



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
BROWNFIELD REDEVELOPMENT AUTHORITY
November 17, 2022 8AM

1. CALL MEETING TO ORDER
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES
 - A. September 15, 2022
4. PUBLIC REMARKS
5. NEW BUSINESS
 - A. 2023 Brownfield Redevelopment Authority Meeting Schedule
6. OLD BUSINESS
 - A. Pine Village Brownfield Plan (AKA American House Meridian) Amendment 1
7. PROJECT UPDATES
8. PUBLIC REMARKS
9. ADJOURNMENT

NEXT MEETING: December 15, 2022 at 8AM (If needed)

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

September 15, 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 Trezise, Director Joyce Van Coevering
ABSENT: Vice Chair Ned Jackson, Director Brenda Chapman, Director John Matuszak,
STAFF: Director of Community Planning and Development Timothy Schmitt, Senior Planner Brian Shorkey
OTHER: Dave Van Haaren, Tri Terra, Eric Helzer, Advanced Redevelopment Solutions, John Peckham, Advanced Redevelopment Solutions

1. Call meeting to order

Chair Theuer called the regular meeting to order at 8:01 a.m.

2. Approval of Agenda

Director Trezise moved to approve the agenda as written.

Supported by Director Van Coevering

VOICE VOTE: Motion carried unanimously.

3. Approval of Minutes

Director Trezise moved to approve the August 18, 2022 minutes

Supported by Manager Walsh

VOICE VOTE: Motion carried unanimously.

4. Public Remarks – None

5. New Business

CPD Director Schmitt briefly outlined the financial information that was in the packet for the meeting and the State of Michigan annual reporting that had been submitted.

Chair Theuer asked about the series of small checks that had been issued out of the Brownfield accounts. CPD Director Schmitt indicated that those were reimbursements to taxing agencies capture that should not have occurred in 2022.

6. Old Business

A. Village of Okemos Brownfield Plan

CPD Director Schmitt introduced Dave Van Haaren, the Brownfield Authority's consultant for the project. Mr. Van Haaren discussed the revised brownfield plan that was submitted and his recommendation for approval. Mr. Van Haaren further outlined the changes in the revised brownfield plan, which is largely the addition of two parking structures, which have increased capital investment from \$85 million to \$92 million. Eligible activity costs have also increased from \$4.3 million to \$6.9 million, increasing the reimbursement period to 19 years. Mr. Van Haaren confirmed that the plan meets local policy and the conditions from PA 381.

Chair Theuer asked about the interest rates and the eligible costs. Mr. Van Haaren indicated that the interest rate is proposed at 5%, consistent with the previous plan. He further stated that eligible costs have gone up entirely due to environmental activities, specifically contaminated soils related to the parking structures. There is no increase in the non-environmental costs.

Director Van Coevering asked about the potential for the plan to be up to 30 years. Eric Helzer, Advanced Redevelopment Solutions (acting as the owner's representative) explained that the plan is valid for up to 30 years, but estimates at this time show that the eligible costs will be fully reimbursed in 19 years. PA 381 allows for up to 30 years, as long as the time period is acknowledged in the brownfield plan for the project. Chair Theuer further clarified that if the reimbursements can be done quicker than 19 years, if the tax revenues exceed expectations.

Manager Walsh asked what the estimated background taxable value growth was for the project. Mr. Helzer answered that they were estimating 1.79%. This is based on the previous 20 years' worth of State Tax Commission data. If Meridian Township's growth exceeds this, which is possible, then the plan may be paid off quicker.

Manager Walsh further asked if the DDA TIF plan will need to be recodified as a result of this plan. Mr. Helzer briefly discussed the differences between the two tax capture districts and how the DDA TIF projections have been done. It is assumed that the DDA will capture just over \$6.4 million in DDA TIF from this project. Manager Walsh further pointed out that there would be approximately \$18 million in public dollars (local and state) going to this project. Mr. Helzer concurred and further pointed out that the Consumers Energy HVD burial remains an outstanding issue.

John Peckham, Advanced Redevelopment Solutions (acting as the owner's representative), briefly outlined the specific public infrastructure being completed with the public dollars: rebuilding of Hamilton Road, Clinton Street, Methodist Street, Ardmore Avenue, the west half of Okemos Road and the signalization of the Hamilton and Okemos intersection.

Chair Theuer asked about the other half of Okemos Road. Mr. Helzer explained that the County will be addressing the costs for the other half, but the developer is designing the entire project at their cost. Mr. Helzer indicated that he believed it was atypical for a project to be rebuilding this much public infrastructure on a project.

Director Van Coevering asked about the timing and funding for the Okemos Road improvements. There was continued discussion about timing, whether or not the road would actually get done without the project, and the Ingham County Road Department's role.

Director Van Coevering further asked about communication with the public. Manager Walsh indicated that we continue to have conversations with the public, but that we won't force this project to happen if it doesn't make sense. If the infrastructure doesn't happen with this project, then local funds will be needed in the future to make these needed improvements.

Director Trezise moved to recommend approval to the Township Board of the Village of Okemos brownfield plan, dated August 2, 2022

Supported by Director Van Coevering

ROLL CALL VOTE: Motion carried unanimously.

Mr. Peckham further discussed the Consumer's Energy HVD burial and how that cost has increased from \$2.3 to \$4.9 million and that the project cannot support that cost on its own.

7. Project Updates

CPD Director Schmitt provided an update on approved brownfield projects.

- Village of Okemos has been discussed extensively already
- Haslett Marathon and Joe's on Jolly both have temporary certificates of occupancy and are working on minor final issues.
- Elevation Phase 3 is well under construction.
- Haslett Village Square is being reviewed on Tuesday by the Township Board for final adoption. This plan will then move to the State of Michigan for review, as they are proposing to capture state taxes as well, with 89% of reimbursement coming from the State.
- Pine Village/American House is updating all of their costs and the base taxable value, given the substantial change in the scope of the project. Mr. Van Haaren gave the Directors and update regarding the onsite construction.

8. Public Remarks

There was no comment from the public.

9. Adjournment

Chair Theuer adjourned the meeting at 8:40 a.m.

Respectfully Submitted,

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



To: Brownfield Redevelopment Authority Members

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

Date: November 9, 2022

Re: 2023 Meeting Schedule

Following is the list of proposed Brownfield Redevelopment Authority meeting dates for 2023. One regular meeting is scheduled on the third Thursday of each month. If it is determined that a meeting scheduled for any particular month is unnecessary the BRA can simply cancel the meeting. We will plan on continuing to meet at 8:00AM, in the Town Hall Room, unless the Authority members would like to discuss a different time/day of the month.

The December meeting is four days before Christmas. If the members would like to move that meeting to the 14th of December, we can make that amendment at this time.

PROPOSED 2023 MEETING CALENDAR

- January 19**
- February 16**
- March 16**
- April 20**
- May 18**
- June 15**
- July 20**
- August 17**
- September 21**
- October 19**
- November 16**
- December 21**

**Brownfield Redevelopment Authority
2023 Meeting Schedule**

RESOLUTION

At a regular meeting of the Brownfield Redevelopment Authority of the Charter Township of Meridian, Ingham County, Michigan, held virtually using the Zoom web conferencing application in said Township on the 17th day of November, 2022 at 8:00 a.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____.

WHEREAS, Public Act 267 of the Public Acts of 1976 requires the publication of the meeting schedule of every municipal board at least once a year; and

WHEREAS, the Brownfield Redevelopment Authority desires to announce the time, date, and place of all 2021 regular meetings of the Authority, pursuant to the provisions of Act 267 of the Public Act of 1976.

NOW, THEREFORE, BE IT RESOLVED BY THE BROWNFIELD REDEVELOPMENT AUTHORITY OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN as follows:

1. The Brownfield Redevelopment Authority will meet for regular meetings on certain Thursdays, January through December in 2023 in the Town Hall Room of the Meridian Municipal Building, 5151 Marsh Road, Okemos, MI 48864, 517.853.4560.
2. The specific dates for meetings are as follows:

January 19
February 16
March 16
April 20
May 18
June 15
July 20
August 17
September 21
October 19
November 16
December 21

3. Meetings will begin at approximately 8:00 a.m.
4. Special meetings of the Authority may be called pursuant to the applicable statute.
5. Regular meetings may be canceled, recessed, or postponed by members of the BRA pursuant to the applicable statute.

2023 MTBRA Meeting Schedule
Page 2

6. A summary of this resolution stating date, place, and time shall be posted in the Meridian Municipal Building within ten (10) days after the first regularly scheduled meeting of the year in accordance with MCL 15.265.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

)ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified Chairperson of the Brownfield Redevelopment Authority of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Authority held on the 17th day of November, 2022.

Jeff Theuer
BRA Chairperson



To: Meridian Charter Township Brownfield Redevelopment Authority

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

Date: November 9, 2022

Re: Proposed Brownfield Plan AMENDMENT for American House of Meridian Township (fka Pine Village)

At the August 18, 2022 Brownfield Redevelopment Authority (BRA) meeting, Staff introduced the proposed Brownfield Plan Amendment for the American House of Meridian Township project (fka Pine Village) at 1673 Haslett Road, Haslett, MI 48840. As a reminder, the scope of the project is as follows:

- Demolition of the 23,415 square foot building on the site
- Construction of a new 149,799 square foot mixed use building, with 132 apartments marketed to seniors and 9,283 commercial space
- Total capital investment is estimated at \$33,000,000, with 55 new full-time equivalent jobs created from the project
- Demolition is completed, foundations are in, and elevator towers are constructed. Full building permits have been issued and the project is well underway.

At the August BRA meeting, the main question raised was with respect to interest reimbursement. In the original plan, interest was to be reimbursed only if the project started construction by a specific date and would be reduced if the project was delayed. The project did not start on time and therefore no interest was capturable. Assuming 0% interest, the total reimbursement proposed in the current plan is not to exceed \$1,123,494. During the meeting there was consensus for the developer to provide projections of reimbursement periods and amounts at both 3% interest and 5% interest. Those have been provided and are attached. The difference between the different levels of interest are found in the Interest Scenarios chart that is attached. In total, 5% of interest only adds \$108,725 to the total reimbursable amount.

Additionally, Staff and the consultant for the project discussed the actual value of improvements and how they had changed from the original plan. The original estimate for investment was very conservative, leading to a longer projected payback period. The capital investment has gone up substantially, due to increases in costs and other factors. Additionally, the majority of costs are known now, as the project has been bid and is under construction. With this increased capital investment, the payback period for the project is shortened considerably, to only four years. This is the payback period regardless of whether or not interest is 0%, 3% or 5%.

**American House of Meridian (fka Pine Village)
Brownfield Plan Amendment 1**

Changes from Previously Approved Plan

The initial Brownfield Plan for the site was approved on September 22, 2020. There are three changes being proposed with this amendment:

- The parcel at 1655 Haslett Road has been removed from the plan. Previously, the Pine Village plan included this parcel and would have involved the demolition of the former grocery store on the site. That work has been removed from the revised plan and now all activities will occur on the 1673 Haslett Road site.
- The eligible activity costs have been updated and realigned based on the change above and the current costs and redevelopment plans. This has the effect of shortening the plan to 6 years of capture for the developer, instead of the 15 years previously approved.
- The tax increment revenue (TIR) has been updated and the capture schedule updated based on the new project timeline.

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, and the parcel of land meets the definition of 'facility' under Part 201 of the Natural Resources and Environmental Projection Act.

Displacement of Persons

The property was vacant before demolition. There was previously one commercial tenant in the building, who had previously vacated the premises.

Financial Impact

The proposed Plan requests the capture of local tax increment revenue (TIR) only for up to \$1,011,144 of reimbursement to the developer for eligible costs, which will be discussed in the following section. The two additional reimbursements are as follows:

- Administration of the Plan - \$56,175
- Local Brownfield Revolving Fund - \$56,175

As previously mentioned, with no interest reimbursement, the total reimbursement proposed in the plan is not to exceed \$1,123,494. The entirety of the plan involves the capture of local taxes, as there are no State eligible expenses. The financial impact to each Taxing Jurisdiction can be found in the table on Pages 9 and 10 of the Plan. Construction on the project is expected to be completed in 2024.

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 that the Township Assessor would recommend.

American House of Meridian (fka Pine Village) Brownfield Plan Amendment 1

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. The Base Value and Taxable Value projections have been updated in the attached charts to reflect the current level of investment in the project. Once a recommendation is made on the interest rate reimbursement, the entire plan will be updated to reflect the new projections.

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, Due Care Planning)
- Due Care Activities (Documentation of Due Care, Soil Management, Vapor Mitigation design/installation/oversight, Engineering Controls)
- Environmental Response Activities (Hazardous Soil Management and Disposal, Engineered Backfill)
- Asbestos assessment and removal
- Demolition of the building and site
- Brownfield Plan preparation and implementation
- Application fees
- Contingency
- Soft Costs
- Interest, if recommended by the MTBRA and approved by the Township Board

The plan will provide disbursements to 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 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.
- 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.
- The site has access to needed infrastructure.

**American House of Meridian (fka Pine Village)
Brownfield Plan Amendment 1**

Staff Comments and Recommendation

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

- There is a minor typo in the last paragraph on Page 1 that should be corrected.
- The applicant must submit a proforma for review, prior to the matter proceeding to the Township Board.
- Based on the recommendation of the BRA, the plan tables will need to be revised to account for the interest reimbursement and the increased capital investment.

In total, Staff believes the proposed Brownfield Plan Amendment for American House of Meridian Township (fka Pine Village) has been completed in accordance with Act 381 and the Meridian Township Brownfield Redevelopment Authority's program policies and procedures.

At this time, the MTBRA is asked to make a recommendation to the Township Board, who will make a final decision on the plan, after a public hearing. In any recommendation, the MTBRA should include their recommendation on the level of interest rate reimbursement. Staff has provided the following sample motion for use in deliberations:

Motion to recommend approval to the Township Board for Amendment 1 to the approved Brownfield Plan for American House of Meridian Township (fka Pine Village), with the revisions to the plan as noted in the Staff Report dated November 9, 2022, with a reimbursable interest rate of X%.

From: [Dave Van Haaren](#)
To: [Tim Schmitt](#)
Subject: RE: American House of Meridian Brownfield Plan
Date: Thursday, October 27, 2022 10:10:27 AM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)
[image008.png](#)
[image009.png](#)
[BP Interest Scenarios.pdf](#)
[TIF tables AMHouse Amendment 0% Interest 2022-10-27.pdf](#)
[TIF tables AMHouse Amendment 3% Interest 2022-10-27.pdf](#)
[Interest-Calculations 3% 2022-10-27.xlsx](#)
[TIF tables AMHouse Amendment 5% Interest 2022-10-27.pdf](#)
[Interest-Calculations 5% 2022-10-27.xlsx](#)

Hi Tim,

Attached is a summary for the 3 scenarios requested by the BRA board and supporting TIF tables with interest rates at 0%, 3% and 5%.

Adjusting the future taxable value to \$15.95M reduces the estimated duration for tax capture to 4 years for each scenario.

Construction is planned to be complete in January 2024, therefore, I included capture in 2024 based on a TV of \$7.5M and capture in 2025 based on a final TV of \$15.95M when the final value is assessed. Let me know if the township expects values and capture to be significantly different and I can quickly adjust the TIF schedule.

Below is a summary which is also attached to this email.

Interest Rate	Estimated Cost of Brownfield Eligible Activities ¹	Estimated Interest	Total Estimated Cost	Duration of Plan ²	Years of Capture ³
0%	\$1,011,144	\$0	\$1,011,144	7 Years	4 Years
3%	\$1,011,144	\$64,623	\$1,075,767	7 Years	4 Years
5%	\$1,011,144	\$108,725	\$1,119,869	7 Years	4 Years

¹ includes cost for MSF and EGLE Activities, Contingency, Brownfield Plan Preparation, Brownfield Plan Implementation and Application Fees

² Based on adoption of the Brownfield Plan in 2020

³ Based on 2023 as the first year of tax capture

Dave Van Haaren
 Director | Economic Development



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 Lansing, Michigan 48910
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 Cell: 517.927.9227
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Stay Connected!



From: Tim Schmitt <schmitt@meridian.mi.us>
Sent: Wednesday, October 26, 2022 10:42 AM
To: Dave Van Haaren <dave.vanhaaren@triterra.us>
Subject: RE: American House of Meridian Brownfield Plan

AMERICAN HOUSE OF MERIDIAN
Brownfield Plan Amendment 1
Interest Scenarios
October 25, 2022

Interest Rate	Estimated Cost of Brownfield Eligible Activities ¹	Estimated Interest	Total Estimated Cost	Duration of Plan ²	Years of Capture ³
0%	\$1,011,144	\$0	\$1,011,144	7 Years	4 Years
3%	\$1,011,144	\$64,623	\$1,075,767	7 Years	4 Years
5%	\$1,011,144	\$108,725	\$1,119,869	7 Years	4 Years

¹ includes cost for MSF and EGLE Activities, Contingency, Brownfield Plan Preparation, Brownfield Plan Implementation and Application Fees

² Based on adoption of the Brownfield Plan in 2020

³ Based on 2023 as the first year of tax capture

**Table 1
Brownfield Eligible Activities
1673 Haslett Road
Haslett, MI**

0% Interest

ELIGIBLE ACTIVITIES	NO. OF UNITS	UNIT TYPE	UNIT RATE	ESTIMATED TOTAL COST	REIMBURSEMENT ALLOCATION		
					DEQ ACTIVITIES	MSF ACTIVITIES	LOCAL-ONLY ACTIVITIES
EGLE ELIGIBLE ACTIVITIES							
Pre-Approved Activities							
Phase I Environmental Site Assessments	2	EA	\$ 2,100	\$ 4,200			\$ 4,200
Phase II Site Investigations (10% of EPA Grant)	1	LS	\$ 4,000	\$ 4,000			\$ 4,000
Baseline Environmental Assessments (10% of EPA Grant)	1	LS	\$ 360	\$ 360			\$ 360
Due Care Planning to meet Compliance with Section 2017a (10% of EPA Grant)	1	LS	\$ 250	\$ 250			\$ 250
Due Care Activities							
Environmental Soil Management Plan (SMP)	1	LS	\$ 5,250	\$ 5,250			\$ 5,250
Documentation of Due Care Compliance (DDCC)	1	LS	\$ 5,000	\$ 5,000			\$ 5,000
Gas Vapor Mitigation System - Design	1	LS	\$ 16,000	\$ 16,000			\$ 16,000
Gas Vapor Mitigation System - Installation	38,525	SF	\$ 6.70	\$ 258,275			\$ 258,275
Gas Vapor Mitigation System - Oversight & Testing	38,525	SF	\$ 1.49	\$ 57,500			\$ 57,500
Engineering Controls - Stormwater Management Controls	1	LS	\$ 10,000	\$ 10,000			\$ 10,000
Engineering Controls - Gaskets on Waterlines	1	LS	\$ 6,700	\$ 6,700			\$ 6,700
Soil Management - Transportation and Disposal (Non-Hazardous)	2,000	CY	\$ 45	\$ 90,000			\$ 90,000
Due Care - Environmental Project Management and Oversight	1	LS	\$ 12,000	\$ 12,000			\$ 12,000
Due Care - Soft Costs including Bidding, Contractor Procurement, Oversight	1	LS	\$ 27,500	\$ 27,500			\$ 27,500
Environmental Response Activities							
Excavation and Loading of Hazardous Soils / Importing and Placing Engineered Fill	200	CY	\$ 40	\$ 8,000			\$ 8,000
Transportation of Hazardous Soils	280	TN	\$ 75.00	\$ 21,000			\$ 21,000
Waste Profiling Fees	1	LS	\$ 250.00	\$ 250			\$ 250
Disposal of Hazardous Soils	280	TN	\$ 297.75	\$ 83,370			\$ 83,370
Engineered Backfill	200	CY	\$ 20.00	\$ 4,000			\$ 4,000
Env. Response - Environmental Project Management and Oversight	1	LS	\$ 15,000	\$ 15,000			\$ 15,000
Env. Response - Soft Costs including Bidding, Contractor Procurement, Oversight	1	LS	\$ 8,600	\$ 8,600			\$ 8,600
EGLE ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 637,255	\$ -	\$ -	\$ 637,255
MSF ELIGIBLE ACTIVITIES							
Asbestos and Lead Activities							
Asbestos - Survey/Assessment (10% of EPA Grant)	1	LS	\$ 450	\$ 450			\$ 450
Asbestos - Abatement	1	LS	\$ 16,500	\$ 16,500			\$ 16,500
Asbestos Abatement - Soft Costs	1	LS	\$ 1,100	\$ 1,100			\$ 1,100
Subtotal Asbestos and Lead Activities				\$ 18,050		\$ -	\$ 18,050
Demolition							
Demolition - Building & Site	1	LS	\$ 182,000	\$ 182,000			\$ 182,000
Demolition - Soft Costs	1	LS	\$ 11,800	\$ 11,800			\$ 11,800
Subtotal Demolition Activities				\$ 193,800	\$ -	\$ -	\$ 193,800
MSF ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 211,850	\$ -	\$ -	\$ 211,850
MSF AND EGLE ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 849,105	\$ -	\$ -	\$ 849,105
Contingency (15%)				\$ 122,039	\$ -	\$ -	\$ 122,039
Brownfield Plan Preparation	1	LS	\$ 20,500	\$ 20,500			\$ 20,500
Brownfield Application Fees	2	EA	\$ 5,000	\$ 10,000			\$ 10,000
Brownfield Plan Implementation	1	LS	\$ 9,500	\$ 9,500			\$ 9,500
TOTAL ELIGIBLE COST FOR REIMBURSEMENT				\$ 1,011,144	\$ -	\$ -	\$ 1,011,144
State Brownfield Revolving Fund				\$ -			
BRA Administrative Fees				\$ 56,175			
Local Brownfield Revolving Fund (LBRF)				\$ 56,175			
GRAND TOTAL				\$ 1,123,494			
					0.00%	0.00%	100.00%

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, Asbestos Surveys, Brownfield Plan are excluded from contingency calculation.

Table 2
Tax Increment Revenue Capture Estimates
1673 Haslett Road
Haslett, MI

0% Interest

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

Plan Year (Original Plan Adopted in 2020) Capture Year	2023	2024	2025	2026
	4	5	6	7
Base Taxable Value (TV)	\$ 287,900	\$ 287,900	\$ 287,900	\$ 287,900
Estimated New TV	\$ 2,000,000	\$ 7,212,100	\$ 15,662,100	\$ 15,818,721
Incremental Difference (New TV - Base TV)	\$ 1,712,100	\$ 6,924,200	\$ 15,374,200	\$ 5,952,845

School Capture (Not-Captured)	Millage Rate					
School Operating	18.0000	\$	30,818	\$	124,636	\$ 107,151
State Education Tax (SET)	6.0000	\$	10,273	\$	41,545	\$ 35,717
School Total:	24.0000	39.03%	\$ 41,090	\$ 166,181	\$ 368,981	\$ 142,868

Total New Taxes	Pass-Through	Captured
\$ 539,340	\$ 539,340	\$ -
\$ 179,780	\$ 179,780	\$ -
\$ 719,120	\$ 719,120	\$ -

Local Capture	Millage Rate					
Veterans Relief Fund	0.0328	\$	56	\$	227	\$ 195
Land Preservation	0.1000	\$	171	\$	692	\$ 595
Farmland Preservation	0.1395	\$	239	\$	966	\$ 830
Community Services	0.1483	\$	254	\$	1,027	\$ 883
CATA Redi Ride	0.1978	\$	339	\$	1,370	\$ 1,177
ISD Operating	0.1994	\$	341	\$	1,381	\$ 1,187
Animal Control	0.2393	\$	410	\$	1,657	\$ 1,425
Elder Care	0.2994	\$	513	\$	2,073	\$ 1,782
Pathways	0.3308	\$	566	\$	2,291	\$ 1,969
Potter Park Zoo	0.4986	\$	854	\$	3,452	\$ 2,968
Parks/Trails	0.4986	\$	854	\$	3,452	\$ 2,968
Juvenile Justice	0.5983	\$	1,024	\$	4,143	\$ 3,562
Public Transportation	0.5988	\$	1,025	\$	4,146	\$ 3,565
Police Protection	0.6016	\$	1,030	\$	4,166	\$ 3,581
Health Services	0.6281	\$	1,075	\$	4,349	\$ 3,739
Fire Protection	0.6339	\$	1,085	\$	4,389	\$ 3,774
Parks/Recreation	0.6597	\$	1,129	\$	4,568	\$ 3,927
Airport Authority	0.6990	\$	1,197	\$	4,840	\$ 4,161
Jail/Justice	0.8476	\$	1,451	\$	5,869	\$ 5,046
911 System	0.8483	\$	1,452	\$	5,874	\$ 5,050
ISD Vocational	1.2919	\$	2,212	\$	8,945	\$ 7,690
Police/Fire	1.4771	\$	2,529	\$	10,228	\$ 8,793
Library	1.5528	\$	2,659	\$	10,752	\$ 9,244
School Building/Site	1.9712	\$	3,375	\$	13,649	\$ 11,734
CATA	2.9895	\$	5,118	\$	20,700	\$ 17,796
LCC	3.7692	\$	6,453	\$	26,099	\$ 22,437
Operating	4.1578	\$	7,119	\$	28,789	\$ 24,751
ISD Spec ED	4.7384	\$	8,113	\$	32,810	\$ 28,207
County Operating	6.7479	\$	11,553	\$	46,724	\$ 40,169
Local Total:	37.4956	60.97%	\$ 64,196	\$ 259,627	\$ 576,465	\$ 223,206
Total Capturable Taxes:	61.4956	100.00%	\$ 105,287	\$ 425,808	\$ 945,446	\$ 366,074

\$ 983	\$ -	\$ 983
\$ 2,996	\$ -	\$ 2,996
\$ 4,180	\$ -	\$ 4,180
\$ 4,444	\$ -	\$ 4,444
\$ 5,927	\$ -	\$ 5,927
\$ 5,975	\$ -	\$ 5,975
\$ 7,170	\$ -	\$ 7,170
\$ 8,971	\$ -	\$ 8,971
\$ 9,912	\$ -	\$ 9,912
\$ 14,940	\$ -	\$ 14,940
\$ 14,940	\$ -	\$ 14,940
\$ 17,927	\$ -	\$ 17,927
\$ 17,942	\$ -	\$ 17,942
\$ 18,026	\$ -	\$ 18,026
\$ 18,820	\$ -	\$ 18,820
\$ 18,994	\$ -	\$ 18,994
\$ 19,767	\$ -	\$ 19,767
\$ 20,944	\$ -	\$ 20,944
\$ 25,397	\$ -	\$ 25,397
\$ 25,418	\$ -	\$ 25,418
\$ 38,710	\$ -	\$ 38,710
\$ 44,259	\$ -	\$ 44,259
\$ 46,527	\$ -	\$ 46,527
\$ 59,064	\$ -	\$ 59,064
\$ 89,575	\$ -	\$ 89,575
\$ 112,938	\$ -	\$ 112,938
\$ 124,582	\$ -	\$ 124,582
\$ 141,978	\$ -	\$ 141,978
\$ 202,190	\$ -	\$ 202,190
\$ 1,123,494	\$ -	\$ 1,123,494
\$ 1,842,614	\$ 719,120	\$ 1,123,494

Non-Capturable Millages	Millage Rate					
Haslett School Debt	8.3300	\$	14,262	\$	57,679	\$ 49,587
Road Improvement Debt	1.9429	\$	3,326	\$	13,453	\$ 11,566
Firestation Debt	0.2000	\$	342	\$	1,385	\$ 1,191
Total Non-Capturable Taxes:	10.4729	\$	17,931	\$	72,516	\$ 62,344

\$ 249,595	\$ 249,595	\$ -
\$ 58,216	\$ 58,216	\$ -
\$ 5,993	\$ 5,993	\$ -
\$ 313,803	\$ 313,803	\$ -

Notes:

\$ 2,156,417	\$ 1,032,923	\$ 1,123,494
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Table 3
Tax Increment Revenue Reimbursement Allocation Table
 1673 Haslett Road
 Haslett, MI

0% Interest

Developer/City Projected Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	0.0%	\$ -	\$ -	\$ -
Local	100.0%	\$ -	\$ 1,011,144	\$ 1,011,144
TOTAL		\$ -	\$ 1,011,144	\$ 1,011,144
EGLE	0.0%	\$ -		
MSF	0.0%	\$ -		

Estimated Total Years of Plan: **7**

Administrative Fees & Loan Funds*	
State Brownfield Revolving Fund	\$ -
BRA Administrative Fees	\$ 56,175
Local Brownfield Revolving Fund	\$ 56,175

* During the life of the Plan

Plan Year (Original Plan Adopted in 2020) Capture Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	TOTALS
	4	5	6	7	8	9	10	11	12	13	14	15	16	
Available Tax Increment Revenue (TIR)														
Total State Tax Capture Available	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State TIR Available for Reimbursement to Developer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Tax Capture Available	\$ 64,196	\$ 259,627	\$ 576,465	\$ 223,206	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Capture for BRA Administrative Fees (5%)	\$ 3,210	\$ 12,981	\$ 28,823	\$ 11,160	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56,175
Capture for Local Brownfield Revolving Fund (LBRF) (5% of available Local TIR)	\$ 3,210	\$ 12,981	\$ 28,823	\$ 11,160	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56,175
Local TIR Available for Reimbursement to Developer	\$ 57,777	\$ 233,664	\$ 518,818	\$ 200,885	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total State & Local TIR Available for Reimbursement to Developer	\$ 57,777	\$ 233,664	\$ 518,818	\$ 200,885	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
DEVELOPER	\$ 1,011,144	\$ 953,368	\$ 719,703	\$ 200,885	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
MSF Eligible Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EGLE Eligible Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LOCAL-ONLY Activities	\$ 1,011,144	\$ 953,368	\$ 719,703	\$ 200,885	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local-Only Tax Reimbursement	\$ -	\$ 57,777	\$ 233,664	\$ 518,818	\$ 200,885	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,011,144
TOTAL ANNUAL DEVELOPER REIMBURSEMENT	\$ 57,777	\$ 233,664	\$ 518,818	\$ 200,885	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
LOCAL BROWNFIELD REVOLVING FUND (LBRF)														
State	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,123,494

**Table 1
Brownfield Eligible Activities
1673 Haslett Road
Haslett, MI**

3% Interest

ELIGIBLE ACTIVITIES	NO. OF UNITS	UNIT TYPE	UNIT RATE	ESTIMATED TOTAL COST	REIMBURSEMENT ALLOCATION		
					DEQ ACTIVITIES	MSF ACTIVITIES	LOCAL-ONLY ACTIVITIES
EGLE ELIGIBLE ACTIVITIES							
Pre-Approved Activities							
Phase I Environmental Site Assessments	2	EA	\$ 2,100	\$ 4,200			\$ 4,200
Phase II Site Investigations (10% of EPA Grant)	1	LS	\$ 4,000	\$ 4,000			\$ 4,000
Baseline Environmental Assessments (10% of EPA Grant)	1	LS	\$ 360	\$ 360			\$ 360
Due Care Planning to meet Compliance with Section 2017a (10% of EPA Grant)	1	LS	\$ 250	\$ 250			\$ 250
Due Care Activities							
Environmental Soil Management Plan (SMP)	1	LS	\$ 5,250	\$ 5,250			\$ 5,250
Documentation of Due Care Compliance (DDCC)	1	LS	\$ 5,000	\$ 5,000			\$ 5,000
Gas Vapor Mitigation System - Design	1	LS	\$ 16,000	\$ 16,000			\$ 16,000
Gas Vapor Mitigation System - Installation	38,525	SF	\$ 6.70	\$ 258,275			\$ 258,275
Gas Vapor Mitigation System - Oversight & Testing	38,525	SF	\$ 1.49	\$ 57,500			\$ 57,500
Engineering Controls - Stormwater Management Controls	1	LS	\$ 10,000	\$ 10,000			\$ 10,000
Engineering Controls - Gaskets on Waterlines	1	LS	\$ 6,700	\$ 6,700			\$ 6,700
Soil Management - Transportation and Disposal (Non-Hazardous)	2,000	CY	\$ 45	\$ 90,000			\$ 90,000
Due Care - Environmental Project Management and Oversight	1	LS	\$ 12,000	\$ 12,000			\$ 12,000
Due Care - Soft Costs including Bidding, Contractor Procurement, Oversight	1	LS	\$ 27,500	\$ 27,500			\$ 27,500
Environmental Response Activities							
Excavation and Loading of Hazardous Soils / Importing and Placing Engineered Fill	200	CY	\$ 40	\$ 8,000			\$ 8,000
Transportation of Hazardous Soils	280	TN	\$ 75.00	\$ 21,000			\$ 21,000
Waste Profiling Fees	1	LS	\$ 250.00	\$ 250			\$ 250
Disposal of Hazardous Soils	280	TN	\$ 297.75	\$ 83,370			\$ 83,370
Engineered Backfill	200	CY	\$ 20.00	\$ 4,000			\$ 4,000
Env. Response - Environmental Project Management and Oversight	1	LS	\$ 15,000	\$ 15,000			\$ 15,000
Env. Response - Soft Costs including Bidding, Contractor Procurement, Oversight	1	LS	\$ 8,600	\$ 8,600			\$ 8,600
EGLE ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 637,255	\$ -	\$ -	\$ 637,255
MSF ELIGIBLE ACTIVITIES							
Asbestos and Lead Activities							
Asbestos - Survey/Assessment (10% of EPA Grant)	1	LS	\$ 450	\$ 450			\$ 450
Asbestos - Abatement	1	LS	\$ 16,500	\$ 16,500			\$ 16,500
Abestos Abatement - Soft Costs	1	LS	\$ 1,100	\$ 1,100			\$ 1,100
Subtotal Asbestos and Lead Activities				\$ 18,050		\$ -	\$ 18,050
Demolition							
Demolition - Building & Site	1	LS	\$ 182,000	\$ 182,000			\$ 182,000
Demolition - Soft Costs	1	LS	\$ 11,800	\$ 11,800			\$ 11,800
Subtotal Demolition Activities				\$ 193,800	\$ -	\$ -	\$ 193,800
MSF ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 211,850	\$ -	\$ -	\$ 211,850
MSF AND EGLE ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 849,105	\$ -	\$ -	\$ 849,105
Contingency (15%)				\$ 122,039	\$ -	\$ -	\$ 122,039
Brownfield Plan Preparation	1	LS	\$ 20,500	\$ 20,500			\$ 20,500
Brownfield Application Fees	2	EA	\$ 5,000	\$ 10,000			\$ 10,000
Brownfield Plan Implementation	1	LS	\$ 9,500	\$ 9,500			\$ 9,500
Interest (3%, simple)				\$ 64,623			\$ 64,623
TOTAL ELIGIBLE COST FOR REIMBURSEMENT				\$ 1,075,767	\$ -	\$ -	\$ 1,075,767
State Brownfield Revolving Fund				\$ -			
BRA Administrative Fees				\$ 59,765			
Local Brownfield Revolving Fund (LBRF)				\$ 59,765			
GRAND TOTAL				\$ 1,195,297			
					0.00%	0.00%	100.00%

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, Asbestos Surveys, Brownfield Plan are excluded from contingency calculation.

Table 2
Tax Increment Revenue Capture Estimates
1673 Haslett Road
Haslett, MI

3% Interest

Plan Year (Original Plan Adopted in 2020) Capture Year	Estimated Taxable Value (TV) Increase Rate: 1% per year			
	2023	2024	2025	2026
	4	5	6	7
Base Taxable Value (TV)	\$ 287,900	\$ 287,900	\$ 287,900	\$ 287,900
Estimated New TV	\$ 2,000,000	\$ 7,212,100	\$ 15,662,100	\$ 15,818,721
Incremental Difference (New TV - Base TV)	\$ 1,712,100	\$ 6,924,200	\$ 15,374,200	\$ 7,867,826

School Capture (Not-Captured)	Millage Rate					
School Operating	18.0000	\$	30,818	\$	124,636	\$ 141,621
State Education Tax (SET)	6.0000	\$	10,273	\$	41,545	\$ 47,207
School Total:	24.0000	39.03%	\$ 41,090	\$ 166,181	\$ 368,981	\$ 188,828

Local Capture	Millage Rate					
Veterans Relief Fund	0.0328	\$	56	\$	227	\$ 258
Land Preservation	0.1000	\$	171	\$	692	\$ 787
Farmland Preservation	0.1395	\$	239	\$	966	\$ 1,098
Community Services	0.1483	\$	254	\$	1,027	\$ 1,167
CATA Redi Ride	0.1978	\$	339	\$	1,370	\$ 1,556
ISD Operating	0.1994	\$	341	\$	1,381	\$ 1,569
Animal Control	0.2393	\$	410	\$	1,657	\$ 1,883
Elder Care	0.2994	\$	513	\$	2,073	\$ 2,356
Pathways	0.3308	\$	566	\$	2,291	\$ 2,603
Potter Park Zoo	0.4986	\$	854	\$	3,452	\$ 3,923
Parks/Trails	0.4986	\$	854	\$	3,452	\$ 3,923
Juvenile Justice	0.5983	\$	1,024	\$	4,143	\$ 4,707
Public Transportation	0.5988	\$	1,025	\$	4,146	\$ 4,711
Police Protection	0.6016	\$	1,030	\$	4,166	\$ 4,733
Health Services	0.6281	\$	1,075	\$	4,349	\$ 4,942
Fire Protection	0.6339	\$	1,085	\$	4,389	\$ 4,987
Parks/Recreation	0.6597	\$	1,129	\$	4,568	\$ 5,190
Airport Authority	0.6990	\$	1,197	\$	4,840	\$ 5,500
Jail/Justice	0.8476	\$	1,451	\$	5,869	\$ 6,669
911 System	0.8483	\$	1,452	\$	5,874	\$ 6,674
ISD Vocational	1.2919	\$	2,212	\$	8,945	\$ 10,164
Police/Fire	1.4771	\$	2,529	\$	10,228	\$ 11,622
Library	1.5528	\$	2,659	\$	10,752	\$ 12,217
School Building/Site	1.9712	\$	3,375	\$	13,649	\$ 15,509
CATA	2.9895	\$	5,118	\$	20,700	\$ 23,521
LCC	3.7692	\$	6,453	\$	26,099	\$ 29,655
Operating	4.1578	\$	7,119	\$	28,789	\$ 32,713
ISD Spec ED	4.7384	\$	8,113	\$	32,810	\$ 37,281
County Operating	6.7479	\$	11,553	\$	46,724	\$ 53,091
Local Total:	37.4956	60.97%	\$ 64,196	\$ 259,627	\$ 576,465	\$ 295,009
Total Capturable Taxes:	61.4956	100.00%	\$ 105,287	\$ 425,808	\$ 945,446	\$ 483,837

Non-Capturable Millages	Millage Rate					
Haslett SchoolDebt	8.3300	\$	14,262	\$	57,679	\$ 65,539
Road Improvement Debt	1.9429	\$	3,326	\$	13,453	\$ 15,286
Firestation Debt	0.2000	\$	342	\$	1,385	\$ 1,574
Total Non-Capturable Taxes:	10.4729	\$	17,931	\$	72,516	\$ 82,399

Notes:

Total New Taxes	Pass-Through	Captured
\$ 573,810	\$ 573,810	\$ -
\$ 191,270	\$ 191,270	\$ -
\$ 765,080	\$ 765,080	\$ -

\$ 1,046	\$ -	\$ 1,046
\$ 3,188	\$ -	\$ 3,188
\$ 4,447	\$ -	\$ 4,447
\$ 4,728	\$ -	\$ 4,728
\$ 6,306	\$ -	\$ 6,306
\$ 6,357	\$ -	\$ 6,357
\$ 7,628	\$ -	\$ 7,628
\$ 9,544	\$ -	\$ 9,544
\$ 10,545	\$ -	\$ 10,545
\$ 15,895	\$ -	\$ 15,895
\$ 15,895	\$ -	\$ 15,895
\$ 19,073	\$ -	\$ 19,073
\$ 19,089	\$ -	\$ 19,089
\$ 19,178	\$ -	\$ 19,178
\$ 20,023	\$ -	\$ 20,023
\$ 20,208	\$ -	\$ 20,208
\$ 21,030	\$ -	\$ 21,030
\$ 22,283	\$ -	\$ 22,283
\$ 27,020	\$ -	\$ 27,020
\$ 27,042	\$ -	\$ 27,042
\$ 41,184	\$ -	\$ 41,184
\$ 47,087	\$ -	\$ 47,087
\$ 49,501	\$ -	\$ 49,501
\$ 62,839	\$ -	\$ 62,839
\$ 95,300	\$ -	\$ 95,300
\$ 120,156	\$ -	\$ 120,156
\$ 132,544	\$ -	\$ 132,544
\$ 151,052	\$ -	\$ 151,052
\$ 215,112	\$ -	\$ 215,112
\$ 1,195,297	\$ -	\$ 1,195,297
\$ 1,960,377	\$ 765,080	\$ 1,195,297

\$ 2,294,235	\$ 1,098,938	\$ 1,195,297
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Table 3
Tax Increment Revenue Reimbursement Allocation Table
 1673 Haslett Road
 Haslett, MI

3% Interest

Developer/City Projected Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	0.0%	\$ -	\$ -	\$ -
Local	100.0%	\$ -	\$ 1,075,767	\$ 1,075,767
TOTAL		\$ -	\$ 1,075,767	\$ 1,075,767
EGL	0.0%	\$ -		
MSF	0.0%	\$ -		

Estimated Total Years of Plan: 7

Administrative Fees & Loan Funds*	
State Brownfield Revolving Fund	\$ -
BRA Administrative Fees	\$ 59,765
Local Brownfield Revolving Fund	\$ 59,765

* During the life of the Plan

Plan Year (Original Plan Adopted in 2020) Capture Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	TOTALS
	4	5	6	7	8	9	10	11	12	13	14	15	16	
Available Tax Increment Revenue (TIR)														
Total State Tax Capture Available	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State TIR Available for Reimbursement to Developer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Tax Capture Available	\$ 64,196	\$ 259,627	\$ 576,465	\$ 295,009	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capture for BRA Administrative Fees (5%)	\$ 3,210	\$ 12,981	\$ 28,823	\$ 14,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59,765
Capture for Local Brownfield Revolving Fund (LBRF) (5% of available Local TIR)	\$ 3,210	\$ 12,981	\$ 28,823	\$ 14,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59,765
Local TIR Available for Reimbursement to Developer	\$ 57,777	\$ 233,664	\$ 518,818	\$ 265,508	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total State & Local TIR Available for Reimbursement to Developer	\$ 57,777	\$ 233,664	\$ 518,818	\$ 265,508	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEVELOPER	Beginning Balance													
	\$ 1,075,767	\$ 1,017,991	\$ 784,326	\$ 265,508	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MSF Eligible Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EGL Eligible Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LOCAL-ONLY Activities	\$ 1,075,767	\$ 1,017,991	\$ 784,326	\$ 265,508	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local-Only Tax Reimbursement	\$ -	\$ 57,777	\$ 233,664	\$ 518,818	\$ 265,508	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,075,767
TOTAL ANNUAL DEVELOPER REIMBURSEMENT	\$ -	\$ 57,777	\$ 233,664	\$ 518,818	\$ 265,508	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LOCAL BROWNFIELD REVOLVING FUND (LBRF)														
State	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
														\$ 1,195,297

**Table 1
Brownfield Eligible Activities
1673 Haslett Road
Haslett, MI**

5% Interest

ELIGIBLE ACTIVITIES	NO. OF UNITS	UNIT TYPE	UNIT RATE	ESTIMATED TOTAL COST	REIMBURSEMENT ALLOCATION		
					DEQ ACTIVITIES	MSF ACTIVITIES	LOCAL-ONLY ACTIVITIES
EGLE ELIGIBLE ACTIVITIES							
Pre-Approved Activities							
Phase I Environmental Site Assessments	2	EA	\$ 2,100	\$ 4,200			\$ 4,200
Phase II Site Investigations (10% of EPA Grant)	1	LS	\$ 4,000	\$ 4,000			\$ 4,000
Baseline Environmental Assessments (10% of EPA Grant)	1	LS	\$ 360	\$ 360			\$ 360
Due Care Planning to meet Compliance with Section 2017a (10% of EPA Grant)	1	LS	\$ 250	\$ 250			\$ 250
Due Care Activities							
Environmental Soil Management Plan (SMP)	1	LS	\$ 5,250	\$ 5,250			\$ 5,250
Documentation of Due Care Compliance (DDCC)	1	LS	\$ 5,000	\$ 5,000			\$ 5,000
Gas Vapor Mitigation System - Design	1	LS	\$ 16,000	\$ 16,000			\$ 16,000
Gas Vapor Mitigation System - Installation	38,525	SF	\$ 6.70	\$ 258,275			\$ 258,275
Gas Vapor Mitigation System - Oversight & Testing	38,525	SF	\$ 1.49	\$ 57,500			\$ 57,500
Engineering Controls - Stormwater Management Controls	1	LS	\$ 10,000	\$ 10,000			\$ 10,000
Engineering Controls - Gaskets on Waterlines	1	LS	\$ 6,700	\$ 6,700			\$ 6,700
Soil Management - Transportation and Disposal (Non-Hazardous)	2,000	CY	\$ 45	\$ 90,000			\$ 90,000
Due Care - Environmental Project Management and Oversight	1	LS	\$ 12,000	\$ 12,000			\$ 12,000
Due Care - Soft Costs including Bidding, Contractor Procurement, Oversight	1	LS	\$ 27,500	\$ 27,500			\$ 27,500
Environmental Response Activities							
Excavation and Loading of Hazardous Soils / Importing and Placing Engineered Fill	200	CY	\$ 40	\$ 8,000			\$ 8,000
Transportation of Hazardous Soils	280	TN	\$ 75.00	\$ 21,000			\$ 21,000
Waste Profiling Fees	1	LS	\$ 250.00	\$ 250			\$ 250
Disposal of Hazardous Soils	280	TN	\$ 297.75	\$ 83,370			\$ 83,370
Engineered Backfill	200	CY	\$ 20.00	\$ 4,000			\$ 4,000
Env. Response - Environmental Project Management and Oversight	1	LS	\$ 15,000	\$ 15,000			\$ 15,000
Env. Response - Soft Costs including Bidding, Contractor Procurement, Oversight	1	LS	\$ 8,600	\$ 8,600			\$ 8,600
EGLE ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 637,255	\$ -	\$ -	\$ 637,255
MSF ELIGIBLE ACTIVITIES							
Asbestos and Lead Activities							
Asbestos - Survey/Assessment (10% of EPA Grant)	1	LS	\$ 450	\$ 450			\$ 450
Asbestos - Abatement	1	LS	\$ 16,500	\$ 16,500			\$ 16,500
Asbestos Abatement - Soft Costs	1	LS	\$ 1,100	\$ 1,100			\$ 1,100
Subtotal Asbestos and Lead Activities				\$ 18,050		\$ -	\$ 18,050
Demolition							
Demolition - Building & Site	1	LS	\$ 182,000	\$ 182,000			\$ 182,000
Demolition - Soft Costs	1	LS	\$ 11,800	\$ 11,800			\$ 11,800
Subtotal Demolition Activities				\$ 193,800	\$ -	\$ -	\$ 193,800
MSF ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 211,850	\$ -	\$ -	\$ 211,850
MSF AND EGLE ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 849,105	\$ -	\$ -	\$ 849,105
Contingency (15%)				\$ 122,039	\$ -	\$ -	\$ 122,039
Brownfield Plan Preparation	1	LS	\$ 20,500	\$ 20,500			\$ 20,500
Brownfield Application Fees	2	EA	\$ 5,000	\$ 10,000			\$ 10,000
Brownfield Plan Implementation	1	LS	\$ 9,500	\$ 9,500			\$ 9,500
Interest (5%, simple)				\$ 108,725			\$ 108,725
TOTAL ELIGIBLE COST FOR REIMBURSEMENT				\$ 1,119,869	\$ -	\$ -	\$ 1,119,869
State Brownfield Revolving Fund				\$ -			
BRA Administrative Fees				\$ 62,215			
Local Brownfield Revolving Fund (LBRF)				\$ 62,215			
GRAND TOTAL				\$ 1,244,299			
					0.00%	0.00%	100.00%

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, Asbestos Surveys, Brownfield Plan are excluded from contingency calculation.

Table 2
Tax Increment Revenue Capture Estimates
1673 Haslett Road
Haslett, MI

5% Interest

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

Plan Year (Original Plan Adopted in 2020) Capture Year	2023	2024	2025	2026
	4	5	6	7
Base Taxable Value (TV)	\$ 287,900	\$ 287,900	\$ 287,900	\$ 287,900
Estimated New TV	\$ 2,000,000	\$ 7,212,100	\$ 15,662,100	\$ 15,818,721
Incremental Difference (New TV - Base TV)	\$ 1,712,100	\$ 6,924,200	\$ 15,374,200	\$ 9,174,705

School Capture (Not-Captured)	Millage Rate					
School Operating	18.0000	\$	30,818	\$	124,636	\$ 165,145
State Education Tax (SET)	6.0000	\$	10,273	\$	41,545	\$ 55,048
School Total:	24.0000	39.03%	\$ 41,090	\$ 166,181	\$ 368,981	\$ 220,193

Total New Taxes	Pass-Through	Captured
\$ 597,334	\$ 597,334	\$ -
\$ 199,111	\$ 199,111	\$ -
\$ 796,445	\$ 796,445	\$ -

Local Capture	Millage Rate					
Veterans Relief Fund	0.0328	\$	56	\$	227	\$ 301
Land Preservation	0.1000	\$	171	\$	692	\$ 917
Farmland Preservation	0.1395	\$	239	\$	966	\$ 1,280
Community Services	0.1483	\$	254	\$	1,027	\$ 1,361
CATA Redi Ride	0.1978	\$	339	\$	1,370	\$ 1,815
ISD Operating	0.1994	\$	341	\$	1,381	\$ 1,829
Animal Control	0.2393	\$	410	\$	1,657	\$ 2,196
Elder Care	0.2994	\$	513	\$	2,073	\$ 2,747
Pathways	0.3308	\$	566	\$	2,291	\$ 3,035
Potter Park Zoo	0.4986	\$	854	\$	3,452	\$ 4,575
Parks/Trails	0.4986	\$	854	\$	3,452	\$ 4,575
Juvenile Justice	0.5983	\$	1,024	\$	4,143	\$ 5,489
Public Transportation	0.5988	\$	1,025	\$	4,146	\$ 5,494
Police Protection	0.6016	\$	1,030	\$	4,166	\$ 5,520
Health Services	0.6281	\$	1,075	\$	4,349	\$ 5,763
Fire Protection	0.6339	\$	1,085	\$	4,389	\$ 5,816
Parks/Recreation	0.6597	\$	1,129	\$	4,568	\$ 6,053
Airport Authority	0.6990	\$	1,197	\$	4,840	\$ 6,413
Jail/Justice	0.8476	\$	1,451	\$	5,869	\$ 7,776
911 System	0.8483	\$	1,452	\$	5,874	\$ 7,783
ISD Vocational	1.2919	\$	2,212	\$	8,945	\$ 11,853
Police/Fire	1.4771	\$	2,529	\$	10,228	\$ 13,552
Library	1.5528	\$	2,659	\$	10,752	\$ 14,246
School Building/Site	1.9712	\$	3,375	\$	13,649	\$ 18,085
CATA	2.9895	\$	5,118	\$	20,700	\$ 27,428
LCC	3.7692	\$	6,453	\$	26,099	\$ 34,581
Operating	4.1578	\$	7,119	\$	28,789	\$ 38,147
ISD Spec ED	4.7384	\$	8,113	\$	32,810	\$ 43,473
County Operating	6.7479	\$	11,553	\$	46,724	\$ 61,910
Local Total:	37.4956	60.97%	\$ 64,196	\$ 259,627	\$ 576,465	\$ 344,011
Total Capturable Taxes:	61.4956	100.00%	\$ 105,287	\$ 425,808	\$ 945,446	\$ 564,204

\$ 1,088	\$ -	\$ 1,088
\$ 3,319	\$ -	\$ 3,319
\$ 4,629	\$ -	\$ 4,629
\$ 4,921	\$ -	\$ 4,921
\$ 6,564	\$ -	\$ 6,564
\$ 6,617	\$ -	\$ 6,617
\$ 7,941	\$ -	\$ 7,941
\$ 9,936	\$ -	\$ 9,936
\$ 10,978	\$ -	\$ 10,978
\$ 16,546	\$ -	\$ 16,546
\$ 16,546	\$ -	\$ 16,546
\$ 19,855	\$ -	\$ 19,855
\$ 19,871	\$ -	\$ 19,871
\$ 19,964	\$ -	\$ 19,964
\$ 20,844	\$ -	\$ 20,844
\$ 21,036	\$ -	\$ 21,036
\$ 21,892	\$ -	\$ 21,892
\$ 23,196	\$ -	\$ 23,196
\$ 28,128	\$ -	\$ 28,128
\$ 28,151	\$ -	\$ 28,151
\$ 42,872	\$ -	\$ 42,872
\$ 49,018	\$ -	\$ 49,018
\$ 51,530	\$ -	\$ 51,530
\$ 65,415	\$ -	\$ 65,415
\$ 99,207	\$ -	\$ 99,207
\$ 125,082	\$ -	\$ 125,082
\$ 137,977	\$ -	\$ 137,977
\$ 157,245	\$ -	\$ 157,245
\$ 223,930	\$ -	\$ 223,930
\$ 1,244,299	\$ -	\$ 1,244,299
\$ 2,040,744	\$ 796,445	\$ 1,244,299

Non-Capturable Millages	Millage Rate					
Haslett School Debt	8.3300	\$	14,262	\$	57,679	\$ 76,425
Road Improvement Debt	1.9429	\$	3,326	\$	13,453	\$ 17,826
Firestation Debt	0.2000	\$	342	\$	1,385	\$ 1,835
Total Non-Capturable Taxes:	10.4729	\$	17,931	\$	72,516	\$ 96,086

\$ 2,388,289	\$ 1,143,990	\$ 1,244,299
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Notes:

Table 3
Tax Increment Revenue Reimbursement Allocation Table
 1673 Haslett Road
 Haslett, MI

5% Interest

Developer/City Projected Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	0.0%	\$ -	\$ -	\$ -
Local	100.0%	\$ -	\$ 1,119,869	\$ 1,119,869
TOTAL		\$ -	\$ 1,119,869	\$ 1,119,869
EGLE	0.0%	\$ -		
MSF	0.0%	\$ -		

Estimated Total Years of Plan: **7**

Administrative Fees & Loan Funds*	
State Brownfield Revolving Fund	\$ -
BRA Administrative Fees	\$ 62,215
Local Brownfield Revolving Fund	\$ 62,215

* During the life of the Plan

Plan Year (Original Plan Adopted in 2020) Capture Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	TOTALS
	4	5	6	7	8	9	10	11	12	13	14	15	16	
Available Tax Increment Revenue (TIR)														
Total State Tax Capture Available	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State TIR Available for Reimbursement to Developer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Tax Capture Available	\$ 64,196	\$ 259,627	\$ 576,465	\$ 344,011	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capture for BRA Administrative Fees (5%)	\$ 3,210	\$ 12,981	\$ 28,823	\$ 17,201	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 62,215
Capture for Local Brownfield Revolving Fund (LBRF) (5% of available Local TIR)	\$ 3,210	\$ 12,981	\$ 28,823	\$ 17,201	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 62,215
Local TIR Available for Reimbursement to Developer	\$ 57,777	\$ 233,664	\$ 518,818	\$ 309,610	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total State & Local TIR Available for Reimbursement to Developer	\$ 57,777	\$ 233,664	\$ 518,818	\$ 309,610	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEVELOPER	Beginning Balance													
	\$ 1,119,869	\$ 1,062,093	\$ 828,428	\$ 309,610	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MSF Eligible Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EGLE Eligible Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LOCAL-ONLY Activities	\$ 1,119,869	\$ 1,062,093	\$ 828,428	\$ 309,610	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local-Only Tax Reimbursement	\$ -	\$ 57,777	\$ 233,664	\$ 518,818	\$ 309,610	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,119,869
TOTAL ANNUAL DEVELOPER REIMBURSEMENT	\$ 57,777	\$ 233,664	\$ 518,818	\$ 309,610	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LOCAL BROWNFIELD REVOLVING FUND (LBRF)														
State	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,244,299

From: [Dave Van Haaren](#)
To: [Tim Schmitt](#); [Amber Clark](#)
Cc: [Ashley Winstead](#); [Laura Hester](#); [Connor Zook](#)
Subject: RE: American House / Pine Village - Amendment to the Brownfield Plan
Date: Friday, August 5, 2022 11:33:57 AM
Attachments: [image005.png](#)
[image006.png](#)
[image007.png](#)
[Brownfield Plan Amendment 1 - 1673 Haslett 2022-08-05.pdf](#)

Tim and Amber,

Attached you will find the first amendment to Brownfield Plan for the American House of Meridian (formerly Pine Village).

The purpose of the amendment is to:

- 1) remove the adjacent parcel located at 1655 Haslett Road (33-02-02-10-401-005) and eligible activities associated with said parcel,
- 2) update/realign proposed eligible activity costs based on current redevelopment plans, and
- 3) adjust the proposed tax increment revenue (TIR) capture schedule based on the current project timeline.

The removal of the adjacent parcel and realignment of costs (including removal of interest costs) has reduced the duration of this Brownfield Plan from 15 years to 9 years; with 6 years estimated for tax capture and developer reimbursement.

Please let us know if you have any questions or comments regarding the attached amendment.

Sincerely,

Dave

Dave Van Haaren
Director | Economic Development



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**MERIDIAN TOWNSHIP
BROWNFIELD REDEVELOPMENT AUTHORITY**

***BROWNFIELD PLAN
AMENDMENT 1***

**American House of Meridian Township
1673 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

August 5, 2022

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

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- Table 1: Brownfield Eligible Activities
- Table 2: Tax Increment Revenue Capture Estimates
- Table 3: Tax Increment Revenue Reimbursement Allocation Table

ATTACHMENTS

- Attachment A: ALTA/NSPS Land Title Survey and Legal Description

1.0 PROJECT SUMMARY

Project Name:	American House of Meridian
Developer:	Hudson Haslett, LLC (the “Developer”) One Towne Square, Suite 1600 Southfield, Michigan 48076 Timothy McCafferty and Laura Hester
Property Location:	1673 Haslett Road and 1659 Raby Road Haslett, Michigan 48840
Parcel Information:	33-02-02-10-401-007
Type of Eligible Property:	“Facility”
Project Description:	A redevelopment of the subject property located at 1673 Haslett Road in Meridian Charter Township.

A Brownfield Plan was adopted by Meridian Charter Township on September 22, 2020. This is the first amendment to the Brownfield Plan. The purpose of the amendment is to: 1) remove the adjacent parcel located at 1655 Haslett Road (33-02-02-10-401-005) and eligible activities associated with said parcel, 2) update/realign proposed eligible activity costs based on current redevelopment plans, and 3) adjust the proposed tax increment revenue (TIR) capture schedule based on the current project timeline.

The project includes the demolition of an approximately 23,415- square foot, single-story multi-tenant commercial building located at 1673 Haslett Road. The developer will construct a four-story, 149,799 square foot, mixed-use building consisting of a senior apartment building with a total of 132 residential units and 9,283 square feet of leasable commercial space. A new parking lot and site improvements will be constructed on the east, south, and west sides of the building.

Brownfield eligible activities include environmental assessment, due care and Environmental response activities, asbestos surveys, asbestos abatement activities, demolition, and preparation and implementation of a Brownfield Plan.

Total Capital Investment: Total capital investment is estimated at \$33,000,000 of which \$1,011,144 is currently proposed for Brownfield Reimbursement to the Developer.

Estimated Job Creation/Retention: The redevelopment is anticipated to generate 55 new full-time equivalent (FTE) jobs.

Duration of Plan: The duration of this Brownfield Plan is 9 years and includes 6 years of Tax Increment Revenue (TIR) capture for: 1) reimbursement to the Developer for eligible activities, 2) BRA administration of the Plan and 3) deposits into the BRA's Local Brownfield Revolving Fund (LBRF).

Total Captured Tax Increment Revenue: \$1,123,494

Distribution of New Taxes Paid	
Developer Reimbursement	\$1,011,144
<i>Sub-Total Developer Reimbursement</i>	<i>\$1,011,144</i>
State Brownfield Revolving Fund	\$0
BRA Plan Administrative Fees	\$56,175
Local Brownfield Revolving Fund (LBRF)	\$56,175
<i>Sub-Total Administrative Fees, LBRF Deposits</i>	<i>\$112,349</i>
Grand Total	<i>\$1,123,494</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.

A Brownfield Plan was adopted by Meridian Charter Township on September 22, 2020. This is the first amendment to the Brownfield Plan. The purpose of the amendment is to:

1. remove the adjacent parcel located at 1655 Haslett Road (33-02-02-10-401-005) and eligible activities associated with said parcel,
2. update/realign proposed eligible activity costs based on current redevelopment plans, and
3. adjust the proposed tax increment revenue (TIR) capture schedule based on the current project timeline.

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 subject 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.

The property is fully defined in the following table and in Attachment A.

Eligible Property		
Address	Tax ID	Basis of Eligibility
1673 Haslett Road	33-02-02-10-401-007	“Facility”

The property is zoned C-2, Commercial District and is located within the Meridian Charter Township.

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 in Attachment A.

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 property 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. Figure 3 depicts environmental impact on the property.

4.0 PROPOSED REDEVELOPMENT

The Project includes the demolition of one commercial building and the construction of a new approximately 149,799 square foot, four-story mixed-use building.

The new building will include 9,283 square feet of business retail units on the first floor and a total of 132 senior residential units, a leasing office, lobby, and residential community kitchen and dining areas. A new parking lot will be constructed along the east, south, and west sides of the building. The development will include 139 parking spaces.

The total anticipated investment into the redevelopment project is estimated at \$27,000,000 in hard costs of construction and \$33,000,000 in total cost, minus acquisition. The development will result in the redevelopment of one contaminated parcel, and removal of one blighted and functionally obsolete building on the property. This development will dramatically improve the appearance of the property. The Project will significantly increase density to the area and provide additional support to existing retail establishments in the township, as well as create jobs.

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 55 new full-time equivalent jobs.

5.0 BROWNFIELD CONDITIONS

The existing building on the 1673 Haslett Road parcel was constructed in 1985 and has since been used for various commercial purposes, including offices, retail, and restaurants. According to historical documents, a dry cleaner operated on the property from at least 1990 to 2001. At least one underground storage tank (UST) once used for the storage of dry-cleaning product (i.e. chlorinated cleaning solvent) was reported to have existed on the parcel. The UST may have been removed from the ground or abandoned onsite. Subsurface investigations conducted on the property in 1996 and 2020 identified various volatile organic compounds (VOCs), including tetrachloroethene, in soil above the Michigan Department of Environment, Great Lakes, Energy (EGLE) Part 201 Residential Generic Cleanup Criteria (GCC). The parcel therefore meets the definition of a “facility”, as defined by Section 20101(s) of PA 451, Part 201, as amended. In addition, soil gas samples collected from the parcel in June 2020 revealed various VOCs above method detection limits, including tetrachloroethene above the Media-Specific Recommended Indoor Air Screening Levels (RIASLs), which indicates a vapor encroachment condition on the property. Refer to Figure 3 to review environmental impact at the 1673 Haslett Road parcel.

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 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 due care activities, EGLE environmental response activities, asbestos assessment and abatement activities, demolition, and preparation and implementation of the Brownfield Plan.

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, 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”). This Plan is a “Local-only” Plan and does not include or propose capture of state tax revenues for reimbursement to the Developer. The total cost of activities eligible for Developer reimbursement from tax increment revenues is projected to be \$1,011,144. The eligible activities are summarized below:

Summary of Eligible Activities	
EGLE Eligible Activities	Cost
Pre-Approved Activities	\$8,810
Due Care Activities	\$488,225
Environmental Response Activities	\$140,220
Total Environmental Eligible Activities	\$637,255
MSF Eligible Activities	Cost
Asbestos and Lead Activities	\$18,050
Demolition	\$193,800
Total Non-Environmental Eligible Activities	\$211,850
Contingency (15%) *	\$122,039
Brownfield Plan Preparation	\$20,500
Brownfield Application Fees	\$10,000
Brownfield Plan Implementation	\$9,500

Total Eligible Cost for Reimbursement	\$1,011,144
--	--------------------

* Contingency calculation excludes costs for pre-approved activities, asbestos survey, Brownfield Plan preparation and implementation.

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 \$287,900, which is based on the following.

Eligible Property – Base Taxable Value		
Address	Tax ID	2020 Taxable Value
1673 Haslett Road	33-02-02-10-401-007	\$287,900
TOTAL		\$287,900

The projected new taxable value is phased over 2 years with an estimated taxable value of \$6,000,000 in 2024. 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 2028 for BRA administrative fees and for deposits into the BRA’s Local Brownfield Revolving Fund (LBRF).

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, and Developer Reimbursement	Total New Taxes
School Operating	\$539,340		\$539,340
State Education	\$179,780		\$179,780
Haslett School Debt	\$249,595		\$249,595
Road Improvement Debt	\$58,216		\$58,216
Fire Station Debt	\$5,993		\$5,993
Veterans Relief Fund		\$983	\$983
Land Preservation		\$2,996	\$2,996
Farmland Preservation		\$4,180	\$4,180
Community Services		\$4,444	\$4,444
CATA Redi Ride		\$5,927	\$5,927
ISD Operating		\$5,975	\$5,975
Animal Control		\$7,170	\$7,170
Elder Care		\$8,971	\$8,971
Pathways		\$9,912	\$9,912
Potter Park Zoo		\$14,940	\$14,940
Parks/Trails		\$14,940	\$14,940
Juvenile Justice		\$17,927	\$17,927
Public Transportation		\$17,942	\$17,942
Police Protection		\$18,026	\$18,026
Health Services		\$18,820	\$18,820
Fire Protection		\$18,994	\$18,994
Parks/Recreation		\$19,767	\$19,767
Airport Authority		\$20,944	\$20,944
Jail/Justice		\$25,397	\$25,397
911 System		\$25,418	\$25,418
ISD Vocational		\$38,710	\$38,710

Projected Impact to Taxing Jurisdictions			
Taxing Unit	New Taxes to Taxing Units*	New Taxes for BRA Administration, LBRF Deposits, and Developer Reimbursement	Total New Taxes
Police/Fire		\$44,259	\$44,259
Library		\$46,527	\$46,527
School Building/Site		\$59,064	\$59,064
CATA		\$89,575	\$89,575
LCC		\$112,938	\$112,938
Operating		\$124,582	\$124,582
ISD Spec ED		\$141,978	\$141,978
County Operating		\$202,190	\$202,190
Total	\$1,032,923 (47.90%)	\$1,123,494 (52.10%)	\$2,156,417

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 9 years after the first year of tax capture, which is anticipated as 2023. Total TIR capture for Developer reimbursement is estimated at 6 years.

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 Attachment A.

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 its 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.

FIGURES

Figure 1: Property Location Map

Figure 2: Eligible Property Boundary Map

Figure 3: Soil Sample Locations with Analytical Results

Figure 4: Soil Gas Sample Locations & Analytical Results

Figure 5: Soil and Soil Gas Exceedances

Figure 6: Utility Plan

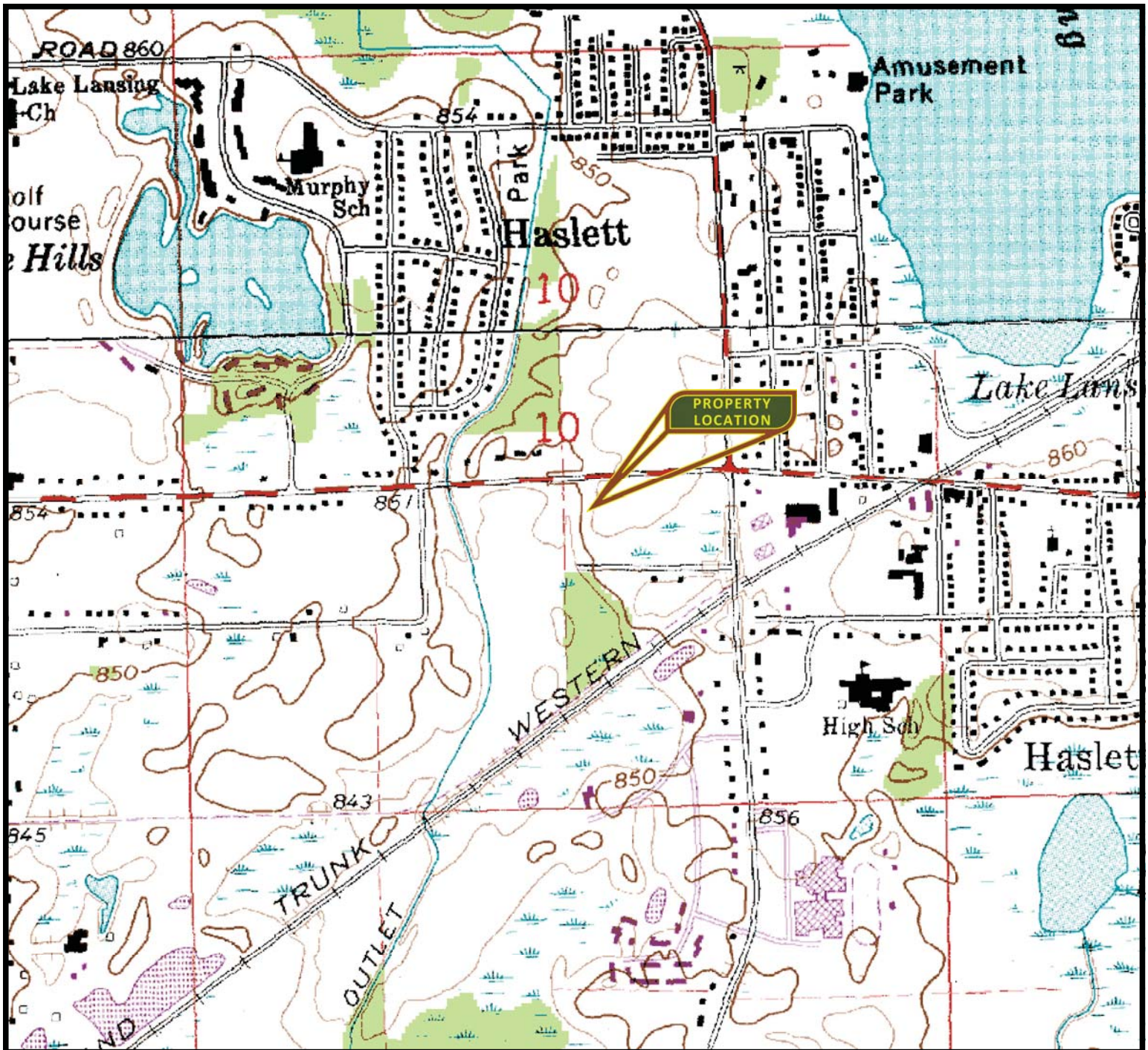


FIGURE 1
PROPERTY LOCATION

1673 Haslett Road

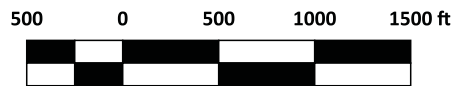
HASLETT, MICHIGAN 48840

INGHAM COUNTY
T4N, R1W, SECTION 10

PROJECT NUMBER: 19-2321

ADAPTED FROM MI GEOGRAPHIC DATA LIBRARY DRG


TRI TERRA

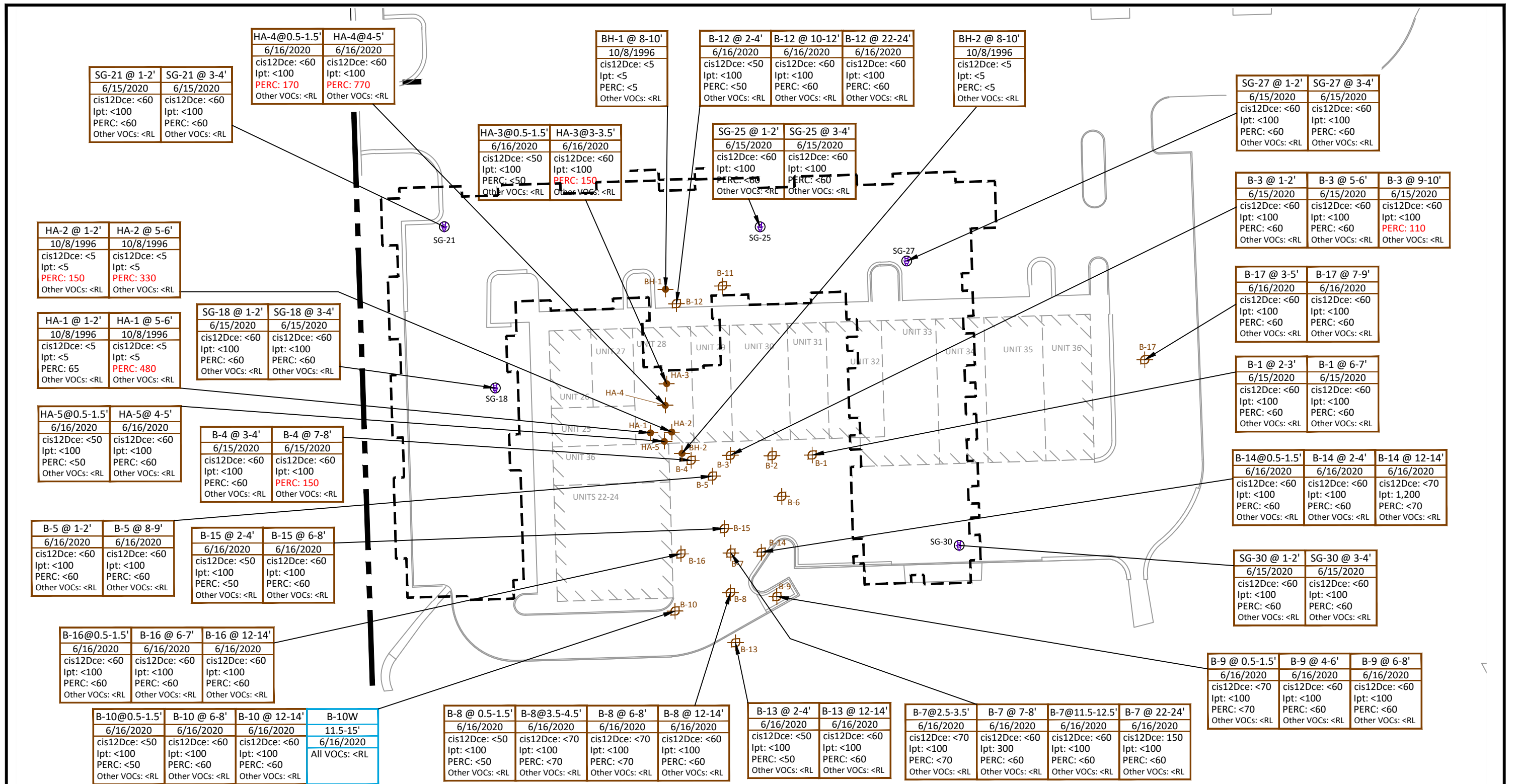


1:12000





	FIGURE 2	1673 HASLETT ROAD HASLETT, MICHIGAN 48840
	ELIGIBLE PROPERTY BOUNDARY	CREATED BY: CJZ 8/5/2022
	PROJECT NUMBER 19-2321	



CONSTITUENTS LEGEND

VOLATILES (VOCs)
 cis12Dce: cis-1,2-Dichloroethylene
 lpt: Isopropyltoluene
 PERC: Tetrachloroethylene

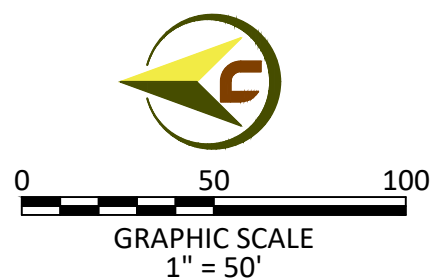
<RL: Result was below the laboratory reporting limits.

NOTES

1. Soil concentrations are in µg per kg (ppb).
2. GW concentrations are in µg per L (ppb).
3. All exceedances are highlighted in red.

SYMBOLS LEGEND

- SB-4 SOIL BORING LOCATION
- HA-4 SOIL SAMPLE LOCATION



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 www.triterra.us

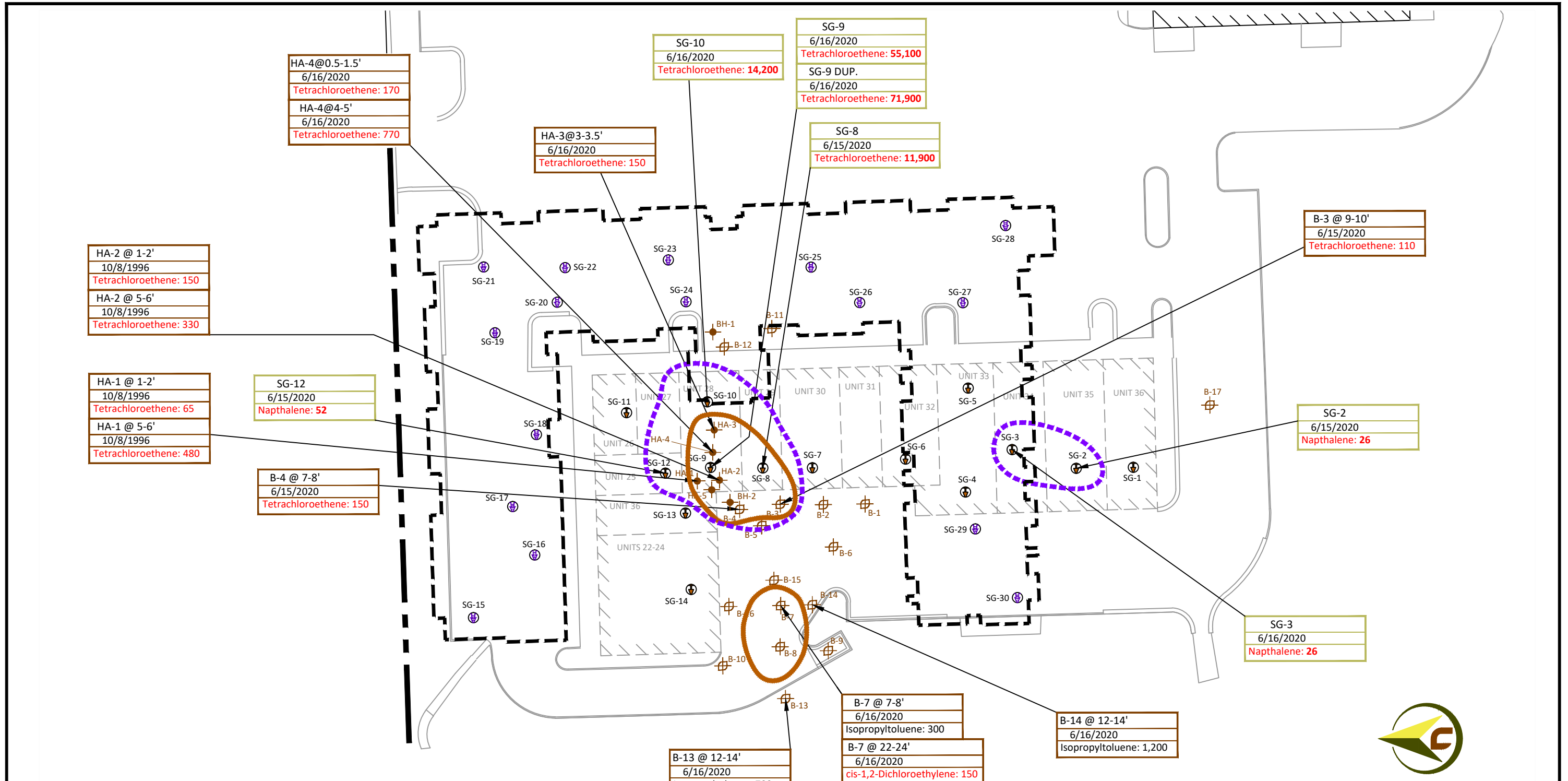
Diagram is for illustrative purposes only. Exact locations of items shown on figure may vary slightly.

DATE: 7/18/2020	DRAWN BY: JWJ
DATE: 8/9/2022	REVISED BY: JWJ

SOIL SAMPLE LOCATIONS WITH ANALYTICAL RESULTS

1673 HASLETT ROAD & 1659 RABY ROAD
 HASLETT, MICHIGAN 48840

PROJECT NUMBER: 20-2340-05	FIGURE 3
----------------------------	----------



HA-4@0.5-1.5'
6/16/2020
Tetrachloroethene: 170
HA-4@4-5'
6/16/2020
Tetrachloroethene: 770

SG-10
6/16/2020
Tetrachloroethene: 14,200

SG-9
6/16/2020
Tetrachloroethene: 55,100
SG-9 DUP.
6/16/2020
Tetrachloroethene: 71,900

SG-8
6/15/2020
Tetrachloroethene: 11,900

HA-3@3-3.5'
6/16/2020
Tetrachloroethene: 150

HA-2 @ 1-2'
10/8/1996
Tetrachloroethene: 150
HA-2 @ 5-6'
10/8/1996
Tetrachloroethene: 330

B-3 @ 9-10'
6/15/2020
Tetrachloroethene: 110

HA-1 @ 1-2'
10/8/1996
Tetrachloroethene: 65
HA-1 @ 5-6'
10/8/1996
Tetrachloroethene: 480

SG-12
6/15/2020
Napthalene: 52

SG-2
6/15/2020
Napthalene: 26

B-4 @ 7-8'
6/15/2020
Tetrachloroethene: 150

SG-3
6/16/2020
Napthalene: 26

B-13 @ 12-14'
6/16/2020
Isopropyltoluene: 700

B-7 @ 7-8'
6/16/2020
Isopropyltoluene: 300

B-7 @ 22-24'
6/16/2020
cis-1,2-Dichloroethylene: 150

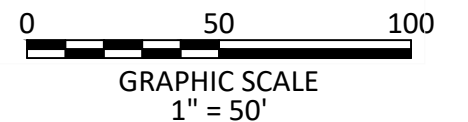
B-14 @ 12-14'
6/16/2020
Isopropyltoluene: 1,200

SYMBOLS LEGEND

- SB-4 SOIL BORING LOCATION
- HA-4 SOIL SAMPLE LOCATION
- SUB-SLAB VAPOR PIN LOCATION
- VAPOR SCREEN LOCATION
- ESTIMATED EXTENT OF SOIL GAS IMPACT
- ESTIMATED EXTENT OF SOIL IMPACT
- PROPOSED BUILDING LOCATION

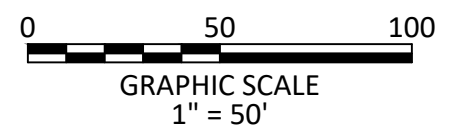
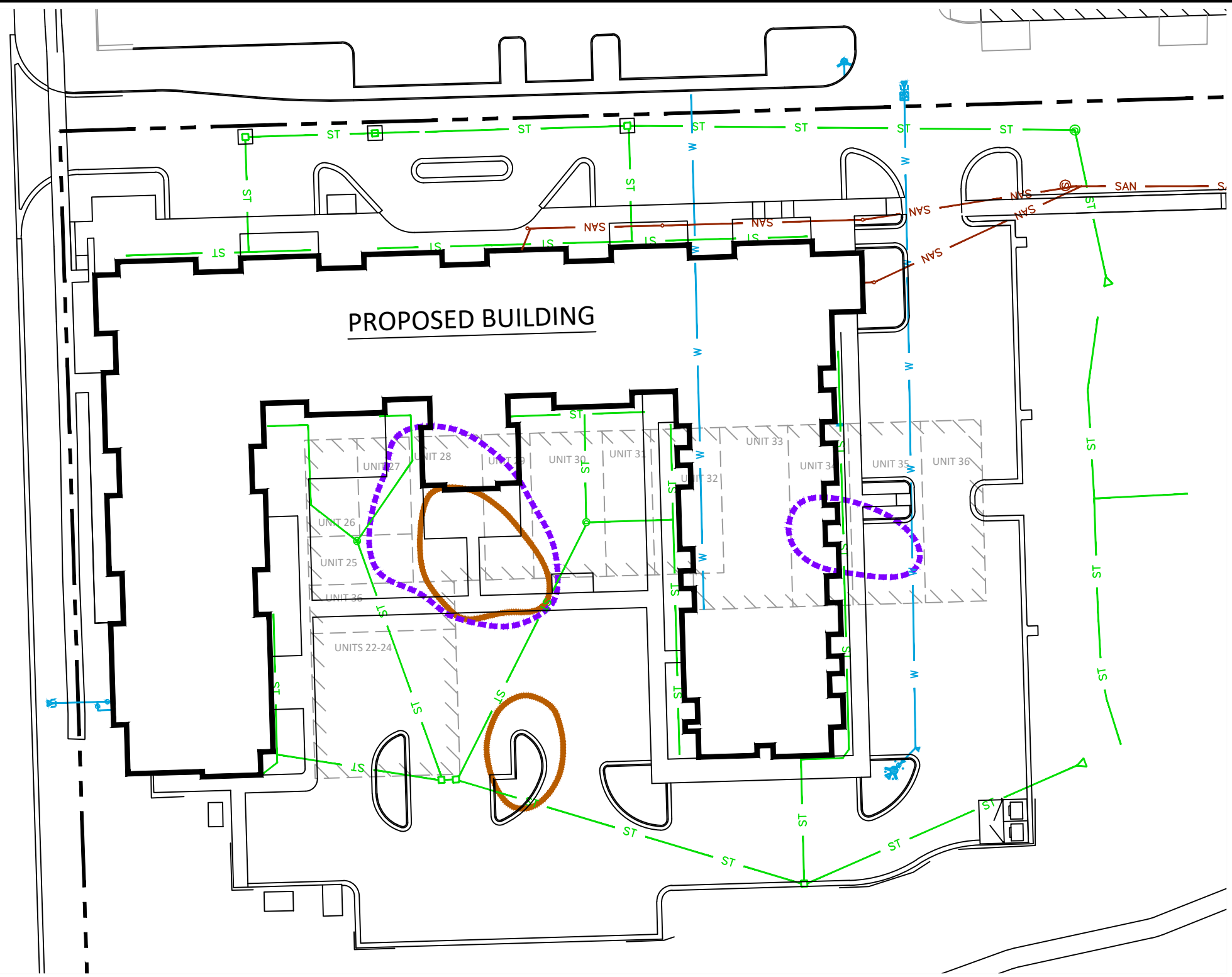
NOTES

1. Soil concentrations are in µg per kg (ppb).
2. Soil Gas concentrations are in µg per m³ (ppb).
3. All exceedances are highlighted in red.








		SOIL AND SOIL GAS EXCEEDANCES	
1305 South Washington, Suite 102, Lansing, MI 48910 Phone: 517-702-0470 Fax: 517-702-0477 www.triterra.us		1673 HASLETT ROAD HASLETT, MICHIGAN 48840	
DATE: 2/27/2022	DRAWN BY: JWJ	PROJECT NUMBER: 19-2321	FIGURE 5
DATE: 2/27/2022	REVISED BY: JWJ		

HASLETT ROAD



SYMBOLS LEGEND

-  ESIMATED EXTENT OF SOIL GAS IMPACT
-  ESTIMATED EXTENT OF SOIL IMPACT
-  PROPOSED WATER SERVICE
-  PROPOSED STORM SEWER
-  PROPOSED SANITARY LEAD



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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: 7/5/2022
DATE: 7/5/2022

DRAWN BY: JWJ
REVISED BY: JWJ

UTILITY PLAN

1673 HASLETT ROAD
HASLETT, MICHIGAN 48840

PROJECT NUMBER: 19-2321 FIGURE 6

TABLES

Table 1: Brownfield Eligible Activities

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

**Table 1
Brownfield Eligible Activities
1673 Haslett Road
Haslett, MI**

ELIGIBLE ACTIVITIES	NO. OF UNITS	UNIT TYPE	UNIT RATE	ESTIMATED TOTAL COST	REIMBURSEMENT ALLOCATION		
					DEQ ACTIVITIES	MSF ACTIVITIES	LOCAL-ONLY ACTIVITIES
EGLE ELIGIBLE ACTIVITIES							
Pre-Approved Activities							
Phase I Environmental Site Assessments	2	EA	\$ 2,100	\$ 4,200			\$ 4,200
Phase II Site Investigations (10% of EPA Grant)	1	LS	\$ 4,000	\$ 4,000			\$ 4,000
Baseline Environmental Assessments (10% of EPA Grant)	1	LS	\$ 360	\$ 360			\$ 360
Due Care Planning to meet Compliance with Section 2017a (10% of EPA Grant)	1	LS	\$ 250	\$ 250			\$ 250
Due Care Activities							
Environmental Soil Management Plan (SMP)	1	LS	\$ 5,250	\$ 5,250			\$ 5,250
Documentation of Due Care Compliance (DDCC)	1	LS	\$ 5,000	\$ 5,000			\$ 5,000
Gas Vapor Mitigation System - Design	1	LS	\$ 16,000	\$ 16,000			\$ 16,000
Gas Vapor Mitigation System - Installation	38,525	SF	\$ 6.70	\$ 258,275			\$ 258,275
Gas Vapor Mitigation System - Oversight & Testing	38,525	SF	\$ 1.49	\$ 57,500			\$ 57,500
Engineering Controls - Stormwater Management Controls	1	LS	\$ 10,000	\$ 10,000			\$ 10,000
Engineering Controls - Gaskets on Waterlines	1	LS	\$ 6,700	\$ 6,700			\$ 6,700
Soil Management - Transportation and Disposal (Non-Hazardous)	2,000	CY	\$ 45	\$ 90,000			\$ 90,000
Due Care - Environmental Project Management and Oversight	1	LS	\$ 12,000	\$ 12,000			\$ 12,000
Due Care - Soft Costs including Bidding, Contractor Procurement, Oversight	1	LS	\$ 27,500	\$ 27,500			\$ 27,500
Environmental Response Activities							
Excavation and Loading of Hazardous Soils / Importing and Placing Engineered Fill	200	CY	\$ 40	\$ 8,000			\$ 8,000
Transportation of Hazardous Soils	280	TN	\$ 75.00	\$ 21,000			\$ 21,000
Waste Profiling Fees	1	LS	\$ 250.00	\$ 250			\$ 250
Disposal of Hazardous Soils	280	TN	\$ 297.75	\$ 83,370			\$ 83,370
Engineered Backfill	200	CY	\$ 20.00	\$ 4,000			\$ 4,000
Env. Response - Environmental Project Management and Oversight	1	LS	\$ 15,000	\$ 15,000			\$ 15,000
Env. Response - Soft Costs including Bidding, Contractor Procurement, Oversight	1	LS	\$ 8,600	\$ 8,600			\$ 8,600
EGLE ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 637,255	\$ -	\$ -	\$ 637,255
MSF ELIGIBLE ACTIVITIES							
Asbestos and Lead Activities							
Asbestos - Survey/Assessment (10% of EPA Grant)	1	LS	\$ 450	\$ 450			\$ 450
Asbestos - Abatement	1	LS	\$ 16,500	\$ 16,500			\$ 16,500
Asbestos Abatement - Soft Costs	1	LS	\$ 1,100	\$ 1,100			\$ 1,100
Subtotal Asbestos and Lead Activities				\$ 18,050		\$ -	\$ 18,050
Demolition							
Demolition - Building & Site	1	LS	\$ 182,000	\$ 182,000			\$ 182,000
Demolition - Soft Costs	1	LS	\$ 11,800	\$ 11,800			\$ 11,800
Subtotal Demolition Activities				\$ 193,800	\$ -	\$ -	\$ 193,800
MSF ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 211,850	\$ -	\$ -	\$ 211,850
MSF AND EGLE ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 849,105	\$ -	\$ -	\$ 849,105
Contingency (15%)				\$ 122,039	\$ -	\$ -	\$ 122,039
Brownfield Plan Preparation	1	LS	\$ 20,500	\$ 20,500			\$ 20,500
Brownfield Application Fees	2	EA	\$ 5,000	\$ 10,000			\$ 10,000
Brownfield Plan Implementation	1	LS	\$ 9,500	\$ 9,500			\$ 9,500
TOTAL ELIGIBLE COST FOR REIMBURSEMENT				\$ 1,011,144	\$ -	\$ -	\$ 1,011,144
State Brownfield Revolving Fund				\$ -			
BRA Administrative Fees				\$ 56,175			
Local Brownfield Revolving Fund (LBRF)				\$ 56,175			
GRAND TOTAL				\$ 1,123,494			
					0.00%	0.00%	100.00%

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, Asbestos Surveys, Brownfield Plan are excluded from contingency calculation.

Table 2
Tax Increment Revenue Capture Estimates
1673 Haslett Road
Haslett, MI

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

Plan Year (Original Plan Adopted in 2020) Capture Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	4	5	6	7	8	9	10	11	12	13	14	15	16
Base Taxable Value (TV)	\$ 287,900	\$ 287,900	\$ 287,900	\$ 287,900	\$ 287,900	\$ 287,900	\$ 287,900	\$ 287,900	\$ 287,900	\$ 287,900	\$ 287,900	\$ 287,900	\$ 287,900
Estimated New TV	\$ 2,000,000	\$ 6,000,000	\$ 6,060,000	\$ 6,120,600	\$ 6,181,806	\$ 6,243,624	\$ 6,306,060	\$ 6,369,121	\$ 6,432,812	\$ 6,497,140	\$ 6,562,112	\$ 6,627,733	\$ 6,694,010
Incremental Difference (New TV - Base TV)	\$ 1,712,100	\$ 5,712,100	\$ 5,772,100	\$ 5,832,700	\$ 5,893,906	\$ 5,955,724	\$ 6,017,140	\$ 6,078,121	\$ 6,139,140	\$ 6,200,140	\$ 6,261,112	\$ 6,322,112	\$ 6,383,112

School Capture (Not-Captured)	Millage Rate	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
School Operating	18.0000	\$ 30,818	\$ 102,818	\$ 103,898	\$ 104,989	\$ 106,090	\$ 90,728	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Education Tax (SET)	6.0000	\$ 10,273	\$ 34,273	\$ 34,633	\$ 34,996	\$ 35,363	\$ 30,243	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Total:	24.0000	\$ 41,090	\$ 137,090	\$ 138,530	\$ 139,985	\$ 141,454	\$ 120,971	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Total New Taxes	Pass-Through	Captured
\$ 539,340	\$ 539,340	\$ -
\$ 179,780	\$ 179,780	\$ -
\$ 719,120	\$ 719,120	\$ -

Local Capture	Millage Rate	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Veterans Relief Fund	0.0328	\$ 56	\$ 187	\$ 189	\$ 191	\$ 193	\$ 165	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land Preservation	0.1000	\$ 171	\$ 571	\$ 577	\$ 583	\$ 589	\$ 504	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Farmland Preservation	0.1395	\$ 239	\$ 797	\$ 805	\$ 814	\$ 822	\$ 703	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Community Services	0.1483	\$ 254	\$ 847	\$ 856	\$ 865	\$ 874	\$ 747	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CATA Redi Ride	0.1978	\$ 339	\$ 1,130	\$ 1,142	\$ 1,154	\$ 1,166	\$ 997	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD Operating	0.1994	\$ 341	\$ 1,139	\$ 1,151	\$ 1,163	\$ 1,175	\$ 1,005	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Animal Control	0.2393	\$ 410	\$ 1,367	\$ 1,381	\$ 1,396	\$ 1,410	\$ 1,206	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Elder Care	0.2994	\$ 513	\$ 1,710	\$ 1,728	\$ 1,746	\$ 1,765	\$ 1,509	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pathways	0.3308	\$ 566	\$ 1,890	\$ 1,909	\$ 1,929	\$ 1,950	\$ 1,667	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Potter Park Zoo	0.4986	\$ 854	\$ 2,848	\$ 2,878	\$ 2,908	\$ 2,939	\$ 2,513	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parks/Trails	0.4986	\$ 854	\$ 2,848	\$ 2,878	\$ 2,908	\$ 2,939	\$ 2,513	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Juvenile Justice	0.5983	\$ 1,024	\$ 3,418	\$ 3,453	\$ 3,490	\$ 3,526	\$ 3,016	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Public Transportation	0.5988	\$ 1,025	\$ 3,420	\$ 3,456	\$ 3,493	\$ 3,529	\$ 3,018	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Police Protection	0.6016	\$ 1,030	\$ 3,436	\$ 3,472	\$ 3,509	\$ 3,546	\$ 3,032	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Health Services	0.6281	\$ 1,075	\$ 3,588	\$ 3,625	\$ 3,664	\$ 3,702	\$ 3,166	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Protection	0.6339	\$ 1,085	\$ 3,621	\$ 3,659	\$ 3,697	\$ 3,736	\$ 3,195	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parks/Recreation	0.6597	\$ 1,129	\$ 3,768	\$ 3,808	\$ 3,848	\$ 3,888	\$ 3,325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Airport Authority	0.6990	\$ 1,197	\$ 3,993	\$ 4,035	\$ 4,077	\$ 4,120	\$ 3,523	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Jail/Justice	0.8476	\$ 1,451	\$ 4,842	\$ 4,892	\$ 4,944	\$ 4,996	\$ 4,272	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
911 System	0.8483	\$ 1,452	\$ 4,846	\$ 4,896	\$ 4,948	\$ 5,000	\$ 4,276	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD Vocational	1.2919	\$ 2,212	\$ 7,379	\$ 7,457	\$ 7,535	\$ 7,614	\$ 6,512	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Police/Fire	1.4771	\$ 2,529	\$ 8,437	\$ 8,526	\$ 8,615	\$ 8,706	\$ 7,445	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Library	1.5528	\$ 2,659	\$ 8,870	\$ 8,963	\$ 9,057	\$ 9,152	\$ 7,827	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Building/Site	1.9712	\$ 3,375	\$ 11,260	\$ 11,378	\$ 11,497	\$ 11,618	\$ 9,936	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CATA	2.9895	\$ 5,118	\$ 17,076	\$ 17,256	\$ 17,437	\$ 17,620	\$ 15,068	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LCC	3.7692	\$ 6,453	\$ 21,530	\$ 21,756	\$ 21,985	\$ 22,215	\$ 18,998	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating	4.1578	\$ 7,119	\$ 23,750	\$ 23,999	\$ 24,251	\$ 24,506	\$ 20,957	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD Spec ED	4.7384	\$ 8,113	\$ 27,066	\$ 27,351	\$ 27,638	\$ 27,928	\$ 23,884	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Operating	6.7479	\$ 11,553	\$ 38,545	\$ 38,950	\$ 39,358	\$ 39,771	\$ 34,012	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Total:	37.4956	\$ 64,196	\$ 214,179	\$ 216,428	\$ 218,701	\$ 220,996	\$ 188,994	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Capturable Taxes:	61.4956	\$ 105,287	\$ 351,269	\$ 354,959	\$ 358,685	\$ 362,449	\$ 309,965	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

\$ 983	\$ -	\$ 983
\$ 2,996	\$ -	\$ 2,996
\$ 4,180	\$ -	\$ 4,180
\$ 4,444	\$ -	\$ 4,444
\$ 5,927	\$ -	\$ 5,927
\$ 5,975	\$ -	\$ 5,975
\$ 7,170	\$ -	\$ 7,170
\$ 8,971	\$ -	\$ 8,971
\$ 9,912	\$ -	\$ 9,912
\$ 14,940	\$ -	\$ 14,940
\$ 14,940	\$ -	\$ 14,940
\$ 17,927	\$ -	\$ 17,927
\$ 17,942	\$ -	\$ 17,942
\$ 18,026	\$ -	\$ 18,026
\$ 18,820	\$ -	\$ 18,820
\$ 18,994	\$ -	\$ 18,994
\$ 19,767	\$ -	\$ 19,767
\$ 20,944	\$ -	\$ 20,944
\$ 25,397	\$ -	\$ 25,397
\$ 25,418	\$ -	\$ 25,418
\$ 38,710	\$ -	\$ 38,710
\$ 44,259	\$ -	\$ 44,259
\$ 46,527	\$ -	\$ 46,527
\$ 59,064	\$ -	\$ 59,064
\$ 89,575	\$ -	\$ 89,575
\$ 112,938	\$ -	\$ 112,938
\$ 124,582	\$ -	\$ 124,582
\$ 141,978	\$ -	\$ 141,978
\$ 202,190	\$ -	\$ 202,190
\$ 1,123,494	\$ -	\$ 1,123,494
\$ 1,842,614	\$ 719,120	\$ 1,123,494

Non-Capturable Millages	Millage Rate	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Haslett School Debt	8.3300	\$ 14,262	\$ 47,582	\$ 48,082	\$ 48,586	\$ 49,096	\$ 41,987	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Improvement Debt	1.9429	\$ 3,326	\$ 11,098	\$ 11,215	\$ 11,332	\$ 11,451	\$ 9,793	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Firestation Debt	0.2000	\$ 342	\$ 1,142	\$ 1,154	\$ 1,167	\$ 1,179	\$ 1,008	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Capturable Taxes:	10.4729	\$ 17,931	\$ 59,822	\$ 60,451	\$ 61,085	\$ 61,726	\$ 52,788	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

\$ 249,595	\$ 249,595	\$ -
\$ 58,216	\$ 58,216	\$ -
\$ 5,993	\$ 5,993	\$ -
\$ 313,803	\$ 313,803	\$ -

Notes:

\$ 2,156,417	\$ 1,032,923	\$ 1,123,494
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Table 3
Tax Increment Revenue Reimbursement Allocation Table
1673 Haslett Road
Haslett, MI

Developer/City Projected Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	0.0%	\$ -	\$ -	\$ -
Local	100.0%	\$ -	\$ 1,011,144	\$ 1,011,144
TOTAL		\$ -	\$ 1,011,144	\$ 1,011,144
EGL	0.0%	\$ -		
MSF	0.0%	\$ -		

Estimated Total Years of Plan:	9
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Administrative Fees & Loan Funds*	
State Brownfield Revolving Fund	\$ -
BRA Administrative Fees	\$ 56,175
Local Brownfield Revolving Fund	\$ 56,175

* During the life of the Plan

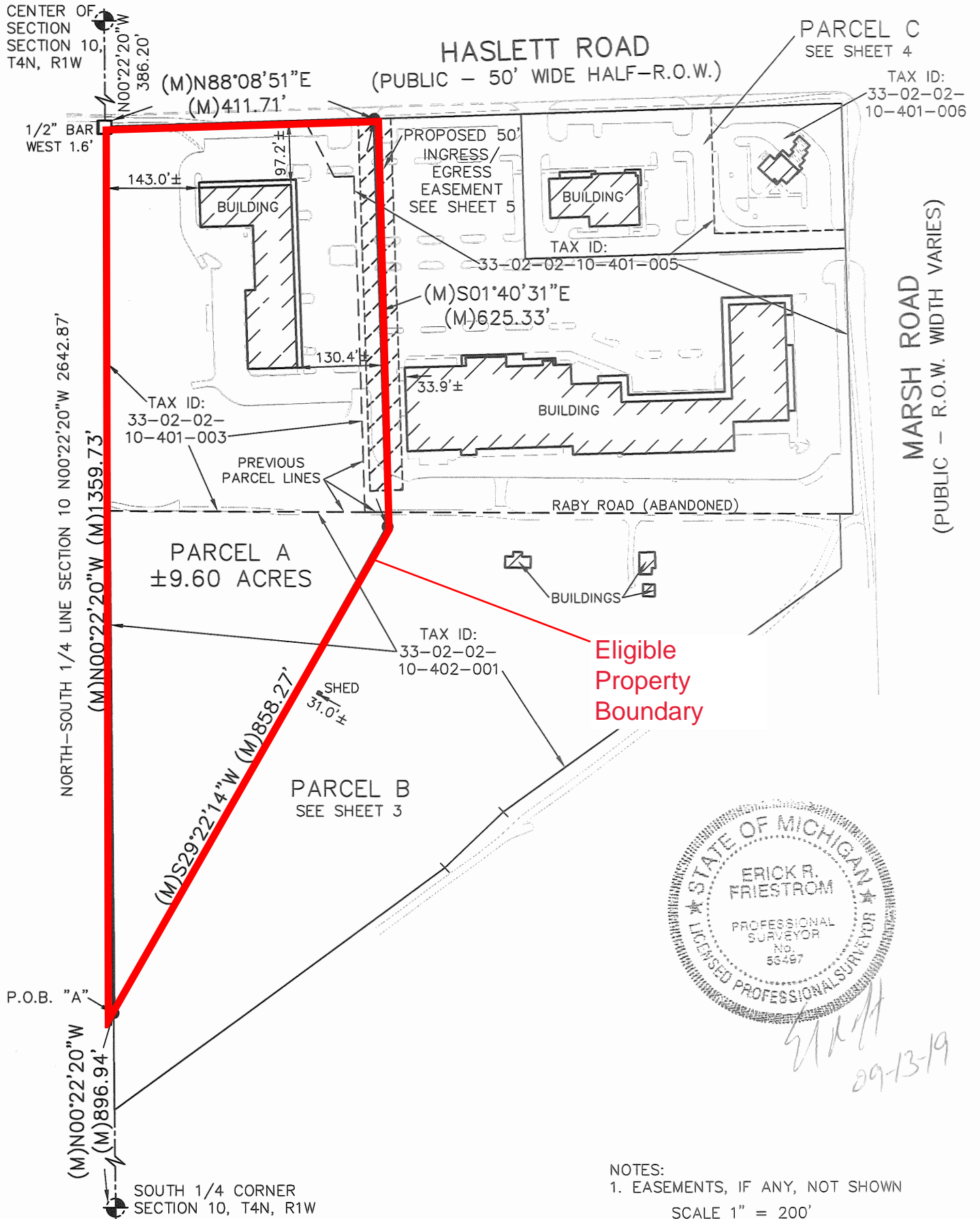
Plan Year (Original Plan Adopted in 2020) Capture Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	TOTALS
	4	5	6	7	8	9	10	11	12	13	14	15	16	
Available Tax Increment Revenue (TIR)														
Total State Tax Capture Available	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State TIR Available for Reimbursement to Developer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Tax Capture Available	\$ 64,196	\$ 214,179	\$ 216,428	\$ 218,701	\$ 220,996	\$ 188,994	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capture for BRA Administrative Fees (5%)	\$ 3,210	\$ 10,709	\$ 10,821	\$ 10,935	\$ 11,050	\$ 9,450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56,175
Capture for Local Brownfield Revolving Fund (LBRF) (5% of available Local TIR)	\$ 3,210	\$ 10,709	\$ 10,821	\$ 10,935	\$ 11,050	\$ 9,450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56,175
Local TIR Available for Reimbursement to Developer	\$ 57,777	\$ 192,761	\$ 194,786	\$ 196,831	\$ 198,896	\$ 170,095	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total State & Local TIR Available for Reimbursement to Developer	\$ 57,777	\$ 192,761	\$ 194,786	\$ 196,831	\$ 198,896	\$ 170,095	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEVELOPER	Beginning Balance													
	\$ 1,011,144	\$ 953,368	\$ 760,607	\$ 565,821	\$ 368,991	\$ 170,095	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MSF Eligible Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EGL Eligible Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LOCAL-ONLY Activities	\$ 1,011,144	\$ 953,368	\$ 760,607	\$ 565,821	\$ 368,991	\$ 170,095	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local-Only Tax Reimbursement	\$ -	\$ 57,777	\$ 192,761	\$ 194,786	\$ 196,831	\$ 198,896	\$ 170,095	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,011,144
TOTAL ANNUAL DEVELOPER REIMBURSEMENT	\$ -	\$ 57,777	\$ 192,761	\$ 194,786	\$ 196,831	\$ 198,896	\$ 170,095	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LOCAL BROWNFIELD REVOLVING FUND (LBRF)														
State	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
														\$ 1,123,494

ATTACHMENT A

Certified Boundary Survey and Legal Descriptions

CERTIFIED BOUNDARY SURVEY PARCEL A DETAIL

FOR: CYPRESS PARTNERS, LLC
HASLETT VILLAGE SQUARE, LLC



ERK
09-13-19

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
- 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 2 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: "Eligible Property"

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:


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:

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)



	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

ATTACHMENT B

December 3, 2020, BEA Acknowledgment Letter



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
LANSING DISTRICT OFFICE



LIESL EICHLER CLARK
DIRECTOR

December 3, 2020

**ACKNOWLEDGEMENT OF RECEIPT OF A BASELINE ENVIRONMENTAL
ASSESSMENT**

BEA ID: 33010087-BEA-1

Legal Entity: Hudson Haslett LLC, 280 West Maple Road, Suite 230, Birmingham,
Michigan 48009

Property Address: 1673 Haslett Road, Haslett, Ingham County

On November 19, 2020, the Michigan Department of Environment, Great Lakes, and Energy (EGLE) received a Baseline Environmental Assessment (BEA) dated October 26, 2020, for the above legal entity and property. This letter is your acknowledgement that EGLE has received and recorded the BEA. EGLE maintains an administrative record of each BEA as received.

This BEA was submitted pursuant to Section 20126(1)(c) of Part 201, Environmental Remediation, and/or Section 21323a(1)(b) of Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA). A BEA is submitted for the purpose of establishing an exemption to liability for a new owner or operator of property that has been demonstrated to be a facility or property as defined by Section 20101(1)(s) of Part 201, Environmental Remediation, and/or property as defined by Section 21303(d) of Part 213, Leaking Underground Storage Tanks, of the NREPA. Pursuant to Sections 20126(1)(c) and 21323a(1)(b), the conditions of this exemption require the legal entity to disclose the BEA to a subsequent purchaser or transferee of the property.

The BEA is only for the legal entity and property identified in the BEA and on the BEA Submittal Form. Each new legal entity that becomes the owner or operator of this facility must submit their own BEA.

EGLE is not making any findings about the adequacy of the submittal or whether the submitter is liable or is eligible to submit. The submitted BEA does not alter liability with regard to a subsequent release, threat of release, or exacerbation of existing conditions that is the responsibility of the legal entity submitting the BEA.

The legal entity, as the owner and/or operator of a facility or property, may have Due Care responsibilities under Section 20107a of Part 201, Environmental Remediation, and/or Section 21304c of Part 213, Leaking Underground Storage Tanks, of the NREPA. The legal entity may also have responsibility under applicable state and federal laws, including, but not limited to, Part 201, Environmental Remediation; Part 111, Hazardous

Waste Management; Part 211, Underground Storage Tank Regulations; Part 213, Leaking Underground Storage Tanks; Part 615, Supervisor of Wells, of the NREPA; and the Michigan Fire Prevention Code, 1941 PA 207, as amended.

Pursuant to Section 20112a(6) of Part 201, Environmental Remediation, the property(s) identified in the BEA will be placed on the inventory of facilities, which is updated daily and posted on EGLE's website: <https://secure1.state.mi.us/FacilitiesInventoryQueries>.

Authorized signature:



David LaBrecque, District Supervisor
Lansing District Office
Remediation and Redevelopment Division
Michigan Department of Environment, Great Lakes, and Energy
525 West Allegan Street
P.O. Box 30242
Lansing, Michigan 48909
517-285-7889
labrecqued@michigan.gov

Enclosure
cc: Triterra