of the detected isomers.