



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
BROWNFIELD REDEVELOPMENT AUTHORITY  
July 28, 2022 8AM

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1. CALL MEETING TO ORDER
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES
  - A. June 16, 2022
4. PUBLIC REMARKS
5. NEW BUSINESS
6. OLD BUSINESS
  - A. Haslett Village Square Brownfield Plan
7. PROJECT UPDATES
8. PUBLIC REMARKS
9. ADJOURNMENT

*NEXT MEETING: August 18, 2022 at 8AM*

**IN PERSON MEETING**

**5151 Marsh Road**

**Town Hall Room**

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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**

**June 16, 2022**

**5151 Marsh Road, Okemos, MI 48864-1198**

**Town Hall Room, 8:00 A.M.**

**PRESENT:** Chair Jeff Theuer, Township Manager Frank Walsh, Director Peter Tresize, Director John Matuszak  
**ABSENT:** Vice Chair Ned Jackson, 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, Matthew Kuschel - Fahey, Schultz, Burzych, Rhodes

**1. Call meeting to order**

Chair Theuer called the regular meeting to order at 8:03 a.m.

**2. Approval of Agenda**

Director Tresize moved to approve the agenda as written.

Supported by Director Matuszak

VOICE VOTE: Motion carried unanimously.

**3. Approval of Minutes**

Director Matuszak moved to approve the March 17, 2022 minutes, with the correction to the misspelling of his name throughout and the correction of a typo on page two.

Supported by Director Tresize

VOICE VOTE: Motion carried unanimously.

**4. Public Remarks – None**

**5. New Business**

**A. Elevation at Okemos Point Assignment Agreement**

CPD Director Schmitt introduced the matter, which involves the construction financing of the project for the new phase of construction. The collateral for the project gets moved between banks and the agreement, which has been reviewed by the Township Attorney, implements that move for the Brownfield proceeds.

Township Attorney Kuschel outlined the agreement and how the assignment actually gets triggered, in the event of a default. The Brownfield Redevelopment Authority has strong protections in the event this agreement were triggered.

Chair Theuer indicated that the BRA has previously approved these and that they are somewhat proforma.

Director Matuszak asked about the assignment of reimbursements and whether they go directly to the bank. Attorney Kuschel outlined the odd wording of the agreement and

explained that the reimbursements would still go the developer unless there was a default triggered.

Director Matuszak moved to approve the Assignment Agreement for the Elevation at Okemos Point project.

Supported by Tresize

VOICE VOTE: Motion carried unanimously

Attorney Kuschel raised the question as to whether or not the Brownfield Authority would like to continue to see these type of agreements in front of the Board in the future or would prefer to delegate that matter to the Chairperson. The Board generally agreed that they would prefer full board approval for these documents.

B. Haslett Village Square Brownfield Plan

CPD Director Schmitt introduced the project and discussed how it interacts with the previously approved Pine Village Brownfield Plan. CPD Director Schmitt pointed out the buildings and parcels that are covered by this new plan and specifically discussed the L&L Grocery Store being covered by two plans. CPD Director Schmitt outlined the redevelopment proposal for the site that is currently under review through the Mixed Use Planned Unit Development ordinance.

The current plan calls for just under \$2.8 million in total reimbursement, with just over \$2.4 million going to the developer, \$300,000 going to the State Brownfield Revolving Fund, and \$13,000 each going to Administrative fees and the Local Brownfield Revolving Fund.

Dave Van Haaren, Tri Terra, representing the applicant, outlined the proposed Plan for the Authority. He discussed the activities that were covered under the project, specifically the environmental remediation, asbestos abatement, and demolition, which are the highest costs. In this project, the environmental contamination is coming from a former dry cleaner and given that it has been fully mapped, the entirety of the contamination is being removed. Mr. Van Haaren outlined the idea of the vapor mitigation and the concept that removing the source of contamination removes the need for that mitigation. Mr. Van Haaren further discussed the length of the plan, which is proposed at eleven years, along with the layering of the Brownfield Plan with a potential Commercial Rehabilitation Act tax abatement for the project.

CPD Director Schmitt reminded the Authority that we have a backup consultant, SME, given that Tri-Terra is working for the developer in this case. He asked that the Authority authorize Staff to move forward with the agreement with SME, to keep the project moving forward. The Board was generally in favor of authorizing the contract, given the size of the contract and the fact that the Authority has worked with SME previously. The Board discussed the cost of the review and a cap costs for the review. Mr. Van Haaren reminded the Board that they receive an application fee for these projects specifically to cover these types of review.

Director Matuszak moved to authorize Staff to enter into the agreement with SME as necessary for the review of the Haslett Village Square project, not to exceed \$4,000 without further Board action.

Supported by Walsh

VOICE VOTE: Motion carried unanimously

Chair Theuer asked the applicant whether or not the State has declared the site a facility yet. Mr. Van Haaren explained that a Baseline Environmental Assessment (BEA) will be performed, but that the contamination that was identified was from a previous BEA that was accepted by the State, so everyone was confident the site was a facility.

Director Matuszak asked about potential coordination concerns between the two sites. Mr. Van Haaren had no concerns, as Tri Terra was the environmental consultant for both sites and the Pine Village project was started construction imminently, whereas this project still has some work ahead of them. CPD Director Schmitt concurred, pointing out some minor areas of coordination that would be necessary.

Manager Walsh asked whether or not the site could still qualify as a brownfield without the contamination. Mr. Van Haaren replied that we could rely on a blighted determination here.

Manager Walsh further asked about the CRA and BRA coordination. Mr. Van Haaren explained that the majority of the Brownfield TIF for this project will come from the State tax capture, as the local taxes would be frozen under the CRA. In year 11, there will be a big bump in local value, as the final year of capture will occur after the CRA expires. The local abatement acts as the local 'match' in review by the State of Michigan.

Economic Development Director Clark discussed the CRA and its impact on local taxes. After the 11<sup>th</sup> year, the increase in value will be seen by all local units of government. The Township Assessor has reviewed the numbers and generally agrees they are reasonable.

Manager Walsh asked Director Tresize to explain the Planning Commission's review on the matter. Director Tresize explained that by and large, the Planning Commission was supportive, had some concerns that had been addressed, but agreed that it was an ambitious project that would be a great addition to the north side of the Township.

Manager Walsh explained the support that the Township had received from the County in their support of the CRA.

6. **Old Business - None**

7. **Project Updates**

Director Schmitt provided an update on Elevation Phase 3, Joe's on Jolly, Haslett Marathon project, Pine Village, and Village of Okemos. There was some discussion on the RAP application to the State of Michigan that would support the Village of Okemos project.

Director Theuer asked about the cooperation with the Village of Okemos developers. CPD Director Schmitt indicated that they were working hard and awaiting the results of the RAP grant review by the MEDC.

8. **Public Remarks**

9. **Adjournment**

Chair Theuer adjourned the meeting at 8:38 a.m.

Respectfully Submitted,

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



**To:** Meridian Charter Township Brownfield Authority

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

**Date:** July 6, 2022

**Re:** Proposed Brownfield Plan for Haslett Village Square

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Staff has completed our review of the Brownfield Plan for the Haslett Village project at 1621 and 1655 Haslett Road, Haslett, MI 48840. The Plan has been proposed SP Holding, LLC, the developer of the project. The project is located at the southwest corner of Haslett and Marsh Roads, currently home to the Haslett Village Square shopping center. This Brownfield Plan does not include the far western edge of the project, as that was covered by the Pine Village Brownfield Plan, that was previously approved by the Authority.

As mentioned previously, the proposed development would include the demolition of the majority of buildings on the current site, with only the 10,500 square foot building that currently houses Solid Rock Baptist Church remaining after redevelopment. The project is proposed to include the construction of 290 residential units and 21,750 square feet of non-residential space in 20 new buildings and the one remaining building, which will be retrofitted for a community hub and retail/restaurant space. There are a number of project amenities that are required by ordinance, that the developer will be constructing along with the buildings and infrastructure for the project. Total capital investment is estimated at \$60,000,000, with 38 new full-time equivalent jobs created from the project.

### **Basis for Eligibility under Act 381**

Staff has reviewed the proposed plan and the Brownfield enabling legislation and confirmed that the property is considered 'eligible property' as defined by Act 381. This is due to the fact that the property was formerly utilized for commercial purposes, they are parcels of land that meet the definition of 'facility' under Part 213 of the Natural Resources and Environmental Protection Act, or they are parcels of land that are adjacent and contiguous and those parcels are estimated to increase the captured taxable value of the property.

### **Displacement of Persons**

The property is largely vacant, with three current commercial tenants: a hair salon, pizza restaurant, and a church. There are no residents on the property, therefore there are no displacement of persons under the proposed development.

### **Financial Impact**

The proposed Plan requests the capture of local and state tax increment revenue (TIR) for up to \$2,437,243 of reimbursement to the developer for eligible costs, which will be discussed in the following section. The three additional reimbursements are as follows:

- State Brownfield Redevelopment Fund - \$314,909
- Administration of the Plan - \$12,938
- Local Brownfield Revolving Fund - \$12,938

## Haslett Village Brownfield Plan

The total reimbursement proposed in the plan is not to exceed \$2,778,028. Of that amount, 89% of the reimbursement dollars will come from the State of Michigan and only 11% will come from local taxes. The financial impact to each Taxing Jurisdiction can be found in Table 2 of the Plan. The project proposes to capture taxes for a total of eleven years, until 2033. The project is expected to be completed in 2029.

Reimbursements will only occur so long as there are available funds. If the actual costs of eligible activities are lower than the estimates in the Plan, reimbursement to the Development will be lower. If the Taxable Value is higher than estimated in the Plan, the reimbursement to the Developer may be completed sooner. Of specific note, the applicant is only modeling a 1% increase in Taxable Value, year over year. This is a conservative approach.

The Township's Assessor has reviewed the base values and the taxable value projections the plan is built upon and has determined that they are appropriate estimates, based on the project's description at this time.

### **Eligible Activities**

The Plan proposes to reimburse the developer for the following eligible activities:

- Pre-Approved Activities (Phase 1 Assessment, Phase 2 Assessment, Baseline Environmental Assessment)
- Department Specific Activities (Documentation of Due Care, Soil Management)
- Asbestos assessment and removal
- Demolition of the building and site
- Brownfield Plan and Act 381 Plan preparation
- Application fees
- Interest (5%)
- Contingency
- Soft Costs

Additionally, as mentioned previously, the plan will provide disbursements to the State Brownfield Revolving Fund, the Local Brownfield Revolving Fund, and for local Administration of the Plan. Details of the Brownfield Eligible Costs can be found in Table 1 of the plan.

### **Meridian Township Brownfield Redevelopment Authority Policies and Procedures**

Staff has reviewed the matter against the local policies and procedures, in addition to the above review against the State enabling legislation. Staff believes the proposal meets all of the local requirements, with minor comments as follows:

- The project is an eligible property, within the jurisdiction of Meridian Township.
- The project is consistent with the Master Plan and the goals of the Community.
- Redevelopment of the property is unlikely without the Brownfield assistance being requested. The applicant is exploring all possible funding options for the project.
- Staff has reviewed the financial analysis and believes that the eligible activities can be completed with the financial resources the Brownfield approval will bring.
- The developer has demonstrated a firm commitment to the project and has sufficient experience and development capabilities to make the project occur. **The developer must provide a pro forma financial statement for Staff review, prior to the matter proceeding to the Township Board for final review.**

## Haslett Village Brownfield Plan

- The site has access to needed infrastructure.

### **Staff Comments and Recommendation**

Staff would offer the following review comments with respect to the proposed plan.

- The applicant should update the project description throughout to reflect the slightly modified unit count and mix, and the total square footage. The numbers have changes slightly through the Mixed Use Planned Unit Development review and should be consistent across documents.
- The applicant should explain what a 'spool' is, as that question has arisen multiple times throughout the review of the project.
- The applicant must submit a proforma for review, prior to the matter proceeding to the Township Board.

In total, Staff believes the proposed Brownfield Plan for Haslett Village has been completed in accordance with Act 381 and the Meridian Township Brownfield Redevelopment Authority's program policies and procedures.



**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](mailto:schmitt@meridian.mi.us)  
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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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- Figure 1: Property Location Map
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- Figure 3a: 1655 Haslett Road – Boundary Survey
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- Table 2: Tax Increment Revenue Capture Estimates
- Table 3: Tax Increment Revenue Reimbursement Allocation Table
- Table 4: Summary of Soil 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

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

## 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:

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

- \* 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
<b>TOTAL</b>		<b>\$953,555</b>

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.

<b>Projected Impact to Taxing Jurisdictions</b>			
<b>Taxing Unit</b>	<b>New Taxes to Taxing Units*</b>	<b>New Taxes for BRA Administration, LBRF Deposits, SBRF Deposits and Developer Reimbursement</b>	<b>Total New Taxes</b>
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
<b>Total</b>	<b>\$1,099,336 (28.4%)</b>	<b>\$2,778,028 (72.6%)</b>	<b>\$3,877,364</b>

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**

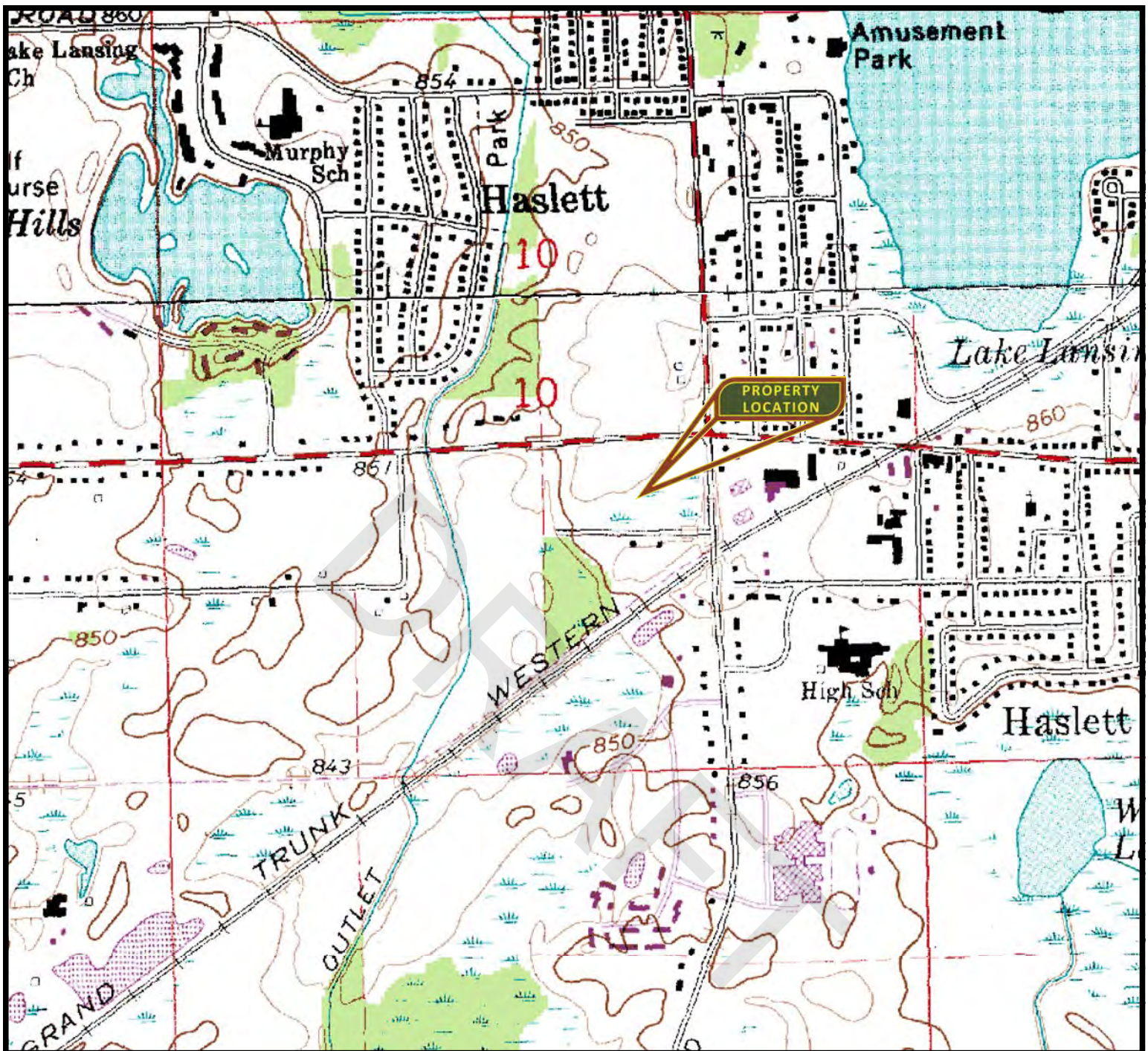
**Figure 3a: 1655 Haslett Road – Boundary Survey**

**Figure 3b: 1621 Haslett Road – Boundary Survey**

**Figure 3c: Legal Descriptions**

**Figure 4: Sample Locations with Analytical Results**





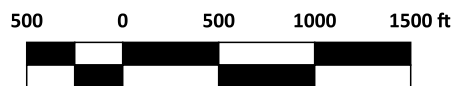
**FIGURE 1**  
**PROPERTY LOCATION**



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

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

**PROJECT NUMBER: 21-2907**



**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

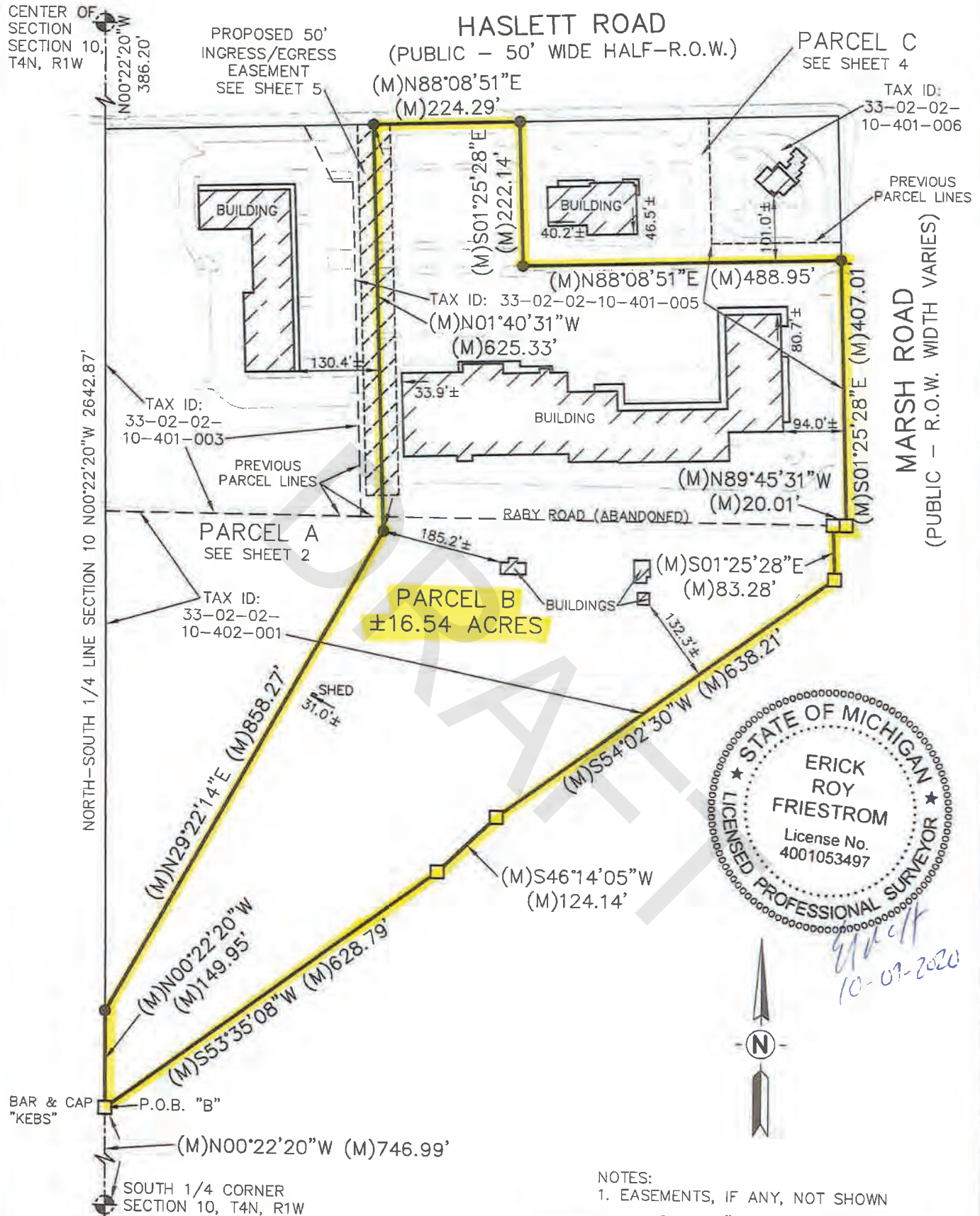


# FIGURE 3a 1655 Haslett Road

## 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.



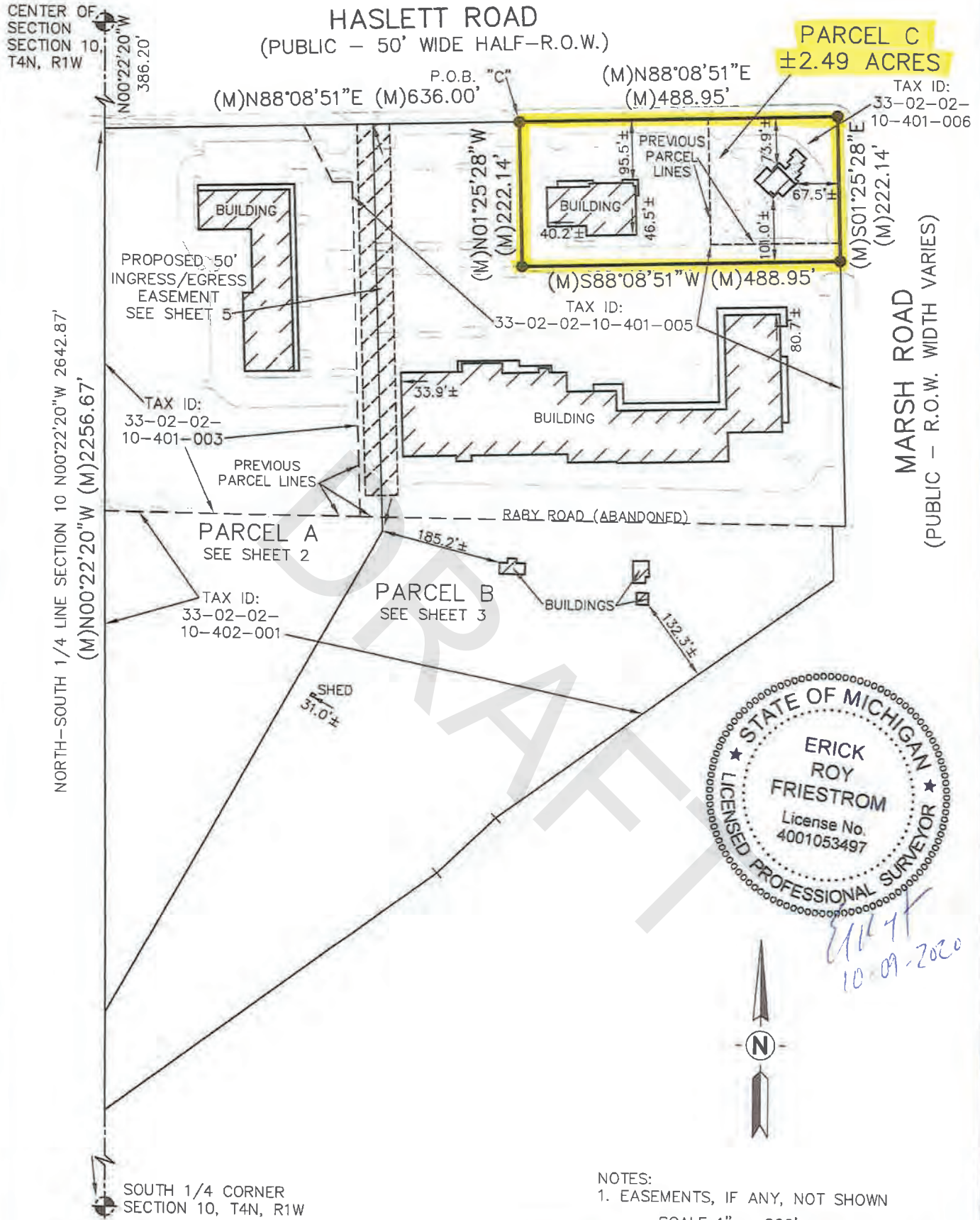
	<b>KEBS, INC.</b> KYES ENGINEERING BRYAN LAND SURVEYS	
	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047	
	13432 PRESTON DRIVE, MARSHALL, MI 49068 PH. 269-781-9800 FAX. 269-781-9805	
DRAWN BY <b>SSF</b>	SECTION <b>10, T4N, R1W</b>	
FIELD WORK BY <b>NAW</b>	JOB NUMBER:	
SHEET <b>3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



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*



NOTES:  
1. EASEMENTS, IF ANY, NOT SHOWN  
SCALE 1" = 200'



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
- ✕ — ✕ = Fence
- ← 0.0'± = Denotes Distance to the Survey Line

All Dimensions are in Feet and Decimals Thereof.

**KEBS, INC.** KYES ENGINEERING  
BRYAN LAND SURVEYS

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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.

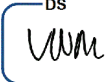

PARCEL B: 1655 Haslett Road

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*

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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

	<b>KEBS, INC.</b> 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 <b>SSF</b>	SECTION <b>10, T4N, R1W</b>
FIELD WORK BY <b>NAW</b>	JOB NUMBER:
SHEET <b>8</b> OF <b>8</b>	<b>95688.BND</b>



GRAPHIC SCALE  
1" = 80'

### SYMBOLS LEGEND

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

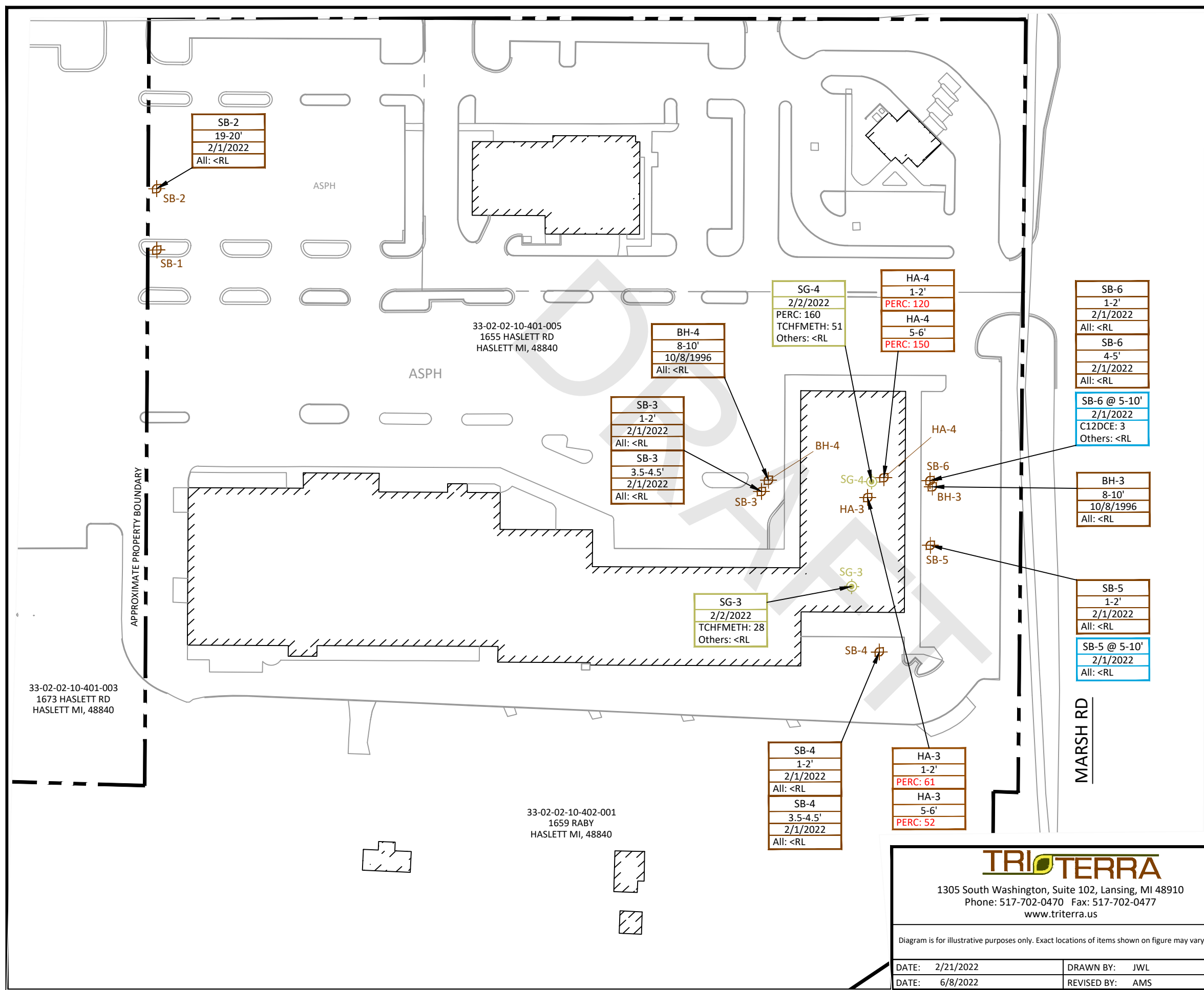
### CONSTITUENTS LEGEND

**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 m<sup>3</sup> (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: JWJ
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
-------------------------	----------

## **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
<b>EGLE ELIGIBLE ACTIVITIES</b>							
<b>Pre-Approved Activities</b>							
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		
<b>Department Specific Activities</b>							
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
<b>EGLE ELIGIBLE ACTIVITIES SUB-TOTAL</b>				<b>\$ 57,900</b>	<b>\$ 17,400</b>	<b>\$ -</b>	<b>\$ 40,500</b>
<b>MSF ELIGIBLE ACTIVITIES</b>							
<b>Asbestos and Lead Activities</b>							
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	
<b>Subtotal Asbestos and Lead Activities</b>				<b>\$ 698,850</b>		<b>\$ 698,850</b>	<b>\$ -</b>
<b>Demolition</b>							
Demolition - Building & Site	1	LS	\$ 900,000	\$ 900,000		\$ 900,000	
Demolition - Soft Costs	1	LS	\$ 45,000	\$ 45,000		\$ 45,000	
<b>Subtotal Demolition Activities</b>				<b>\$ 945,000</b>	<b>\$ -</b>	<b>\$ 945,000</b>	<b>\$ -</b>
<b>MSF ELIGIBLE ACTIVITIES SUB-TOTAL</b>				<b>\$ 1,643,850</b>	<b>\$ -</b>	<b>\$ 1,643,850</b>	<b>\$ -</b>
<b>MSF AND EGLE ELIGIBLE ACTIVITIES SUB-TOTAL</b>				<b>\$ 1,701,750</b>	<b>\$ 17,400</b>	<b>\$ 1,643,850</b>	<b>\$ 40,500</b>
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
<b>TOTAL ELIGIBLE COST FOR REIMBURSEMENT</b>				<b>\$ 2,437,243</b>	<b>\$ 22,292</b>	<b>\$ 2,350,073</b>	<b>\$ 64,878</b>
State Brownfield Revolving Fund				\$ 314,909			
BRA Administrative Fees				\$ 12,938			
Local Brownfield Revolving Fund (LBRF)				\$ 12,938			
<b>GRAND TOTAL</b>				<b>\$ 2,778,028</b>			
					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	\$ -	\$ 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													Total New Taxes	
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	\$ -	\$ 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	\$ -	\$ 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													Total New Taxes	
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
<b>TOTAL</b>		<b>\$ 2,372,365</b>	<b>\$ 64,878</b>	<b>\$ 2,437,243</b>
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	
<b>Available Tax Increment Revenue (TIR)</b>														
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	\$ -	
<b>Total State &amp; Local TIR Available for Reimbursement to Developer</b>	<b>\$ -</b>	<b>\$ 1,551</b>	<b>\$ 10,041</b>	<b>\$ 104,657</b>	<b>\$ 142,151</b>	<b>\$ 191,584</b>	<b>\$ 256,775</b>	<b>\$ 337,007</b>	<b>\$ 340,687</b>	<b>\$ 344,404</b>	<b>\$ 348,158</b>	<b>\$ 360,228</b>	<b>\$ -</b>	
<b>DEVELOPER</b>														
	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
<b>TOTAL ANNUAL DEVELOPER REIMBURSEMENT</b>	<b>\$ -</b>	<b>\$ 1,551</b>	<b>\$ 10,041</b>	<b>\$ 104,657</b>	<b>\$ 142,151</b>	<b>\$ 191,584</b>	<b>\$ 256,775</b>	<b>\$ 337,007</b>	<b>\$ 340,687</b>	<b>\$ 344,404</b>	<b>\$ 348,158</b>	<b>\$ 360,228</b>	<b>\$ -</b>	
<b>LOCAL BROWNFIELD REVOLVING FUND (LBRF)</b>														
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 <small>(Refer to laboratory report for method reference data)</small>	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 (VW/C)	Infinite Source Volatile Soil Inhalation Criteria (VWC)	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	8-10/10/8/1996	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	
<b>Volatiles, VOCs ug/kg</b>																										
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	<RL
Carbon disulfide	75150	NA	16,000	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	<RL
Methyl tert-butyl ether (MTBE)	1634044	NA	800	140,000 (X)	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	<RL
Vinyl chloride	75014	NA	40	260 (X)	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	<RL
1,1-Dichloroethane	75143	NA	18,000	15,000	230,000	2,100,000	31,000,000,000	27,000,000	890,000	2.6 (M)	74	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
Trans 1,2-Dichloroethylene	156605	NA	2,000	30,000	21,000	300,000	4,700,000,000	8,800,000	2,400,000	23(M)	310	<RL	<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	<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	<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	140,000	7,500 (I)	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
Benzene	71432	NA	100	4,000 (X)	1,600	13,000	380,000,000	180,000	400,000	1.7 (M)	47 (M)	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
1,2-Dichlorobenzene	107062	NA	100	7,200 (X)	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	<RL
Trichloroethylene	79016	NA	100	4,000 (X)	1,800	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	<RL
Toluene	108683	NA	15,000	5,400	330,000	2,800,000	21,000,000,000	50,000,000	250,000	3,700	64,000	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
1,1,2-Trichloroethane	79005	NA	100	6,600 (X)	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	<RL
Tetrachloroethylene	127184	NA	100	1,200 (X)	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	<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	<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	<RL
Styrene	100425	NA	2,700	2,100 (X)	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	<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	<RL
m-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	<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 (I)	1,800 (I)	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
1,2,4-Trimethylbenzene	95636	NA	2,100	570	4,300,000	21,000,000	82,000,000,000	32,000,000	110,000	150 (I)	2,600 (I)	<RL	<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	<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	<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	<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	<RL
1,2-Dichlorobenzene	95601	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	<RL
1,2,3-Trimethylbenzene	536738	NA	NA	NA	NA	NA	NA	NA	NA	270 (I)	4,800 (I)	<RL	<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	<RL
1,2,4-Trichlorobenzene	130821	NA	4,200	5,900 (X)	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	<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	<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	<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	<RL

NOTES:  
 1. 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 30, 2013, Updated June 25, 2018.  
 2. Concentrations reported in ug/kg (parts per billion or ug/kg).  
 3. Detected results shown in **bold**. Exceedances are highlighted.  
 4. \* - GD Protection was calculated for the indicated metals using the EGLE spreadsheet for calculating GD. A default water hardness value of 150 mg/L as CaCO3 was used to calculate GD. Results are presented for surface water receiving bodies that are not protected as a drinking water source.  
 5. RL - Result was less than the laboratory reporting limits. - = Constituent was not analyzed, NA = Not applicable, NA-L = Not likely to reach under most soil conditions, NA-V = Not likely to volatilize under most conditions, ID = insufficient data to develop criterion, Vw/C = Varies with conditions.  
 6. B + Background, as defined in R 299.336, may be substituted if higher than the calculated cleanup criterion. Background levels may be less than criteria for some inorganic compounds.  
 7. B + Calculated criterion is below the analytical target detection level, therefore, the criterion defaults to the target detection level.  
 8. 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.  
 9. J - Hazardous substance may be present in several isomer forms. Isomer-specific concentrations shall be added together for comparison to criteria.  
 10. JT - Hazardous substance may be present in several isomer forms. The VIAIP screening level may be used for the individual isomer provided that the isomer detected, however, multiple isomers are detected, isomer-specific concentrations must be added together and compared to the most restrictive VIAIP Screening Level of the detected isomers.  
 11. 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.  
 12. H + Analytical data are presented for Total Chromium only, they shall be compared to the cleanup criteria for Chromium VI.  
 13. S(VOC) - 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
<b>Volatiles, VOCs ug/L</b>										
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
<b>Volatiles, VOCs <math>\mu\text{g}/\text{m}^3</math></b>					
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	<b>160</b>
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	<b>28</b>	<b>51</b>
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.