



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
BROWNFIELD REDEVELOPMENT AUTHORITY  
August 18, 2022 8AM

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1. CALL MEETING TO ORDER
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES
  - A. July 28, 2022
4. PUBLIC REMARKS
5. NEW BUSINESS
  - A. Introduction of Brownfield Plan – Pine Village, Amendment 1
  - B. Introduction of Revised Brownfield Plan – Village of Okemos
6. OLD BUSINESS
7. PROJECT UPDATES
8. PUBLIC REMARKS
9. ADJOURNMENT

*NEXT MEETING: September 15, 2022 at 8AM*

**IN PERSON MEETING**

**5151 Marsh Road**

**Town Hall Room**

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

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

**DRAFT**

**July 28, 2022**

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

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

**PRESENT:** Chair Jeff Theuer, Vice Chair Ned Jackson, Township Manager Frank Walsh, Director Peter Trezise, Director John Matuszak  
**ABSENT:** Director Chapman, Director Van Coevering  
**STAFF:** Director of Community Planning and Development Timothy Schmitt, Neighborhoods and Economic Development Director Clark, Treasurer Phil Deschaine, Supervisor Patricia Herring Jackson  
**OTHER:** Dave Van Haaren, Tri Terra, Connor Zook, Tri Terra, Chad Koster, Paramount Realty Partners, Mike Bosgraaf, Bosgraaf Homes

**1. Call meeting to order**

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

**2. Approval of Agenda**

Vice Chair Jackson moved to approve the agenda as written.

Supported by Director Matuszak

VOICE VOTE: Motion carried unanimously.

**3. Approval of Minutes**

Manager Walsh moved to approve the June 16, 2022 minutes

Supported by Director Trezise, subject to the correction of minor typographical and spelling errors pointed out by the Directors

VOICE VOTE: Motion carried unanimously.

**4. Public Remarks – None**

**5. New Business – None**

**6. Old Business**

**A. Haslett Village Square Brownfield Plan**

CPD Director Schmitt introduced the project and discussed Staff's review of the project. The MTBRA's secondary consultant, SME, was not able to assist Staff with the review and Staff is recommending moving forward with termination of our contract with them as a result. CPD Director Schmitt explained how the main property qualifies as a facility, which makes the adjacent property also eligible under PA 381. The plan proposes the capture of \$2.4 million ineligible expenses and approximately \$380,000 towards state and local revolving loan funds and administration costs. Nearly 89% of the captured dollars are state tax dollars, as this is a state and local capture plan, as opposed to a local only plan.

CPD Director Schmitt explained how the Commercial Rehabilitation Act (CRA) proposed for the site will interact with the proposed Brownfield Redevelopment Plan. The CRA runs for 10

years and in year 11 there will be larger local capture to complete the plan. The plan only assumes 1% of background growth, a very conservative approach. CPD Director Schmitt indicated that the project largely meets the MTBRA policies and procedures, with the exception of requiring a pro forma prior to final review. The applicant has indicated that they are preparing that and will provide it to Staff. Given that the plan meets the standards in Act 381 and the local policies and procedures, Staff would recommend approval of the plan. The Township Board will have final review and approval over the request.

Chad Koster introduced the project to the MTBRA. He went through some of the history and the positive aspects of a project like this in Meridian Township.

Dave Van Haaren provided the MTBRA with a brief presentation of the project, outlining the overall site plan and the details of the buildings, details of the environmental contamination both in the ground (Perc) and in the buildings (asbestos), the cleanup of that contamination, and the financial details of the Brownfield Plan. Mr. Van Haaren clarified that no debt millages are captured, so if the project goes forward, nearly \$1 million of new taxes will still flow through to those agencies, while the capture and payback is occurring. Mr. Van Haaren further explained that this project was somewhat unique in that they would be cleaning the entire site of environmental contamination, completely, unlike other sites where that is financially infeasible.

Manager Walsh discussed the potential for larger than 1% growth, which is common in the Township, leading to a potentially shorter plan. Manager Walsh further discussed the ownership of the trailhead proposed for the plan. Mr. Koster indicated that it would be given to the Township.

Manager Walsh is pleased to see a project moving forward, moving the taxable value from approximately \$1 million to \$17 million. He further explained how important additional residents are to the financial payments from the State of Michigan in future years.

Director Matuszak asked about the calculation of the interest for the project. Mr. Van Haaren explained that the calculation is based on the eligible activities and the calculation is done specifically in a calculator provided by the Michigan Economic Development Corporation. He further explained that interest and contingencies and the like are not counted for the purposes of interest.

Director Matuszak asked about the local capture for the administration and local brownfield redevelopment fund. Mr. Van Haaren explained the State policy regarding this portion of the capture and that the overall capture cannot exceed the end of plan, five-year capture, which is the maximum outlined in PA 381.

Chair Theuer stated that he appreciates the complete clean up of the site and that it is a short plan. He discussed the interaction of the CRA and the Brownfield Plan. He continues to have concerns with the interest rate policy but understands the current situation. Manager Walsh explained that controlling the interest rate was one reason Meridian Township established a local Brownfield Authority. He further explained that given that this was in a Potential Intensity Change Area (PICA) and that this is where we wanted higher density development, he has less concerns about the interest rate in this case.

Vice Chair Jackson asked about the market potential for this project. Mr. Koster explained that broadly, there is a shortage of housing everywhere and specifically, the study they have commissioned show the need for ‘missing middle’ housing. More and more people are leasing, especially as interest rates go up.

Director Clark added to the conversation that it took her family three years of renting to be able to save up to buy a house in Haslett. The rental home market is evolving and people aren’t simply buying a house right out of college. She further discussed the need for additional housing in the Haslett school district and this project would greatly support the district. Having the American Homes project and this project, both on the same block, would bring vitality to Haslett that is currently not here.

Vice Chair Jackson moved to recommend the Haslett Village Square Brownfield Plan to the Township Board

Supported by Director Trezise

VOICE VOTE: Motion carried unanimously.

**7. Project Updates**

CPD Director Schmitt provided an update on Pine Village construction, Haslett Marathon completion, and Elevation construction. Staff has begun the Brownfield reporting process for the 2021/2022 year.

CPD Director Schmitt further discussed the potential for both Pine Village and Haslett Marathon to delay capture, which is permitted under PA 381, to get full year’s worth of capture, instead of partial year’s worth in 2021. He further indicated that Joe’s on Jolly will likely take the same course, as they are nearing completion as well.

**8. Public Remarks**

Treasurer Deschaine discussed the history of Haslett Village Square and the excitement for this redevelopment. He further discussed interest rates and how that has changed over the past year.

**9. Adjournment**

Chair Theuer adjourned the meeting at 8:49 a.m.

Respectfully Submitted,

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



**To: Members of the Brownfield Redevelopment Authority**

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

**Date: August 10, 2022**

**Re: Pine Village Brownfield Plan - Amendment One**

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Staff has received the proposed AMENDED Brownfield Plan for the Pine Village project, also known as the American House project. A copy of the plan is attached. Planning and Assessing Staff have begun our review of the amended Brownfield plan. The building on the property has been demolished and the building permit is currently under review for construction of the building, however no capture on the project has started.

Given that this is an amendment to a previously approved plan and the changes are relatively minor in nature, Staff will be reviewing this plan internally. We will be prepared to discuss any questions about the project at the Brownfield Authority meeting and will take any questions/input about the plan and follow up on these items before the September meeting. Action on the actual Brownfield plan will not occur until the September meeting, at the earliest.

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

**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](#)

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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](mailto:schmitt@meridian.mi.us)  
Phone: 517-853-4576

Prepared By:  
Triterra  
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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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**FIGURES**

- Figure 1: Property Location Map
- Figure 2: Eligible Property Boundary
- 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

**TABLES**

- 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**

<b>Project Name:</b>	American House of Meridian
<b>Developer:</b>	Hudson Haslett, LLC (the “Developer”) One Towne Square, Suite 1600 Southfield, Michigan 48076 Timothy McCafferty and Laura Hester
<b>Property Location:</b>	1673 Haslett Road and 1659 Raby Road Haslett, Michigan 48840
<b>Parcel Information:</b>	33-02-02-10-401-007
<b>Type of Eligible Property:</b>	“Facility”
<b>Project Description:</b>	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

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

## **2.0 INTRODUCTION AND PURPOSE**

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

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:

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

<b>Total Eligible Cost for Reimbursement</b>	<b>\$1,011,144</b>
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\* 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.

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

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.

<b>Projected Impact to Taxing Jurisdictions</b>			
<b>Taxing Unit</b>	<b>New Taxes to Taxing Units*</b>	<b>New Taxes for BRA Administration, LBRF Deposits, and Developer Reimbursement</b>	<b>Total New Taxes</b>
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

<b>Projected Impact to Taxing Jurisdictions</b>			
<b>Taxing Unit</b>	<b>New Taxes to Taxing Units*</b>	<b>New Taxes for BRA Administration, LBRF Deposits, and Developer Reimbursement</b>	<b>Total New Taxes</b>
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
<b>Total</b>	<b>\$1,032,923 (47.90%)</b>	<b>\$1,123,494 (52.10%)</b>	<b>\$2,156,417</b>

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

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

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

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

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

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

#### **6.4. Maximum Amount of Note or Bonded Indebtedness**

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

#### **6.5 Duration of Brownfield Plan**

The duration of this Plan is projected to be 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**

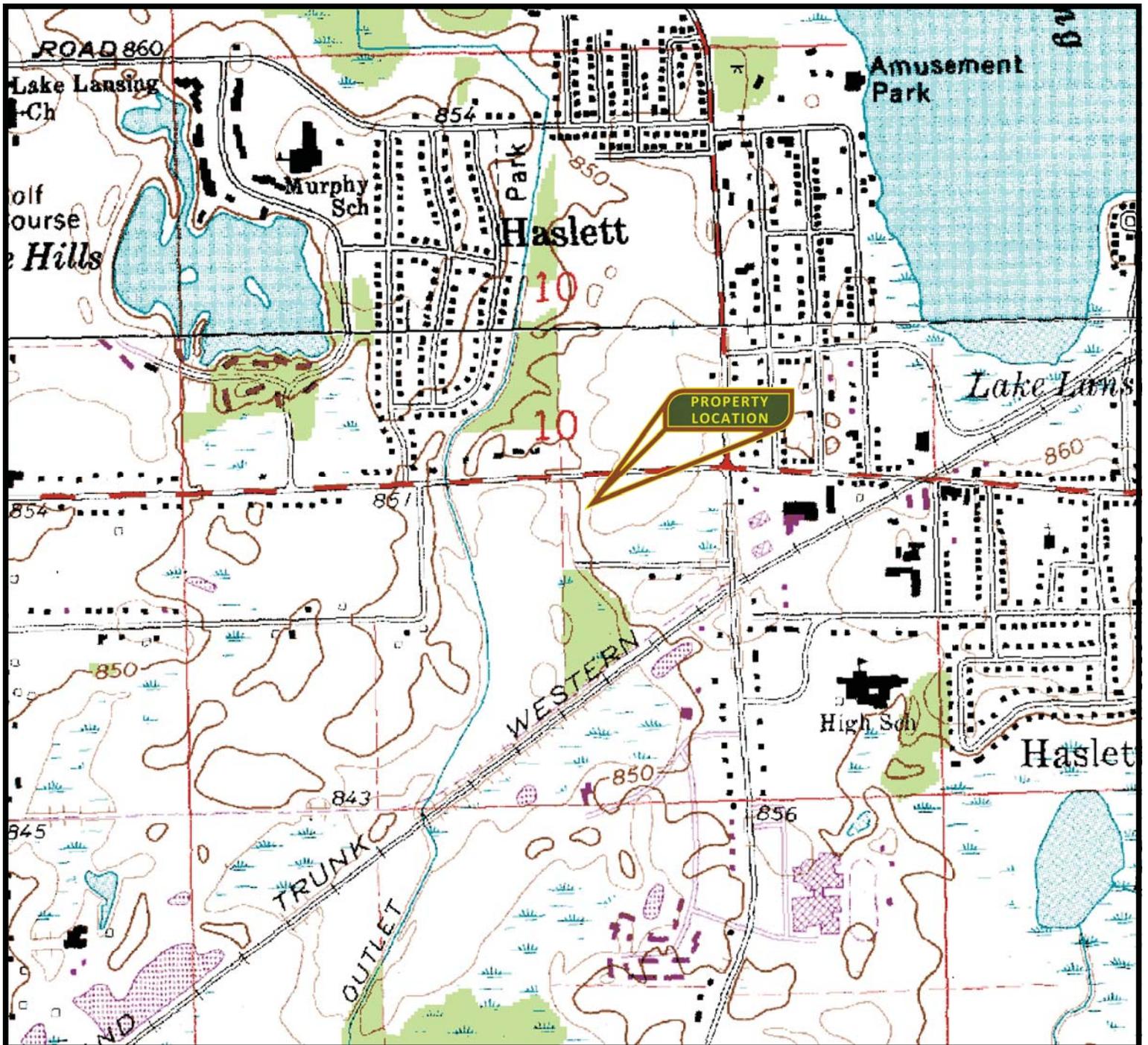
**Figure 2: Eligible Property Boundary Map**

**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

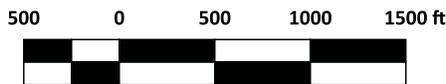
HASLETT, MICHIGAN 48840

INGHAM COUNTY  
T4N, R1W, SECTION 10

PROJECT NUMBER: 19-2321

ADAPTED FROM MI GEOGRAPHIC DATA LIBRARY DRG

**TRI TERRA**

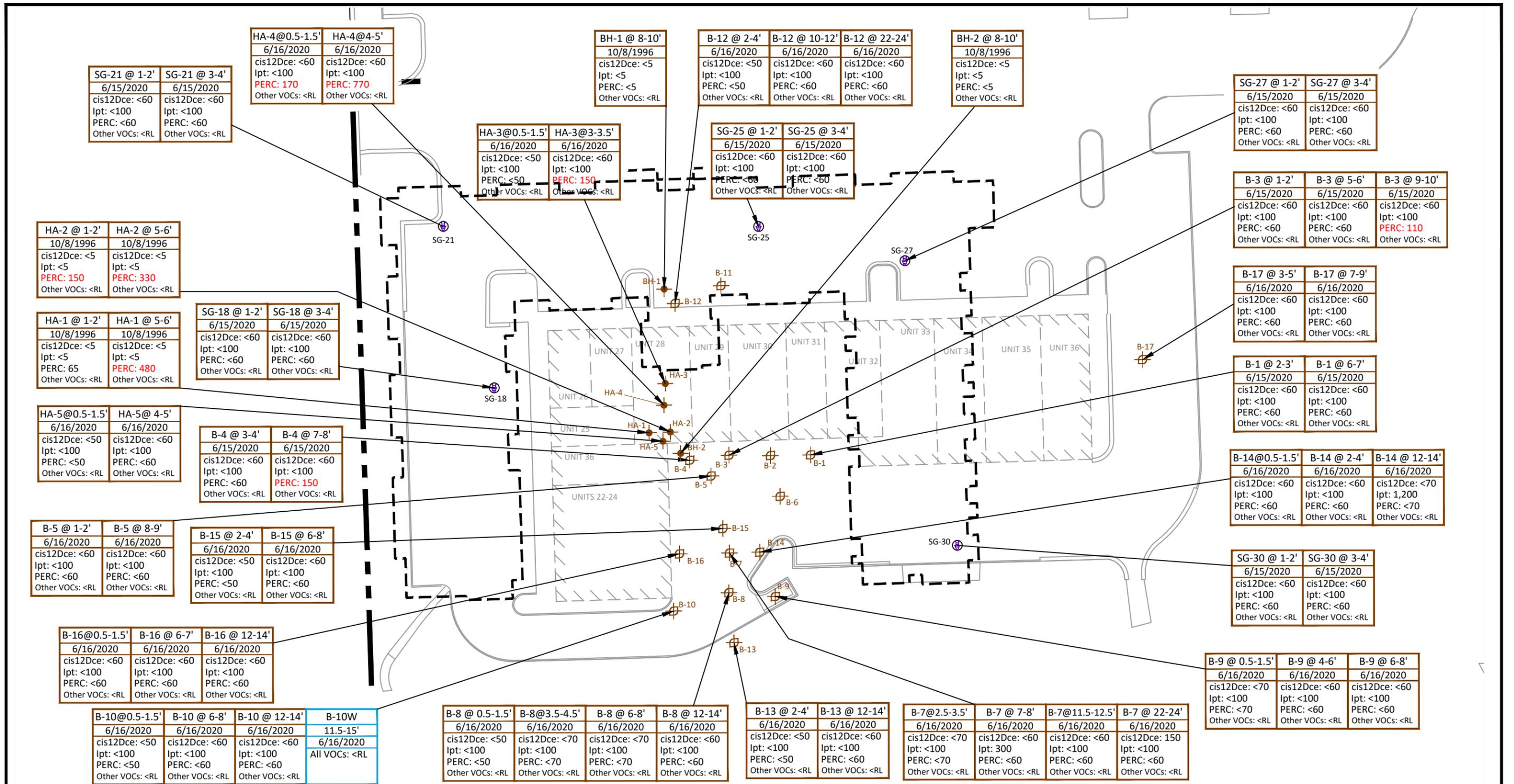


1:12000





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



**CONSTITUENTS LEGEND**

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

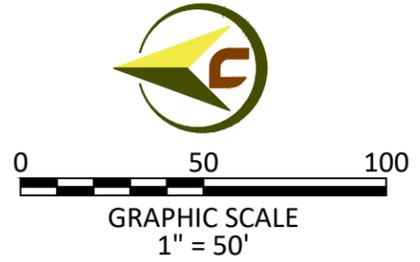
<RL: Result was below the laboratory reporting limits.

**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**

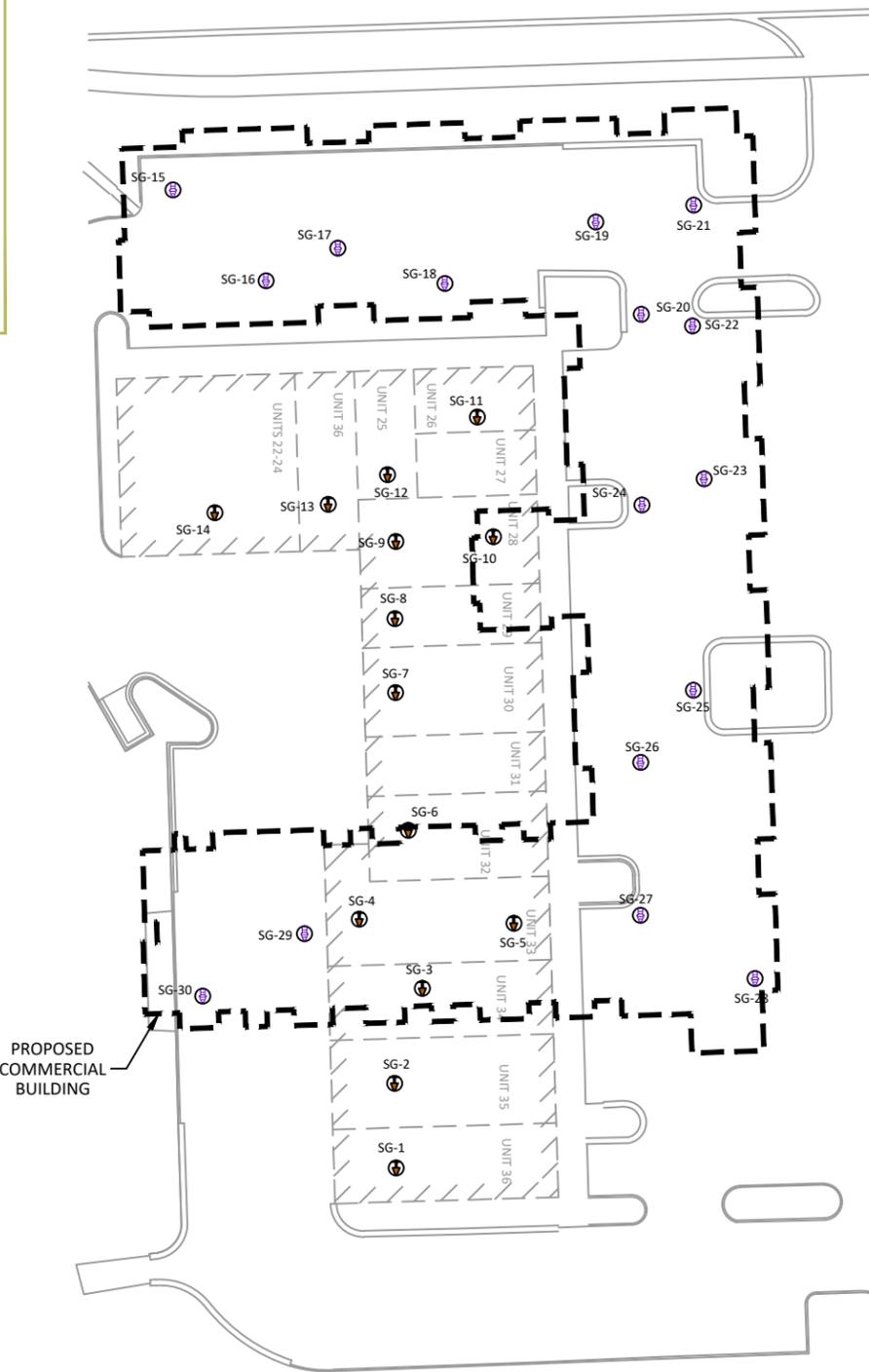
- SB-4 SOIL BORING LOCATION
- HA-4 SOIL SAMPLE LOCATION



 1305 South Washington, Suite 102, Lansing, MI 48910 Phone: 517-702-0470 Fax: 517-702-0477 www.triterra.us		<b>SOIL SAMPLE LOCATIONS WITH ANALYTICAL RESULTS</b>  1673 HASLETT ROAD & 1659 RABY ROAD HASLETT, MICHIGAN 48840	
Diagram is for illustrative purposes only. Exact locations of items shown on figure may vary slightly.		PROJECT NUMBER: 20-2340-05      FIGURE 3	
DATE: 7/18/2020	DRAWN BY: JWJ		
DATE: 8/9/2022	REVISED BY: JWJ		

SG-1	SG-2	SG-3	SG-4	SG-5	SG-6	SG-7	SG-8	SG-9 + DUP.	SG-10	SG-11	SG-12	SG-13	SG-14
6/15/2020	6/15/2020	6/16/2020	6/15/2020	6/15/2020	6/15/2020	6/15/2020	6/15/2020	6/16/2020	6/16/2020	6/15/2020	6/15/2020	6/15/2020	6/15/2020
DMK: 62 B: <6.4 CS2: <19 CE: <5.3 CL: <9.8 CMA: <4.1 Cyhex: <6.9 DCDFMA: 5,375 13Dcb: <12 EtOH: <47 E: <8.7 Hep: 16 Hex: 182 Hxn: <25 IPA: <59 MEK: <35 MIBK: <25 N: 16 PP: <100 124TMB: <45 135TMB: <9.8 224TMP: <9.3 PERC: <14 THF: <5.9 T: 19 TCE: <11 TCFMA: <11 VC: <5.1 X: <30 Others: <RL	DMK: 170 B: <16 CS2: <6.4 CE: <5.3 CL: <9.8 CMA: <4.1 Cyhex: 6.9 DCDFMA: 2,530 13Dcb: <12 EtOH: 87 E: 13 Hep: 16 Hex: 18 2Hxn: <20 IPA: <49 MEK: <29 MIBK: <20 N: 26 PP: <88 124TMB: <9.8 135TMB: <9.8 224TMP: <9.3 PERC: <14 THF: <5.9 T: 45 TCE: 16 TCFMA: 17 VC: <5.1 X: 22 Others: <RL	DMK: 290 B: <16 CS2: <16 CE: <5.3 CL: <9.8 CMA: <4.1 Cyhex: 17 DCDFMA: 1,330 13Dcb: <12 EtOH: <47 E: 13 Hep: 25 Hex: 35 2Hxn: <20 IPA: <49 MEK: 59 MIBK: <20 N: 26 PP: <86 124TMB: 9.8 135TMB: <9.8 224TMP: <9.3 PERC: <14 THF: <5.9 T: 53 TCE: <11 TCFMA: <11 VC: <5.1 X: 35 Others: <RL	DMK: <640 B: <96 CS2: <220 CE: <5.3 CL: <150 CMA: <62 Cyhex: <100 DCDFMA: 9,000 13Dcb: <180 EtOH: <640 E: <130 Hep: <120 Hex: <110 2Hxn: <290 IPA: <660 MEK: <380 MIBK: <290 N: <160 PP: <1,200 124TMB: <150 135TMB: <150 224TMP: <140 PERC: <200 THF: <5.9 T: <110 TCE: <160 TCFMA: <170 VC: <5.1 X: <350 Others: <RL	DMK: <48 B: <6.4 CS2: <16 CE: <5.3 CL: <9.8 CMA: <4.1 Cyhex: <6.9 DCDFMA: 1,700 13Dcb: <12 EtOH: <47 E: <8.7 Hep: <8.2 Hex: <7.0 2Hxn: <20 IPA: <49 MEK: <29 MIBK: <20 N: <10 PP: <86 124TMB: <9.8 135TMB: <9.8 224TMP: <9.3 PERC: 20 THF: <5.9 T: <7.5 TCE: <11 TCFMA: <11 VC: <5.1 X: <26 Others: <RL	DMK: 170 B: 16 CS2: <16 CE: <5.3 CL: <9.8 CMA: <4.1 Cyhex: 17 DCDFMA: 1,890 13Dcb: <12 EtOH: 280 E: 17 Hep: 29 Hex: 46 2Hxn: <20 IPA: <74 MEK: <29 MIBK: <20 N: 21 PP: <89 124TMB: 15 135TMB: <9.8 224TMP: <9.3 PERC: 27 THF: <5.9 T: 45 TCE: <11 TCFMA: 11 VC: <5.1 X: 35 Others: <RL	DMK: 120 B: 16 CS2: <16 CE: <5.3 CL: <9.8 CMA: <4.1 Cyhex: 6.9 DCDFMA: 2,200 13Dcb: 18 EtOH: <730 E: <130 Hep: <120 Hex: <110 2Hxn: <330 IPA: <760 MEK: <440 MIBK: <330 N: <160 PP: <1,300 124TMB: <150 135TMB: <150 224TMP: <140 PERC: 11,900 THF: <5.9 T: <110 TCE: <160 TCFMA: <170 VC: <77 X: <390 Others: <RL	DMK: <740 B: <96 CS2: <250 CE: <5.3 CL: <150 CMA: <62 Cyhex: <100 DCDFMA: 1,600 13Dcb: <180 EtOH: <680 E: <130 Hep: <120 Hex: <110 2Hxn: <290 IPA: <710 MEK: <410 MIBK: <290 N: <160 PP: <1,200 124TMB: <150 135TMB: <150 224TMP: <140 PERC: 71,900 THF: <5.9 T: 190 TCE: <160 TCFMA: <170 VC: <77 X: <390 Others: <RL	DMK: <620 B: <96 CS2: <220 CE: <5.3 CL: <150 CMA: <62 Cyhex: <100 DCDFMA: 4,100 13Dcb: <180 EtOH: <620 E: <130 Hep: <120 Hex: <1102 Hxn: <290 IPA: <640 MEK: <380 MIBK: <290 N: <160 PP: <1,100 124TMB: <150 135TMB: <150 224TMP: <140 PERC: 14,200 THF: <5.9 T: <110 TCE: <160 TCFMA: <170 VC: <77 X: <350 Others: <RL	DMK: 120 B: 35 CS2: <16 CE: <5.3 CL: <9.8 CMA: <4.1 Cyhex: 10 DCDFMA: 2,650 13Dcb: <12 EtOH: <47 E: <8.7 Hep: 25 Hex: 35 2Hxn: <20 IPA: <49 MEK: <29 MIBK: <20 N: 21 PP: <86 124TMB: <9.8 135TMB: <9.8 224TMP: <9.3 PERC: 88 THF: <5.9 T: 23 TCE: <11 TCFMA: 17 VC: <5.1 X: <26 Others: <RL	DMK: 310 B: 35 CS2: <16 CE: <5.3 CL: <9.8 CMA: <4.1 Cyhex: 52 DCDFMA: 623 13Dcb: <12 EtOH: <47 E: 78 Hep: 160 Hex: 270 2Hxn: <20 IPA: <49 MEK: 29 MIBK: <20 N: 52 PP: <243 124TMB: 49 135TMB: 15 224TMP: <9.3 PERC: 480 THF: <5.9 T: 190 TCE: <11 TCFMA: 34 VC: <5.1 X: 110 Others: <RL	DMK: 740 B: 9.6 CS2: <16 CE: <5.3 CL: <9.8 CMA: <4.1 Cyhex: 24 DCDFMA: 811 13Dcb: <12 EtOH: <89 E: 17 Hep: 100 Hex: 220 2Hxn: <20 IPA: <49 MEK: <29 MIBK: <20 N: 16 PP: <179 124TMB: 15 135TMB: <9.8 224TMP: <9.3 PERC: 180 THF: <5.9 T: 60 TCE: <11 TCFMA: 28 VC: <5.1 X: 35 Others: <RL	DMK: 48 B: <6.4 CS2: <16 CE: <5.3 CL: <9.8 CMA: <4.1 Cyhex: <6.9 DCDFMA: 2,790 13Dcb: <12 EtOH: <47 E: <8.7 Hep: <8.2 Hex: <7.0 2Hxn: <20 IPA: <49 MEK: <29 MIBK: <20 N: <10 PP: <86 124TMB: <9.8 135TMB: <9.8 224TMP: <9.3 PERC: <14 THF: <5.9 T: <7.5 TCE: <11 TCFMA: <11 VC: <5.1 X: <26 Others: <RL	

SG-15	SG-16	SG-17	SG-18	SG-19	SG-20	SG-21
6/16/2020	6/22/2020	6/16/2020	6/16/2020	6/22/2020	6/16/2020	6/22/2020
DMK: 590 B: 86 CS2: 427 CE: <5.3 CL: <9.8 CMA: 47 Cyhex: 86 DCDFMA: <9.9 13Dcb: <12 EtOH: <47 E: 13 Hep: 140 Hex: 340 2Hxn: <20 IPA: <49 MEK: 120 MIBK: <20 N: <10 PP: <1,040 124TMB: 15 135TMB: <9.8 224TMP: <9.3 PERC: <14 THF: <5.9 T: 57 TCE: <11 TCFMA: <11 VC: <5.1 X: 35 Others: <RL	DMK: 400 B: 67 CS2: 110 CE: <5.3 CL: 15 CMA: <4.1 Cyhex: 14 DCDFMA: <9.9 13Dcb: <12 EtOH: 49 E: 65 Hep: 29 Hex: 53 2Hxn: <20 IPA: <49 MEK: 120 MIBK: <20 N: <10 PP: 120 124TMB: 39 135TMB: 15 224TMP: 19 PERC: <14 THF: <5.9 T: 110 TCE: <11 TCFMA: <11 VC: <5.1 X: 130 Others: <RL	DMK: 550 B: 67 CS2: 638 CE: <5.3 CL: <9.8 CMA: 43 Cyhex: 34 DCDFMA: <9.9 13Dcb: <12 EtOH: <47 E: <8.7 Hep: 57 Hex: 160 2Hxn: <20 IPA: <49 MEK: 59 MIBK: <20 N: <10 PP: <639 124TMB: 15 135TMB: <9.8 224TMP: <9.3 PERC: <14 THF: 8.8 T: 23 TCE: <11 TCFMA: <11 VC: 20 X: 43 Others: <RL	DMK: 450 B: 26 CS2: 78 CE: <5.3 CL: <9.8 CMA: 21 Cyhex: 34 DCDFMA: <9.9 13Dcb: <12 EtOH: <47 E: <8.7 Hep: 41 Hex: 120 2Hxn: <20 IPA: <49 MEK: <29 MIBK: <20 N: <10 PP: <604 124TMB: 9.8 135TMB: <9.8 224TMP: <19 PERC: <14 THF: <5.9 T: 26 TCE: <11 TCFMA: <11 VC: <5.1 X: 17 Others: <RL	DMK: 550 B: 29 CS2: 25 CE: <5.3 CL: <9.8 CMA: 21 Cyhex: 28 DCDFMA: <9.9 13Dcb: <12 EtOH: <47 E: <8.7 Hep: 37 Hex: 170 2Hxn: <20 IPA: <49 MEK: <29 MIBK: <20 N: <10 PP: <595 124TMB: 15 135TMB: <9.8 224TMP: <9.3 PERC: <14 THF: <5.9 T: 26 TCE: <11 TCFMA: <11 VC: 10 X: <26 Others: <RL	DMK: 290 B: 19 CS2: 100 CE: <5.3 CL: <9.8 CMA: 45 Cyhex: 45 DCDFMA: <9.9 13Dcb: <12 EtOH: <47 E: <8.7 Hep: 49 Hex: 21 2Hxn: <20 IPA: <49 MEK: <29 MIBK: <20 N: <10 PP: <86 124TMB: 20 135TMB: <9.8 224TMP: 14 PERC: <14 THF: <5.9 T: 72 TCE: <11 TCFMA: <11 VC: <5.1 X: 82 Others: <RL	DMK: 480 B: 19 CS2: <16 CE: <5.3 CL: 9.8 CMA: <4.1 Cyhex: <6.9 DCDFMA: <9.9 13Dcb: <12 EtOH: <47 E: 17 Hep: 25 Hex: 21 2Hxn: 53 IPA: <49 MEK: 29 MIBK: 33 N: <10 PP: <86 124TMB: 20 135TMB: <9.8 224TMP: 14 PERC: <14 THF: <5.9 T: 72 TCE: <11 TCFMA: <11 VC: <5.1 X: 82 Others: <RL



### CONSTITUENTS LEGEND

- VOLATILES (VOCs)**  
DMK: Acetone  
B: Benzene  
CS2: Carbon disulfide  
CE: Chloroethane  
CL: Chloroform  
CMA: Chloromethane  
Cyhex: Cyclohexane  
DCDFMA: Dichlorodifluoromethane  
13Dcb: 1,3-Dichlorobenzene  
EtOH: Ethanol  
E: Ethylbenzene  
Hep: Heptane  
Hex: Hexane  
2Hxn: 2-Hexanone  
IPA: Isopropyl Alcohol  
MEK: 2-Butanone (MEK)  
MIBK: 4-Methyl-2-pentanone (MIBK)  
N: Napthalene  
PP: Propylene  
124TMB: 1,2,4-Trimethylbenzene  
135TMB: 1,3,5-Trimethylbenzene  
224TMP: 2,2,4-Trimethylpentane  
PERC: Tetrachloroethene  
THF: Tetrahydrofuran  
T: Toluene  
TCE: Trichloroethene  
TCFMA: Trichlorofluoromethane  
VC: Vinyl chloride  
X: Xylenes, Total

<RL: Result was less than the laboratory reporting limits.

### NOTES

- Soil concentrations are in µg per kg (ppb).
- Groundwater concentrations are in µg per L (ppb).
- All exceedances are highlighted in red.

### SYMBOLS LEGEND

- SUB-SLAB VAPOR PIN LOCATION
- VAPOR SCREEN LOCATION

SG-22 + DUP.	SG-23	SG-24	SG-25	SG-26	SG-27	SG-28	SG-29	SG-30
6/16/2020	6/16/2020	6/16/2020	6/22/2020	6/16/2020	6/22/2020	6/16/2020	6/16/2020	6/16/2020
DMK: 120 B: 51 CS2: 19 CE: <5.3 CL: <9.8 CMA: <4.1 Cyhex: <6.9 DCDFMA: <9.9 13Dcb: 18 EtOH: <47 E: 35 Hep: <12 Hex: 11 2Hxn: <20 IPA: <49 MEK: <29 MIBK: <20 N: <10 PP: <86 124TMB: <9.8 135TMB: <9.8 224TMP: <9.3 PERC: <14 THF: <5.9 T: 1,120 TCE: <11 TCFMA: <11 VC: <5.1 X: 150 Others: <RL	DMK: 480 B: 19 CS2: 69 CE: 5.3 CL: <9.8 CMA: 23 Cyhex: 52 DCDFMA: <9.9 13Dcb: 18 EtOH: <47 E: <8.7 Hep: 74 Hex: 210 2Hxn: <20 IPA: <49 MEK: <29 MIBK: <20 N: <10 PP: <1,220 124TMB: 15 135TMB: <9.8 224TMP: <9.3 PERC: <14 THF: <5.9 T: 23 TCE: <11 TCFMA: <11 VC: <5.1 X: 30 Others: <RL	DMK: 430 B: 22 CS2: 84 CE: <5.3 CL: <9.8 CMA: 17 Cyhex: 21 DCDFMA: <9.9 13Dcb: <12 EtOH: <47 E: <8.7 Hep: 33 Hex: 100 2Hxn: <20 IPA: <49 MEK: <29 MIBK: <20 N: <10 PP: <828 124TMB: 15 135TMB: <9.8 224TMP: <9.3 PERC: <14 THF: <5.9 T: 19 TCE: <11 TCFMA: <11 VC: <5.1 X: 17 Others: <RL	DMK: 380 B: 9.6 CS2: <16 CE: <5.3 CL: <9.8 CMA: <4.1 Cyhex: <6.9 DCDFMA: <9.9 13Dcb: <12 EtOH: <47 E: <8.7 Hep: 16 Hex: 21 2Hxn: <20 IPA: <49 MEK: 29 MIBK: <20 N: <10 PP: <86 124TMB: 15 135TMB: <9.8 224TMP: 9.3 PERC: <14 THF: <5.9 T: 26 TCE: <11 TCFMA: <11 VC: <5.1 X: 48 Others: <RL	DMK: 190 B: 22 CS2: 34 CE: <5.3 CL: <9.8 CMA: 29 Cyhex: 62 DCDFMA: <9.9 13Dcb: <12 EtOH: <47 E: <8.7 Hep: 70 Hex: 240 2Hxn: <20 IPA: <49 MEK: <29 MIBK: <20 N: <10 PP: <2,136 124TMB: <9.8 135TMB: <9.8 224TMP: <23 PERC: <14 THF: 5.9 T: 19 TCE: <11 TCFMA: <11 VC: <5.1 X: <26 Others: <RL	DMK: 570 B: 22 CS2: <16 CE: <5.3 CL: 15 CMA: <4.1 Cyhex: <6.9 DCDFMA: <9.9 13Dcb: <12 EtOH: <47 E: 8.7 Hep: 20 Hex: 28 2Hxn: 29 IPA: <49 MEK: <29 MIBK: 25 N: <10 PP: <86 124TMB: 20 135TMB: <9.8 224TMP: 14 PERC: <14 THF: <5.9 T: 30 TCE: <11 TCFMA: <11 VC: <5.1 X: 61 Others: <RL	DMK: 380 B: 29 CS2: 140 CE: <5.3 CL: <9.8 CMA: 23 Cyhex: 52 DCDFMA: <9.9 13Dcb: 18 EtOH: <47 E: <8.7 Hep: 53 Hex: 220 2Hxn: <20 IPA: <49 MEK: <29 MIBK: <20 N: <10 PP: <897 124TMB: <9.8 135TMB: <9.8 224TMP: <9.3 PERC: <14 THF: 8.8 T: 23 TCE: <11 TCFMA: <11 VC: <5.1 X: <26 Others: <RL	DMK: 640 B: 61 CS2: 140 CE: <5.3 CL: <9.8 CMA: 27 Cyhex: 59 DCDFMA: 59 13Dcb: <12 EtOH: 120 E: 26 Hep: 130 Hex: 340 2Hxn: <20 IPA: <49 MEK: 120 MIBK: <20 N: <10 PP: <1,170 124TMB: 15 135TMB: <9.8 224TMP: <19 PERC: <14 THF: 8.8 T: 94 TCE: <11 TCFMA: <11 VC: <5.1 X: 22 Others: <RL	DMK: 120 B: <6.4 CS2: <16 CE: <5.3 CL: <9.8 CMA: <4.1 Cyhex: <6.9 DCDFMA: <9.9 13Dcb: <12 EtOH: <47 E: <8.7 Hep: <8.2 Hex: <7.02 Hxn: <20 IPA: <49 MEK: <29 MIBK: <20 N: <10 PP: <86 124TMB: <9.8 135TMB: <9.8 224TMP: <9.3 PERC: <14 THF: <5.9 T: <7.5 TCE: <11 TCFMA: <11 VC: <5.1 X: <26 Others: <RL

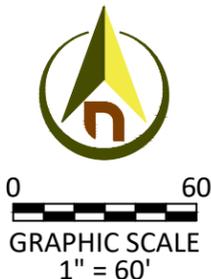


Diagram is for illustrative purposes only. Exact locations of items shown on figure may vary slightly.

DATE: 7/21/2020  
DATE: 8/9/2022

DRAWN BY: JWL  
REVISED BY: JWL

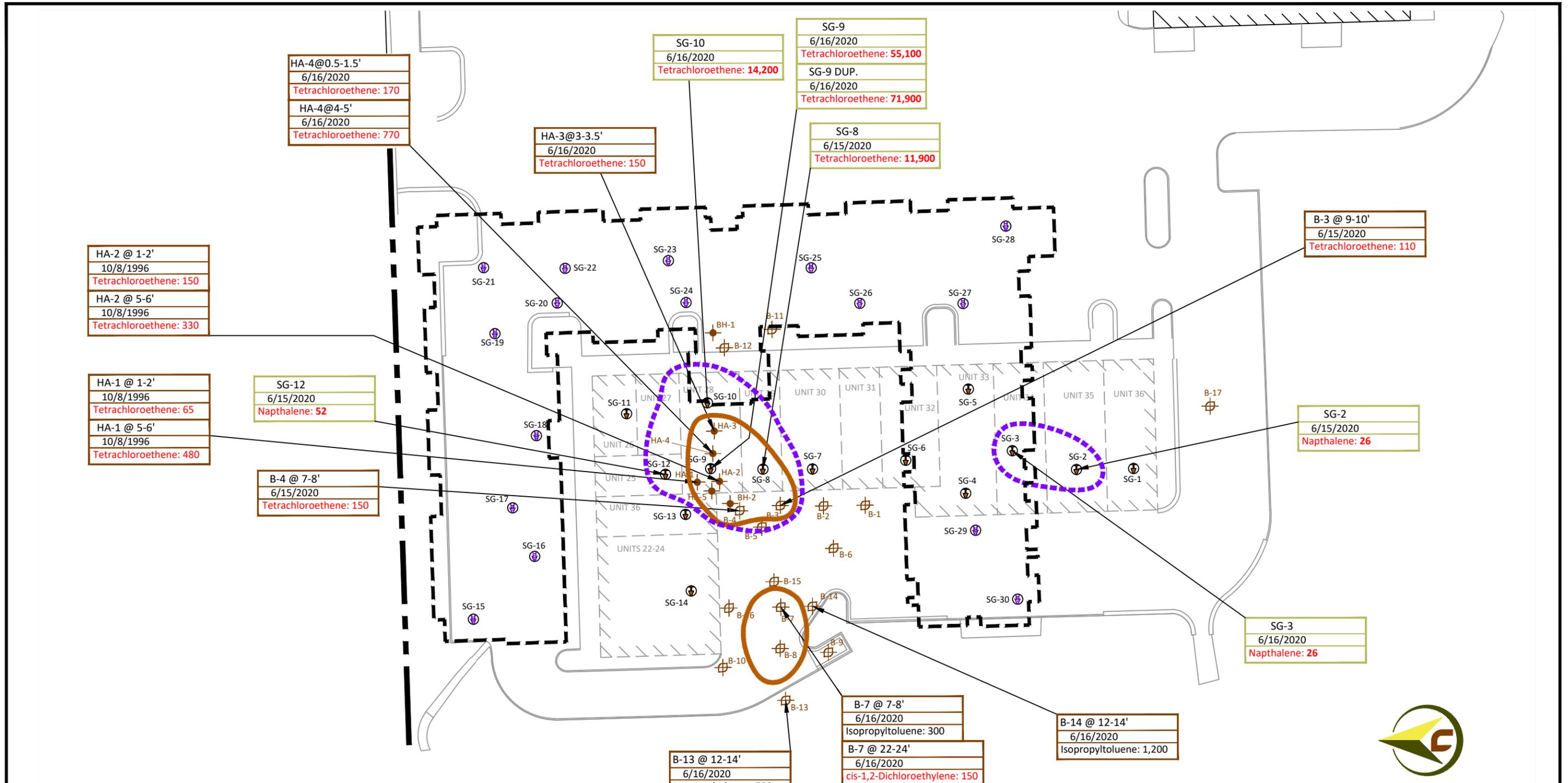
PROJECT NUMBER: 20-2340-05  
FIGURE: 4

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

**TRITERRA**

VAPOR SAMPLE LOCATIONS W/  
ANALYTICAL RESULTS

1673 HASLETT ROAD & 1659 RABY ROAD  
HASLETT, MICHIGAN 48840



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

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

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-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

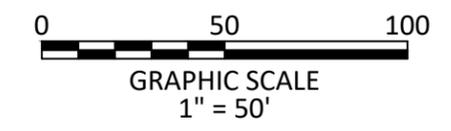
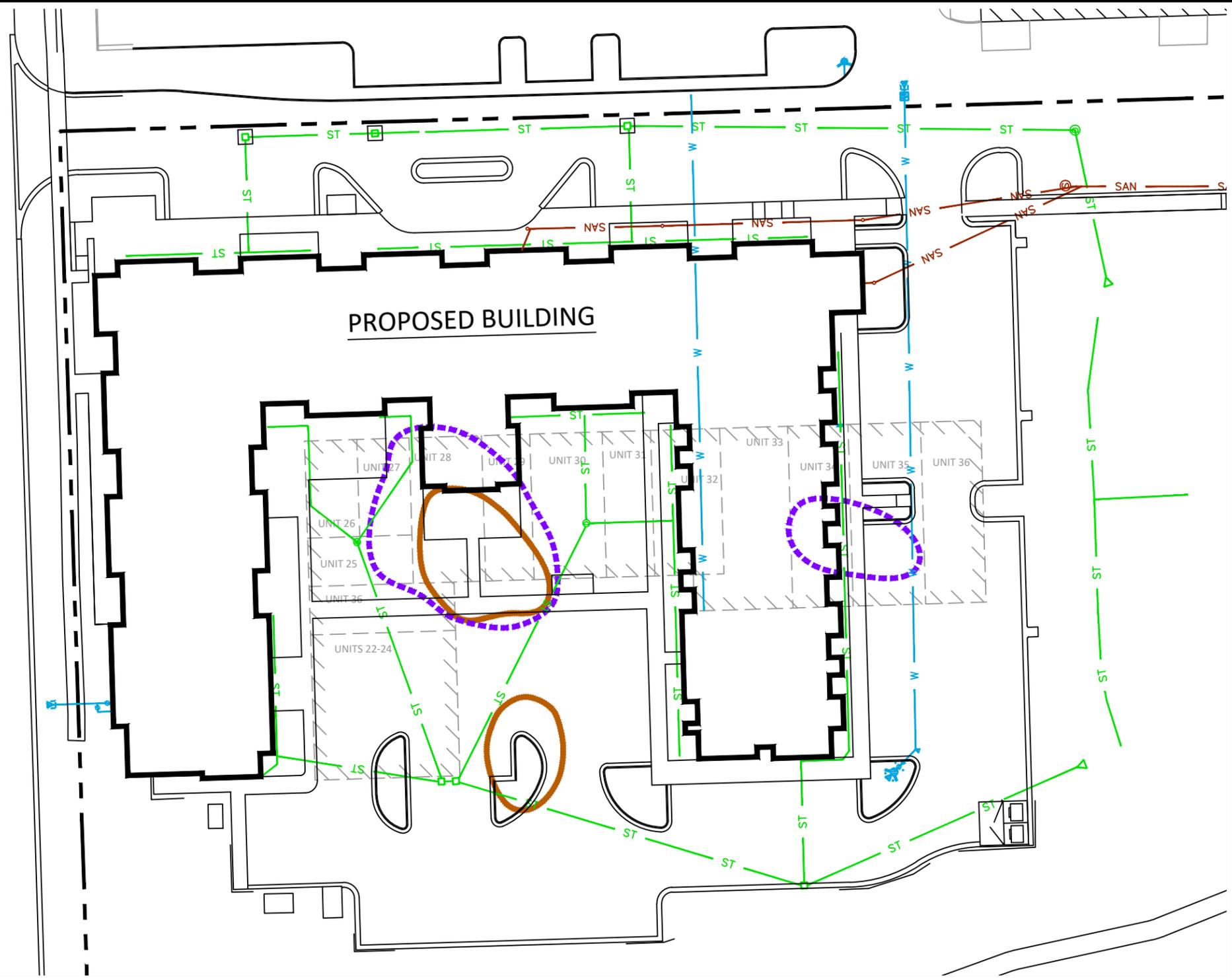
**NOTES**

1. Soil concentrations are in µg per kg (ppb).
2. Soil Gas concentrations are in µg per m<sup>3</sup> (ppb).
3. All exceedances are highlighted in red.



		<b>SOIL AND SOIL GAS EXCEEDANCES</b>	
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	
Diagram is for illustrative purposes only. Exact locations of items shown on figure may vary slightly.			
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



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

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

DATE: 7/5/2022	DRAWN BY: JWJ
DATE: 7/5/2022	REVISED BY: JWJ

**UTILITY PLAN**

1673 HASLETT ROAD  
 HASLETT, MICHIGAN 48840

PROJECT NUMBER: 19-2321	FIGURE 6
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## **TABLES**

**Table 1: Brownfield Eligible Activities**

**Table 2: Tax Increment Revenue Capture Estimates**

**Table 3: Tax Increment Revenue Reimbursement Allocation Table**

**Table 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
<b>EGLE ELIGIBLE ACTIVITIES</b>							
<b>Pre-Approved Activities</b>							
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
<b>Due Care Activities</b>							
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
<b>Environmental Response Activities</b>							
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
<b>EGLE ELIGIBLE ACTIVITIES SUB-TOTAL</b>				<b>\$ 637,255</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 637,255</b>
<b>MSF ELIGIBLE ACTIVITIES</b>							
<b>Asbestos and Lead Activities</b>							
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
<b>Subtotal Asbestos and Lead Activities</b>				<b>\$ 18,050</b>		<b>\$ -</b>	<b>\$ 18,050</b>
<b>Demolition</b>							
Demolition - Building & Site	1	LS	\$ 182,000	\$ 182,000			\$ 182,000
Demolition - Soft Costs	1	LS	\$ 11,800	\$ 11,800			\$ 11,800
<b>Subtotal Demolition Activities</b>				<b>\$ 193,800</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 193,800</b>
<b>MSF ELIGIBLE ACTIVITIES SUB-TOTAL</b>				<b>\$ 211,850</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 211,850</b>
<b>MSF AND EGLE ELIGIBLE ACTIVITIES SUB-TOTAL</b>				<b>\$ 849,105</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 849,105</b>
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
<b>TOTAL ELIGIBLE COST FOR REIMBURSEMENT</b>				<b>\$ 1,011,144</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,011,144</b>
State Brownfield Revolving Fund				\$ -			
BRA Administrative Fees				\$ 56,175			
Local Brownfield Revolving Fund (LBRF)				\$ 56,175			
<b>GRAND TOTAL</b>				<b>\$ 1,123,494</b>			
					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		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Plan Year (Original Plan Adopted in 2020)	Capture Year	4	5	6	7	8	9	10	11	12	13	14	15	16
		1	2	3	4	5	6	7	8	9	10	11	12	13
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>School Total:</b>	<b>24.0000</b>	<b>\$ 41,090</b>	<b>\$ 137,090</b>	<b>\$ 138,530</b>	<b>\$ 139,985</b>	<b>\$ 141,454</b>	<b>\$ 120,971</b>	<b>\$ -</b>						

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

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Local Total:</b>	<b>37.4956</b>	<b>\$ 64,196</b>	<b>\$ 214,179</b>	<b>\$ 216,428</b>	<b>\$ 218,701</b>	<b>\$ 220,996</b>	<b>\$ 188,994</b>	<b>\$ -</b>						
<b>Total Capturable Taxes:</b>	<b>61.4956</b>	<b>\$ 105,287</b>	<b>\$ 351,269</b>	<b>\$ 354,959</b>	<b>\$ 358,685</b>	<b>\$ 362,449</b>	<b>\$ 309,965</b>	<b>\$ -</b>						

\$ 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
<b>\$ 1,123,494</b>	<b>\$ -</b>	<b>\$ 1,123,494</b>
<b>\$ 1,842,614</b>	<b>\$ 719,120</b>	<b>\$ 1,123,494</b>

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Non-Capturable Taxes:</b>	<b>10.4729</b>	<b>\$ 17,931</b>	<b>\$ 59,822</b>	<b>\$ 60,451</b>	<b>\$ 61,085</b>	<b>\$ 61,726</b>	<b>\$ 52,788</b>	<b>\$ -</b>						

\$ 249,595	\$ 249,595	\$ -
\$ 58,216	\$ 58,216	\$ -
\$ 5,993	\$ 5,993	\$ -
<b>\$ 313,803</b>	<b>\$ 313,803</b>	<b>\$ -</b>

Notes:

<b>\$ 2,156,417</b>	<b>\$ 1,032,923</b>	<b>\$ 1,123,494</b>
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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
<b>TOTAL</b>		\$ -	\$ 1,011,144	\$ 1,011,144
EGL	0.0%	\$ -		
MSF	0.0%	\$ -		

Estimated Total Years of Plan: **9**

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

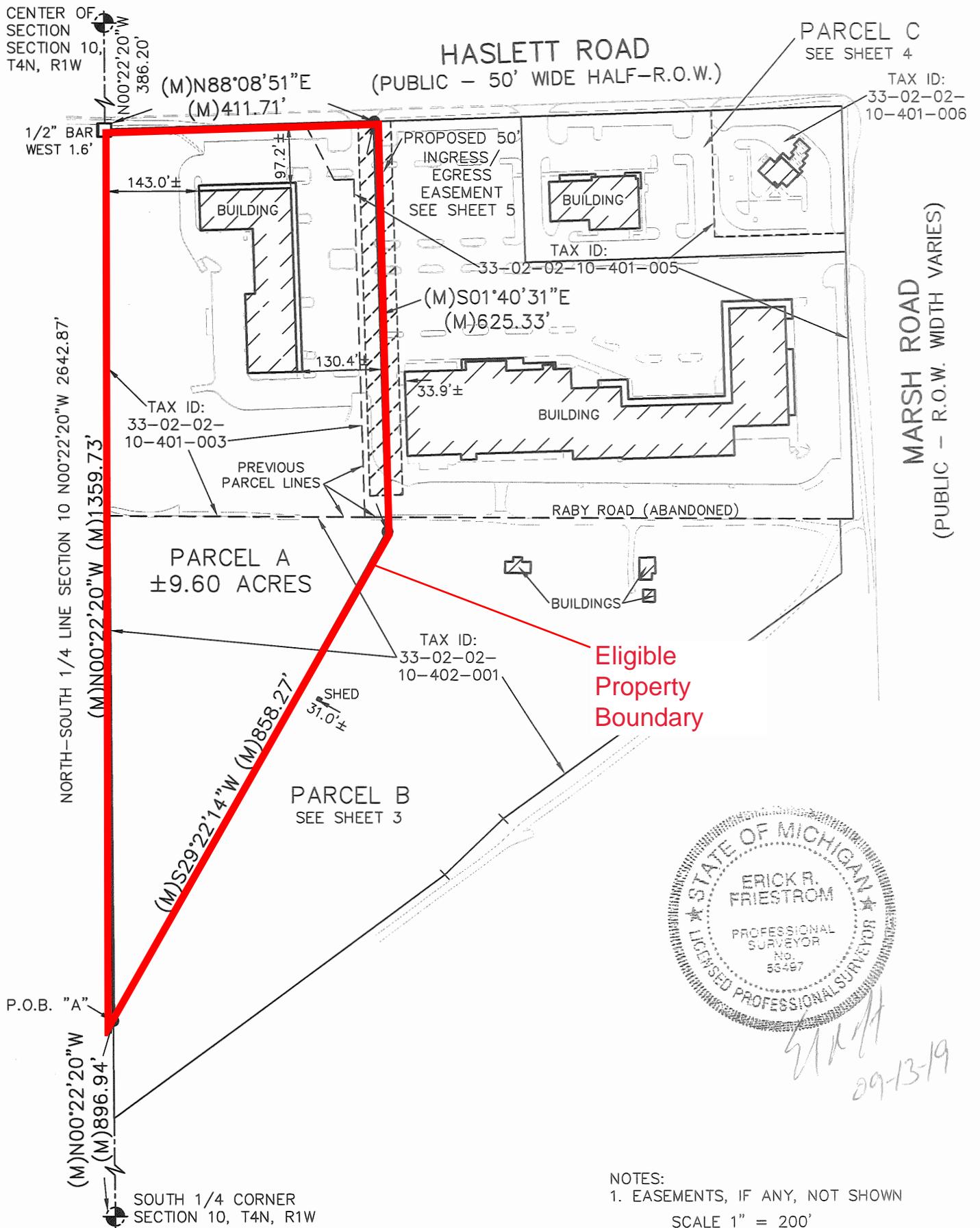
Plan Year (Original Plan Adopted in 2020) Capture Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	TOTALS
	4	5	6	7	8	9	10	11	12	13	14	15	16	
<b>Available Tax Increment Revenue (TIR)</b>														
Total State Tax Capture Available	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Total State &amp; Local TIR Available for Reimbursement to Developer</b>	\$ 57,777	\$ 192,761	\$ 194,786	\$ 196,831	\$ 198,896	\$ 170,095	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>DEVELOPER</b>	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
<b>TOTAL ANNUAL DEVELOPER REIMBURSEMENT</b>	\$ 57,777	\$ 192,761	\$ 194,786	\$ 196,831	\$ 198,896	\$ 170,095	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>LOCAL BROWNFIELD REVOLVING FUND (LBRF)</b>														
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.

	<b>KEBS, INC.</b>	<b>KYES ENGINEERING BRYAN LAND SURVEYS</b>
	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 13432 PRESTON DRIVE, MARSHALL, MI 49068 PH. 269-781-9800 FAX. 269-781-9805	
DRAWN BY <b>SSF</b>	SECTION <b>10</b> , T4N, R1W	
FIELD WORK BY <b>NAW</b>	JOB NUMBER:	
SHEET <b>2</b> OF <b>8</b>	<b>95688.BND</b>	

# 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)



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

**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



**To: Members of the Brownfield Redevelopment Authority**

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

**Date: August 10, 2022**

**Re: Village of Okemos Blocks 1 and 2 Brownfield Plan – REVISED**

---

As the Brownfield Redevelopment Authority may recall, the Brownfield Plan for the Village of Okemos project was recommended for approval by the Authority on March 17, 2022. Prior to the matter proceeding to the Township Board, the applicant asked to put a pause on the review of the plan, due to changes in the scope of the project. The request to the Meridian Redevelopment Fund was eventually approved by the Township Board and the Site Plan remains under review in the Planning Department.

Subsequently, Staff has received the attached REVISED Brownfield Plan for the Village of Okemos, Blocks 1 and 2. A copy of this new plan is attached. Staff has reached out to our consultants, Tri Terra, regarding the review for this plan. We will be prepared to discuss any questions about the process at the Brownfield Authority meeting and will take any questions/input about the plan and follow up on these items before the September meeting.

At this time, Staff is asking the BRA to formally approve the proposal with Tri-Terra for their review and assistance in administration. Action on the actual Brownfield plan will not occur until the September meeting, at the earliest, where we will have the full review from Staff and Tri-Terra.

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

**From:** [ERIC HELZER](#)  
**To:** [Tim Schmitt](#)  
**Cc:** [Amber Clark](#); [jrp5069@gmail.com](mailto:jrp5069@gmail.com); [Jonathan Branoff](#)  
**Subject:** Brownfield Plan Revised August 2, 2022: Village of Okemos Blocks 1 & 2 Redevelopment Project  
**Date:** Tuesday, August 9, 2022 1:00:17 PM  
**Attachments:** [Brownfield Plan Village of Okemos Blocks 1 and 2.2022.Aug.02.pdf](#)  
**Importance:** High

---

Tim – We are pleased to submit the revised August 2, 2022 Brownfield Plan for Meridian Township Brownfield Redevelopment Authority (MTBRA) consideration at their next meeting in August 2022. In short, the following changes summarize the major components of the Brownfield Plan that were changed since the MTBRA last recommended approval of the project's Brownfield Plan on March 17, 2022 to the Township Board for their consideration:

1. The Project Description changed slightly reducing the commercial and increasing the residential. Additionally, we added two (2) parking structures to support the project that include an estimated 377 public and private spaces.
2. With the MEDC incentive delays, we have adjusted the start of vertical construction to Spring 2023 which changed the percentages complete by year. We still anticipate vertical project completion by the end of the year 2024.
3. Total Capital Investment has increased now to an estimated up to \$92 million amount.
4. With the Project Description changes identified above, we increased Projected Future Taxable Values of the Project. We used all of the same value assumptions as approved by the assessor for the Brownfield Plan on March 17, 2022 and updated the rent increases based upon our most current market study.
5. Estimated Duration of Plan Capture is now at 19 years (2023-2041), total estimated Plan capture duration but valid up to 30 years for reimbursement.
6. Estimated Duration of Plan is now at 20 years (2022-2041) estimated but valid up to 35 years. NOTE: Plan capture of tax increment revenues shall not exceed 30 years.
7. For projection purposes of this revised Brownfield Plan we have assumed the DDA TIF Plan could be extended and have acknowledged this as a conservative assumption and in the event that the DDA TIF ends as currently adopted, additional tax increment revenues would become available to the Brownfield Plan to reduce the duration of the Brownfield Plan and Brownfield Plan capture.
8. Eligible activity categories are unchanged but eligible costs increased under Department-Specific Activities for Due Care Activities and as such, contingency, interest, LBRF, BRA Administration, and MBRF calculations increased.
9. All affected numbers and tables as a result of the above were updated and replaced.

Please let me know if you have any questions. To remain on schedule we look forward to presenting the Brownfield Plan in August to the MTBRA for recommendation to the Township Board for the Public Hearing and Brownfield Plan Adoption in September.

Thank You –

Eric P. Helzer, EDFP

# VILLAGE OF OKEMOS BLOCKS 1 & 2 REDEVELOPMENT PROJECT

Block 1 Northwest & Block 2 Southwest of the Intersection at  
Okemos Road and Hamilton Road  
Okemos, Meridian Charter Township, Michigan

## *Brownfield Plan*

Revised August 2, 2022

Prepared with assistance from:  
**ADVANCED REDEVELOPMENT SOLUTIONS**  
PO Box 204  
Eagle, MI 48822  
Contact: Eric P. Helzer, EDFP  
Phone: (517) 648-2434



### **Meridian Township Brownfield Redevelopment Authority**

Meridian Charter Township  
5151 Marsh Road | Okemos, MI 48864  
Contact: Tim Schmitt  
Community Planning and Development Director  
Phone: (517) 853-4506

Approved by the Meridian Township Brownfield Redevelopment Authority –  
\_\_\_\_/\_\_\_\_/2022

Approved by the Meridian Charter Township Board of Trustees –  
\_\_\_\_/\_\_\_\_/2022

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- A. Eligible Property – Legal Descriptions and Eligible Property Boundary Map
- B. Basis of Eligibility – EGLE Acknowledgement of Receipt of a Baseline Environmental Assessment letters dated August 17, 2018, March 4, 2021 and May 6, 2022
- C. Table 4 – Tax Increment Financing Estimates

**PROJECT SUMMARY SHEET: BROWNFIELD PLAN –  
Village of Okemos Blocks 1 & 2 Redevelopment Project**

The purpose of this Brownfield Plan (the “Plan”) is to identify eligible activities and cost estimates for redevelopment of the property located at Block 1 Northwest & Block 2 Southwest of the intersection at Okemos Road and Hamilton Road, Okemos, Meridian Charter Township, Michigan. Brownfield tax increment financing is necessary to support redevelopment of this property.

**Project Name:** Village of Okemos Blocks 1 & 2 Redevelopment Project

**Applicant/Developer:** Entity Name: Village of Okemos, LLC (“Developer/Applicant”)  
 Contact: Patrick Smith  
 Mailing Address: 505 Bath St.  
 Santa Barbara, CA 93101  
 Phone: 805-965-2100

**Eligible Property Location and Parcel Information:** The Eligible Property (“Property”) consists of eleven (11) parcels located in Okemos, Meridian Charter Township, Michigan as follows:

<b>Eligible Property - Block 1</b>				
<b>Map ID*</b>	<b>Address</b>	<b>Tax ID</b>	<b>Approx. Acreage</b>	<b>Basis of Eligibility</b>
A	2138 Hamilton Rd	33-02-02-21-405-010	0.500	Adjacent and Contiguous to a Property under Part 213
B	2148 Hamilton Rd.	33-02-02-21-405-005	0.500	Property under Part 213
C	4695 Okemos Rd.	33-02-02-21-405-009	0.500	Adjacent and Contiguous to a Property under Part 213
D	4700 Ardmore Ave.	33-02-02-21-405-008	0.500	Adjacent and Contiguous to a Property under Part 213

<b>Eligible Property - Block 2</b>				
<b>Map ID*</b>	<b>Address</b>	<b>Tax ID</b>	<b>Approx. Acreage</b>	<b>Basis of Eligibility</b>
E	4661 Okemos Rd.	33-02-02-21-409-008	0.230	Adjacent and Contiguous to Facility under Part 201 and a Property under Part 213
F	2143 Hamilton Rd.	33-02-02-21-409-003	0.167	Property under Part 213
G	2149 Hamilton Rd.	33-02-02-21-409-002	0.273	Facility under Part 201
H	2153 Hamilton Rd.	33-02-02-21-409-001	0.227	Facility under Part 201
I	2137 Hamilton Rd.	33-02-02-21-409-004	0.076	Facility under Part 201 and a Property under Part 213
J	2150 Clinton St.	33-02-02-21-409-006	0.50	Facility under Part 201
K	4675 Okemos Rd.	33-02-02-21-409-009	0.527	Facility under Part 201

*\*Map ID is for reference in Exhibit A, Eligible Property – Legal Descriptions and Eligible Property Boundary Map.*

<b>Property Size:</b>	Approximately 4-acres
<b>Type of Eligible Property:</b>	Facility under Part 201, Property under Part 213 (Contaminated), and Adjacent and Contiguous to Facility under Part 201 and a Property under Part 213
<b>Project Description:</b>	<p>Village of Okemos, LLC is a single-purpose company formed to develop, construct, finance, and own the Village of Okemos Blocks 1 &amp; 2 Redevelopment Project, a mixed-use redevelopment (the “Project”). The proposed redevelopment of the Project, which is the subject of this Plan, will redevelop the entire two adjacent blocks located at the intersection of Okemos Road and Hamilton Road. The Project blocks have been designated as “Block 1” (northwest of the intersection) and “Block 2” (southwest of the intersection), respectively. The mixed-use redevelopment includes an estimated 164,891 square feet of rentable residential across 206 units and 30,252 square feet of rentable commercial business spaces in four (4) newly constructed mixed-use buildings with two (2) parking structures including an estimated 377 public and private spaces to support the Project. The current structures and site improvements will be razed to allow for this downtown redevelopment effort. Additionally, significant public infrastructure improvements will be required to support the redevelopment in this portion of the Village.</p> <p>Vertical construction is scheduled to begin in the Spring 2023 and anticipated to be completed by the end of 2024, pending incentive approvals. All eligible activities identified in this Plan are required to allow for the successful completion of the Project.</p>
<b>Total Capital Investment:</b>	This Brownfield Plan (the “Plan”) anticipates up to an estimated \$92 million in Total Capital Investments by Village of Okemos, LLC.
<b>Estimated Job Creation:</b>	Upon Project completion, it is estimated there will be over 100 new local full-time equivalent jobs created. Full-time equivalent jobs estimated are based upon a potential tenant mix for the commercial business spaces constructed which currently unknown.
<b>Estimated Duration of Plan Capture:</b>	19 years (2023-2041), total estimated Plan capture duration but valid up to 30 years for reimbursement of Eligible Activities, Brownfield Plan & Act 381 Work Plan (including amendments) Preparation costs, Brownfield Plan & Act 381 Work Plan Implementation Fees, Application Fees, Brownfield Redevelopment Authority (BRA) Capture (Administration and Local Brownfield Revolving Fund (LBRF)), and State of Michigan Brownfield Redevelopment Fund (MBRF) capture.
<b>Estimated Duration of Plan:</b>	20 years (2022-2041) estimated but valid up to 35 years. NOTE: Plan capture of tax increment revenues shall not exceed 30 years.
<b>Base Year of Plan:</b>	2022
<b>First Year of Plan Capture:</b>	2023

**Estimated Gain in Taxes:**  
(after Project completion)

	<b>Base Year Taxable Value</b>	<b>Future Taxable Value (Estimate)</b>	<b>Increased/ Taxable Value</b>
	2022	Starting in 2025 (when 100% completed)	Starting in 2025 (when 100% completed)
	\$1,191,952	\$15,156,800	\$ 13,964,848
<b>Annual Taxes Paid to All Taxing Jurisdictions</b>	\$ 83,022	\$1,055,704	\$ 972,682

**Distribution of Total New Taxes Paid Estimate:**  
(Total Plan Duration)

<b>Total New Taxes Received by Taxing Units</b>	<b>\$ 3,668,885</b>
<b>Total New Taxes Captured by BRA</b>	<b>\$ 8,199,635</b>
<b>Total New Taxes *</b>	<b>\$ 11,868,520</b>

\* Tax Amount Paid on Incremental Taxable Value during Brownfield Plan Tax Capture period excludes: (a) the Tax Amount Captured by the Meridian Township Downtown Development Authority (DDA); and (b) the Tax Amount paid on Base Year Taxable Value. See Table 3 for details.

**Total New (Incremental) Taxes Captured  
Breakdown Estimate:**  
(Total Plan Duration)

<b>Total Taxes Captured During Brownfield Plan Tax Capture Period</b>	<b>Total/ Cumulative</b>
Brownfield Redevelopment Authority (BRA) Administration	\$ 124,141
BRA Brownfield Plan & Work Plan Implementation (to BRA)	\$ -
BRA Local Brownfield Revolving Fund (LBRF)	\$ 375,880
State of Michigan Brownfield Redevelopment Fund (MBRF) (Maximum of 25-Year period for tax capture)	\$ 736,987
Local Taxes to Developer * (to Reimburse Eligible Activities)	\$ 2,189,578
State School Taxes To Developer * (to Reimburse Eligible Activities)	\$ 4,773,049
<b>Total New Tax Capture (See Table 1a)</b>	<b>\$ 8,199,635</b>
* To meet Developer Reimbursement Obligations.	

**Eligible Activities and Eligible Costs:**

Eligible activities are estimated at approximately \$8,199,635 (inclusive of fees associated with BRA Administration, Local Brownfield Revolving Fund (LBRF) and State of Michigan Brownfield Redevelopment Fund (MBRF)) of which the projected costs of developer eligible activities are \$6,962,627. By way of adoption of this Plan, the Brownfield Plan will cap developer eligible activity costs at \$6,962,627 so long as there are available revenues.

<b>Eligible Activities</b>	<b>Eligible Costs</b>
<b>EGLE Eligible Activities</b>	
<b>Department-Specific Activities</b>	
Exempt Activities - Assessments	\$ 88,500
Exempt Activities - Due Care Planning	\$ 291,850
Due Care Activities	\$ 3,965,809
<b>MSF Non-Environmental Eligible Activities</b>	
Demolition Activities	\$ 75,303
Lead and Asbestos Abatement Activities	\$ 140,487
Infrastructure Improvements Activities (Private)	\$ -
Infrastructure Improvements Activities	\$ -
Site Preparation Activities	\$ -
<b>EGLE &amp; MSF Contingency and Interest</b>	
Contingency: EGLE Environmental (15%)	\$ 455,596
Contingency: MSF Non-Environmental (15%)	\$ 32,369
Interest: EGLE Environmental: (1.5% Interest after 5 Years) - EGLE Loan, Brownfield TIF Local/State Capture per EGLE Repayment Schedule	\$ 76,091
Interest: EGLE Environmental (Simple Interest: 5%): From Interest Tabs (Local and School [L/S] Eligible Activity Costs)	\$ 1,593,838
Interest: MSF Non-Environmental (Simple Interest: 5%): From Interest Tabs (Local Eligible Activity Costs Only)	\$ 102,785
<i>Subtotal</i>	<b>\$ 6,822,627</b>
Brownfield Plan & Work Plan Preparation and Consulting & Support (to Developer)	\$ 105,000
Brownfield Plan & Work Plan Implementation (to Developer)	\$ 30,000
Local Application Fees (to Developer)	\$ 5,000
<b><i>Subtotal: To Developer *</i></b>	<b>\$ 6,962,627</b>
Brownfield Redevelopment Authority (BRA) Administration	\$ 124,141
BRA Brownfield Plan & Work Plan Implementation (to BRA)	\$ -
BRA Local Brownfield Revolving Fund (LBRF)	\$ 375,880
State of Michigan Brownfield Redevelopment Fund (MBRF)	\$ 736,987
<b><i>Subtotal: To BRA &amp; State</i></b>	<b>\$ 1,237,008</b>
<b>GRAND TOTAL</b>	<b>\$ 8,199,635</b>
* To meet Developer Reimbursement Obligations.	

## **INTRODUCTION**

Meridian Charter Township, Michigan (the “Township”), established the Meridian Township Brownfield Redevelopment Authority (the “Authority”) on April 18, 2017, pursuant to Michigan Public Act 381 of 1996, as amended (“Act 381”). The Michigan Department of State, Office of the Great Seal, acknowledged receipt and filing of the resolution on May 17, 2017. The primary purpose of Act 381 is to encourage the redevelopment of eligible property by providing economic incentives through tax increment financing for certain eligible activities.

The purpose of this Brownfield Plan (the “Plan” and/or “Amendment”), as amended is to promote the redevelopment of and investment in certain “Brownfield” properties within the Township. Inclusion of Property within this Plan will facilitate financing of eligible activities at eligible properties and will also provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as “Brownfields” that are either environmentally contaminated (a “facility”), blighted property, historic resource or deemed functionally obsolete property. By facilitating redevelopment of Brownfield properties, this Plan, is intended to promote economic growth for the benefit of the residents of the Township and all taxing units located within and benefited by the Authority.

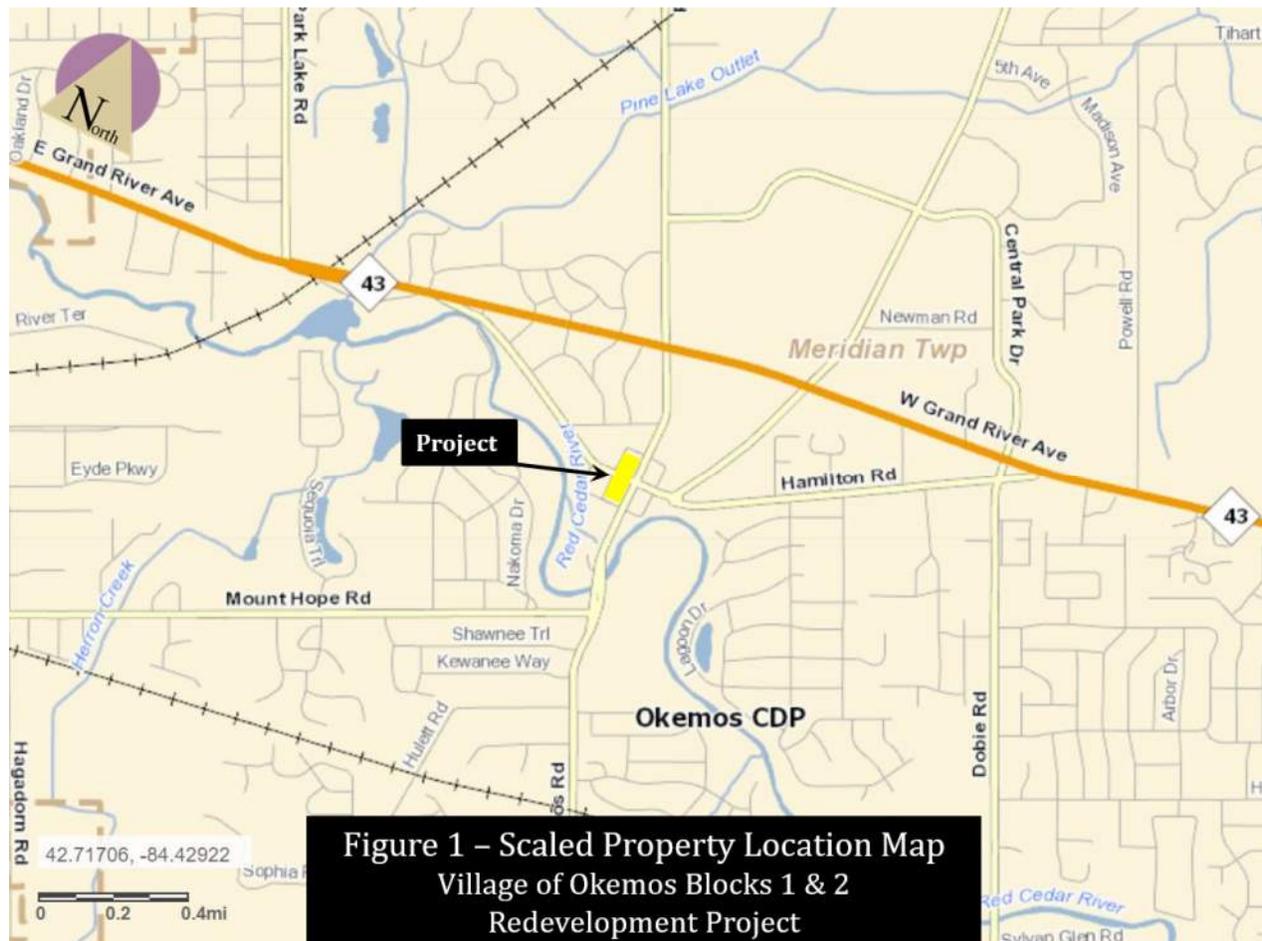
The identification or designation of a developer/applicant or proposed use for the Eligible Property that is the subject of this Plan shall not be integral to the effectiveness or validity of this Plan. This Plan is intended to apply to the Eligible Property identified in this Plan and, if tax increment revenues are proposed to be captured from that Eligible Property, to identify and authorize the eligible activities to be funded by such tax increment revenues. Any change in the proposed developer/applicant or proposed use of the Eligible Property shall not necessitate an amendment to this Plan, affect the application of this Plan to the Eligible Property, or impair the rights available to the Authority under this Plan.

This Plan is intended to be a living document, which may be modified or amended in accordance with the requirements of Act 381, as necessary to achieve the purposes of Act 381. The applicable sections of Act 381 are noted throughout the Plan for reference purposes.

This Plan contains information required by Section 13(2) of Act 381.

# 1. DESCRIPTION OF THE ELIGIBLE PROPERTY (SECTION 13(2)(H))

The Eligible Property (“Property”) contains approximately 4-acres in Meridian Township (“Township”) and consists of eleven (11) parcels located in Okemos, Meridian Charter Township, Ingham County Michigan. The following Eligible Property Tables identify the Property within Blocks 1 & 2. The Property is comprised of the entire two adjacent blocks located at the intersection of Okemos Road and Hamilton Road. The Project blocks have been designated as “Block 1” (northwest of the intersection) and “Block 2” (southwest of the intersection), respectively. The Property is situated in the heart of the downtown Village of Okemos as depicted on Figure 1 – Scaled Property Location Map. The Property boundaries for Blocks 1 & 2 are as depicted on Figure 2 – Eligible Property Map.





The Eligible Property parcels are summarized in the following Eligible Property Tables for Blocks 1 & 2. See Exhibit A, Eligible Property – Legal Descriptions and Eligible Property Boundary Map. As such, the Legal Descriptions and Eligible Property Boundary Map in Exhibit A shall govern as the Eligible Property in this Plan.

<b>Eligible Property - Block 1</b>				
<b>Map ID*</b>	<b>Address</b>	<b>Tax ID</b>	<b>Approx. Acreage</b>	<b>Basis of Eligibility</b>
A	2138 Hamilton Rd	33-02-02-21-405-010	0.500	Adjacent and Contiguous to a Property under Part 213
B	2148 Hamilton Rd.	33-02-02-21-405-005	0.500	Property under Part 213
C	4695 Okemos Rd.	33-02-02-21-405-009	0.500	Adjacent and Contiguous to a Property under Part 213
D	4700 Ardmore Ave.	33-02-02-21-405-008	0.500	Adjacent and Contiguous to a Property under Part 213

<b>Eligible Property - Block 2</b>				
<b>Map ID*</b>	<b>Address</b>	<b>Tax ID</b>	<b>Approx. Acreage</b>	<b>Basis of Eligibility</b>
E	4661 Okemos Rd.	33-02-02-21-409-008	0.230	Adjacent and Contiguous to Facility under Part 201 and a Property under Part 213
F	2143 Hamilton Rd.	33-02-02-21-409-003	0.167	Property under Part 213
G	2149 Hamilton Rd.	33-02-02-21-409-002	0.273	Facility under Part 201
H	2153 Hamilton Rd.	33-02-02-21-409-001	0.227	Facility under Part 201
I	2137 Hamilton Rd.	33-02-02-21-409-004	0.076	Facility under Part 201 and a Property under Part 213
J	2150 Clinton St.	33-02-02-21-409-006	0.50	Facility under Part 201
K	4675 Okemos Rd.	33-02-02-21-409-009	0.527	Facility under Part 201

*\*Map ID is for reference in Exhibit A, Eligible Property – Legal Descriptions and Eligible Property Boundary Map.*

The Property is surrounded by commercial operations and a few residential homes. The Property is zoned “Mixed use planned unit development (MUPUD)” and this current zoning district allows for the proposed planned Project development.

The Property is abutted by surface roadways, municipal water, sanitary and storm sewer services, and electrical and gas utilities. The proposed use on the Property is adequately served by essential public facilities and services, such as police and fire.

The Property currently contains one commercial office building located on Block 1 at 4700 Ardmore Avenue.

The Property consists of eleven (11) parcels of land that have been deemed a “facility” under Part 201, a “property” under Part 213, and parcels that are adjacent and contiguous to those facility and property parcels in accordance with Act 381 forming these parcel’s basis of eligibility. The parcels are located within the boundaries of Meridian Township, Michigan.



**Current Eligible Property Aerial Photo - Blocks 1 & 2**



**Current Eligible Property Aerial Photo - Block 1**



**Current Eligible Property Aerial Photo - Block 2**

The Project proposes to redevelop underutilized and significantly contaminated properties into a mixed-use commercial residential redevelopment for Meridian Township and State of Michigan, both during Project construction and subsequent operations. The proposed redevelopment of the Project, which is the subject of this Plan, will redevelop the entire two downtown Village blocks that includes an estimated 164,891 square feet of rentable residential across 206 units and 30,252 square feet of rentable commercial business spaces in four (4) newly constructed mixed-use buildings with two (2) parking structures including an estimated 377 public and private spaces to support the Project. The current structures and site improvements will be razed to allow for this downtown redevelopment effort. Additionally, significant public infrastructure improvements will be required to support the redevelopment in this portion of the Village. The redevelopment integrates design elements, environmental activities, and economic development to further goals of the Township, the Michigan Department of Environmental Quality (“MDEQ”, now named the Michigan Department of Environment, Great Lakes and Energy “EGLE”) and the Michigan Economic Development Corporation (“MEDC”). It will result in: (1) the community and municipal benefits of increased property taxes on the Property; (2) due care activities that will address the contamination on the Property, reducing the threat to human health and the environment; (3) significant public infrastructure improvements that will begin the redevelopment efforts to allow for the revitalization of the downtown Village; and, (4) a substantial improvement to the appearance and aesthetics of the Property which will assist in increasing the property values of the neighboring community. The overall redevelopment of this Property will include asbestos abatement, demolition, environmental activities, and redevelopment into a mixed-use residential and commercial redevelopment project. The applicant has a strong desire to put this Property back to productive use and drastically improve the aesthetics of the area.

The parcel and all tangible real and personal property located thereon will comprise the Eligible Property and is referred to herein as the “Property.” Incremental tax revenues resulting from new personal property will be captured under this Plan. Any such funds will be used to reimburse the Authority and Developer for eligible activities, to the extent authorized by this Plan, and an executed Reimbursement Agreement (“Agreement”) between the Developer and the Authority.

Vertical construction is scheduled to begin in the Spring 2023 and anticipated to be completed by the end of 2024, pending incentive approvals. All eligible activities identified in this Plan are required to allow for the successful completion of the Project.

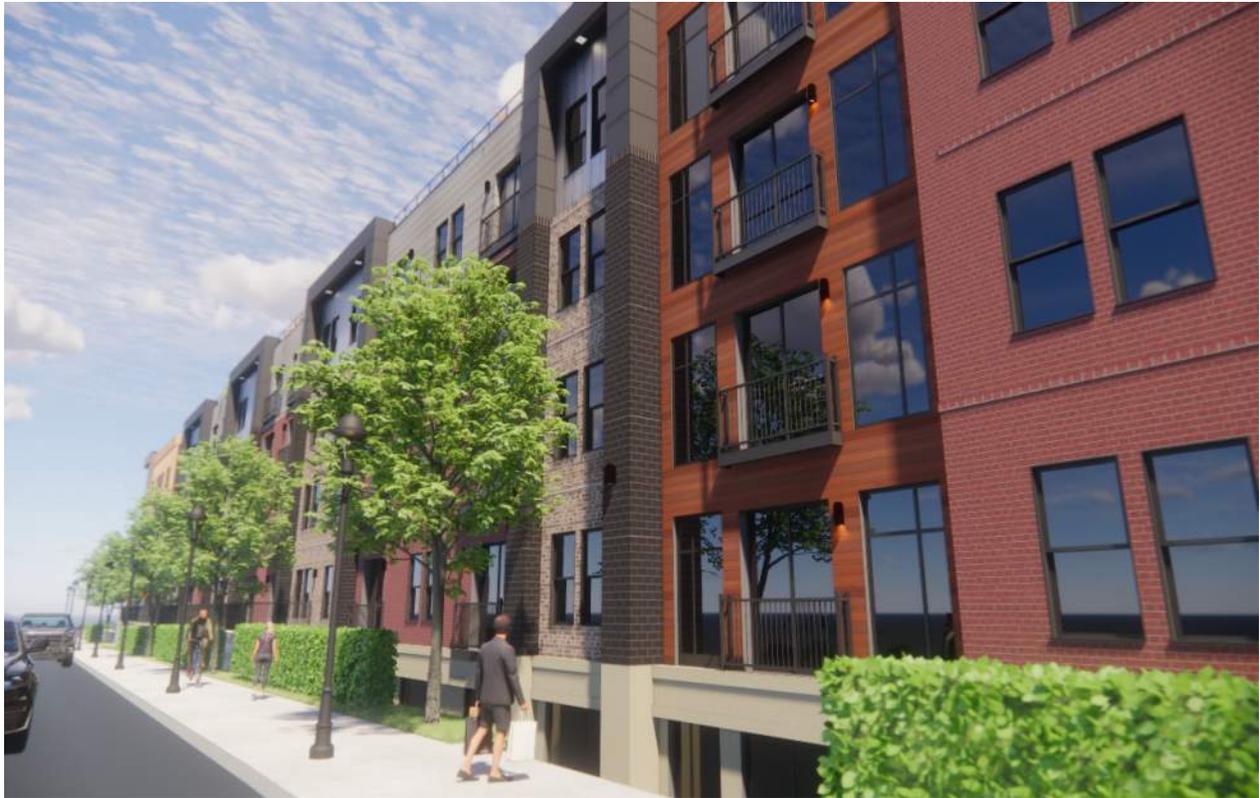
**PROJECT RENDERINGS – BLOCKS 1 & 2**



**Block 1 – Southeast Elevation View (looking Northwest)**



**Block 1 – Street View (looking East along Hamilton Road)**



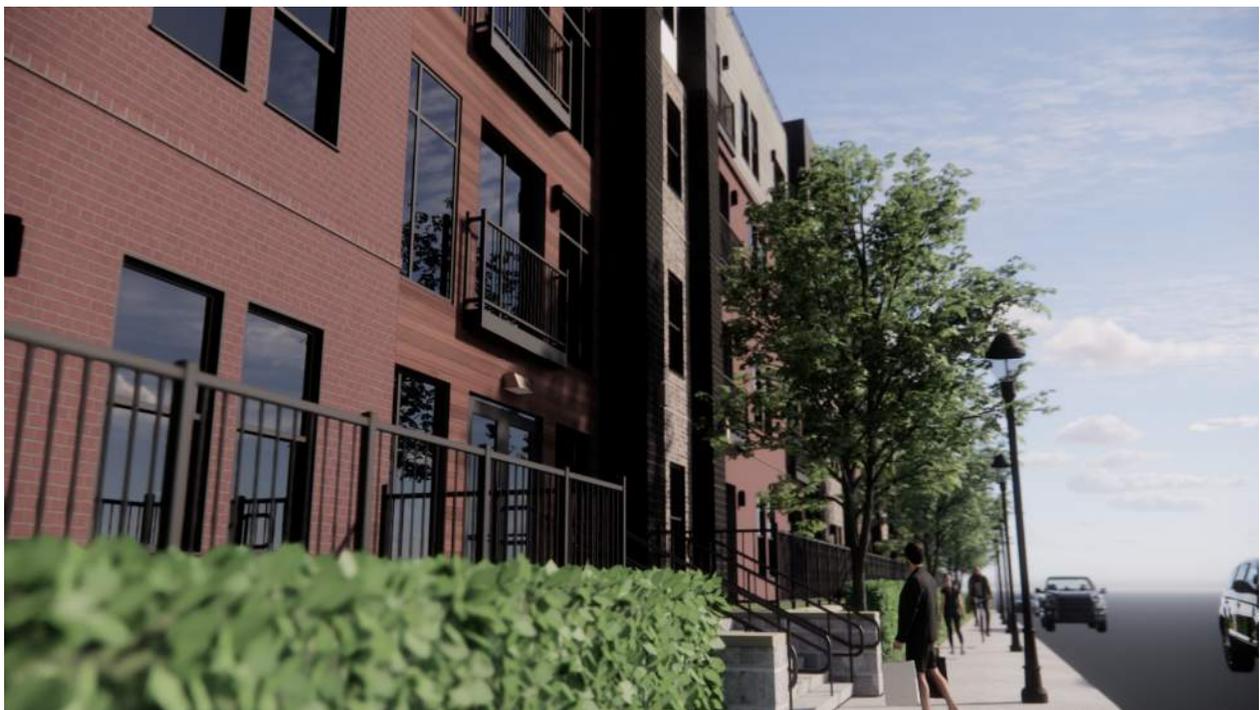
**Block 1 – Street View (looking South along Okemos Road)**



**Block 2 – Northeast Elevation View (looking Southwest)**



**Block 2 – Street View (looking East along Hamilton Road)**



**Block 2 – Street View (looking North along Okemos Road)**



**Blocks 1 and 2 – Street View (looking Northwest along Hamilton Road)**



**Blocks 1 and 2 – Street View (looking West along Hamilton Road)**

## 2. BASIS OF ELIGIBILITY (SECTION 13(2)(H), SECTION 2(P)), SECTION 2(R)

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized or is currently utilized for commercial and residential purposes; (b) five (5) of the parcels comprised by the Property have been determined to be a “facility” under Part 201; (c) three (3) of the parcels comprised by the Property has been determined to be a “property” under Part 213; (d) includes parcels that are adjacent and contiguous to those facility and property parcels because the development of the adjacent and contiguous parcels is estimated to increase the captured taxable value of the Property; and, (e) the Property is in Meridian Charter Township, which is not a qualified local governmental unit.

<b>Eligible Property - Block 1</b>					
<b>Map ID*</b>	<b>Address</b>	<b>Tax ID</b>	<b>Approx. Acreage</b>	<b>Basis of Eligibility</b>	<b>Owner of Record</b>
A	2138 Hamilton Rd	33-02-02-21-405-010	0.500	Adjacent and Contiguous to a Property under Part 213	VOO North, LLC
B	2148 Hamilton Rd.	33-02-02-21-405-005	0.500	Property under Part 213	VOO North, LLC
C	4695 Okemos Rd.	33-02-02-21-405-009	0.500	Adjacent and Contiguous to a Property under Part 213	VOO North, LLC
D	4700 Ardmore Ave.	33-02-02-21-405-008	0.500	Adjacent and Contiguous to a Property under Part 213	VOO North, LLC

<b>Eligible Property - Block 2</b>					
<b>Map ID*</b>	<b>Address</b>	<b>Tax ID</b>	<b>Approx. Acreage</b>	<b>Basis of Eligibility</b>	<b>Owner of Record</b>
E	4661 Okemos Rd.	33-02-02-21-409-008	0.230	Adjacent and Contiguous to Facility under Part 201 and a Property under Part 213	Village of Okemos, LLC
F	2143 Hamilton Rd.	33-02-02-21-409-003	0.167	Property under Part 213	Village of Okemos, LLC
G	2149 Hamilton Rd.	33-02-02-21-409-002	0.273	Facility under Part 201	Village of Okemos, LLC
H	2153 Hamilton Rd.	33-02-02-21-409-001	0.227	Facility under Part 201	Village of Okemos, LLC
I	2137 Hamilton Rd.	33-02-02-21-409-004	0.076	Facility under Part 201 and a Property under Part 213	Village of Okemos, LLC
J	2150 Clinton St.	33-02-02-21-409-006	0.50	Facility under Part 201	Village of Okemos, LLC
K	4675 Okemos Rd.	33-02-02-21-409-009	0.527	Facility under Part 201	Village of Okemos, LLC

*\*Map ID is for reference in Exhibit A, Eligible Property – Legal Descriptions and Eligible Property Boundary Map.*

The current Owners, Village of Okemos, LLC and VOO North, LLC completed Baseline Environmental Assessment Reports dated August 14, 2018 and February 16, 2021 & March 17, 2022 respectively (collectively “BEA Reports”) which were filed with the Michigan Department of Environment, Great Lakes, and Energy (“EGLE”) on August 14, 2018 and

February 19, 2021 & April 21, 2022 respectively. The BEA Reports include a history of the Property and an overview of the environmental conditions on the Property as it is related to its basis of eligibility and inclusion in the Plan. EGLE transmitted Acknowledgement of Receipt of a Baseline Environmental Assessment letters dated August 17, 2018 and March 4, 2021 & May 6, 2022 respectively (“EGLE BEA Letters”). Exhibit B includes a copy of each entity EGLE BEA Letters.

As Eligible Property, the Property is eligible for Brownfield redevelopment incentives from the Authority.

### **3. SUMMARY OF ELIGIBLE ACTIVITIES AND DESCRIPTION OF COSTS (SECTION 13 (2)(A),(B))**

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include assessments, due care planning, due care activities, lead and asbestos abatement, demolition, preparation of a Brownfield Plan/Act 381 Work Plan, Brownfield Plan implementation, interest, and application fees.

A summary of the eligible activities and the estimated cost of each eligible activity intended to be paid for with Tax Increment Revenues from the Property are shown in the following tables (Tables 1a and 1b).

The Eligible Activities projected in this Plan may switch categories if onsite, offsite or Property conditions change. If conditions change, an eligible activity may fall under a different category so long as the Plan adjustments stay within the Environmental activity category and the Non-Environmental activity category because this Plan contemplates capture of state revenues.

For Environmental Activities, the line item costs for any eligible activity may be adjusted with the approval of the Authority after the date the Plan is approved by the Authority and/or Governing Body, so long as the costs do not exceed the total combined costs of said activities plus a pro-rata contingency amount, to the extent that the adjustments do not violate the terms of any approved documents, such as a Reimbursement Agreement or Work Plan (if applicable), or Public Act 381 of 1996, as amended.

For Non-Environmental Activities, the line item costs for any eligible activity may be adjusted with the approval of the Authority after the date the Plan is approved by the Authority and/or Governing Body, so long as the costs do not exceed the total Non-Environmental costs plus a pro-rata contingency amount, to the extent that the adjustments do not violate the terms of any approved documents, such as a Reimbursement Agreement or Work Plan (if applicable), or Public Act 381 of 1996, as amended.

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the Authority and used to reimburse the cost of the eligible activities completed. Amendments to Act 381 that were signed into law on December 28, 2012 to allow local units of government to approve reimbursement of eligible activities with tax increment revenues attributable to local taxes on any eligible activities conducted on eligible property or prospective eligible properties prior to approval of the Plan (including Plan Amendments), if those costs and the eligible property are

subsequently included in an approved Plan or Plan Amendment. If eligible activities are performed prior to Plan approval, approved eligible activity costs will be reimbursable in accordance with Act 381. Furthermore, costs in this Plan are subject to approval by the Michigan Department of Environment, Great Lakes, and Energy (“EGLE”) for the use of state tax increment revenues. EGLE may adjust specific eligible activities amongst environmental and non-environmental eligible activities in accordance with state policy and guidance. Changes made between environmental and non-environmental eligible activities will be reflected in the Act 381 Work Plan. These adjustments made by the state are allowed and do not change the validity of this Plan, so long as the Grand Total of eligible activity costs identified are not exceed. Any costs not authorized by EGLE will become reimbursable costs with captured local-only tax increment revenues from locally levied millages, if available.

In accordance with this Plan and the associated Development Reimbursement Agreement (the “Agreement”) with the Authority, the amount advanced by the Developer will be repaid by the Authority, solely from the tax increment revenues realized from the Eligible Property.

Tax increment revenues will first be used to pay or reimburse State Brownfield Revolving Fund costs and Authority costs (Administration and then Authority Local Brownfield Revolving Fund, see Table 1a) as described in the tables. Local and state school tax capture and local-only tax capture were assumed to reimburse eligible activity costs in this Plan. Further use of tax increment revenues generated by this Project will be governed by the Agreement.

The costs listed in the tables are estimated costs and may increase or decrease depending on the nature and extent of the actual 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 of the Authority from the Property shall be governed by the terms of the 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 Agreement.

Eligible activities are estimated at approximately \$8,199,635 (inclusive of fees associated with BRA Administration, Local Brownfield Revolving Fund (LBRF) and State of Michigan Brownfield Redevelopment Fund (MBRF)) of which the projected costs of developer eligible activities are \$6,962,627. By way of adoption of this Plan, the Brownfield Plan will cap developer eligible activity costs at \$6,962,627 so long as there are available revenues. If the actual costs of eligible activities are lower than the estimates identified in this Plan capture to Developer may be lower or if the Taxable Value is higher than estimated Developer reimbursement may be sooner.

The Project is projected to be completed by the end of 2024.

Table 1a - Itemized Eligible Activities	Eligible Activity Amount Supported in Brownfield Plan	Local Tax Capture	State School Tax Capture	Local Tax Capture Only	State Tax Capture Only
		26.76%	73.24%	100.00%	100.00%
<b>EGLE Eligible Activities</b>					
<b>Department-Specific Activities</b>					
Exempt Activities - Assessments	\$ 88,500	\$ 23,679	\$ 64,821	\$ -	\$ -
Exempt Activities - Due Care Planning	\$ 291,850	\$ 78,089	\$ 213,761	\$ -	\$ -
Due Care Activities	\$ 3,965,809	\$ 1,061,111	\$ 2,904,698	\$ -	\$ -
<b>EGLE Environmental Eligible Activities Total</b>	<b>\$ 4,346,159</b>	<b>\$ 1,162,879</b>	<b>\$ 3,183,280</b>	<b>\$ -</b>	<b>\$ -</b>
<b>MSF Eligible Activities</b>					
Demolition Activities	\$ 75,303	\$ -	\$ -	\$ 75,303	\$ -
Lead and Asbestos Abatement Activities	\$ 140,487	\$ -	\$ -	\$ 140,487	\$ -
Infrastructure Improvements Activities (Private)	\$ -	\$ -	\$ -	\$ -	\$ -
Infrastructure Improvements Activities	\$ -	\$ -	\$ -	\$ -	\$ -
Site Preparation Activities	\$ -	\$ -	\$ -	\$ -	\$ -
<b>MSF Non-Environmental Eligible Activities Total</b>	<b>\$ 215,790</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 215,790</b>	<b>\$ -</b>
<b>EGLE &amp; MSF Contingency and Interest</b>					
Contingency: EGLE Environmental (15%)	\$ 455,596	\$ 121,902	\$ 333,695	\$ -	\$ -
Contingency: MSF Non-Environmental (15%)	\$ 32,369	\$ -	\$ -	\$ 32,369	\$ -
<i>Sub Total: Contingencies</i>	\$ 487,965	\$ 121,902	\$ 333,695	\$ 32,369	\$ -
Interest: EGLE Environmental: (1.5% Interest after 5 Years) - EGLE Loan, Brownfield TIF Local/State Capture per EGLE Repayment Schedule	\$ 76,091	\$ 20,359	\$ 55,732	\$ -	\$ -
Interest: EGLE Environmental (Simple Interest: 5%): From Interest Tabs (Local and School [L/S] Eligible Activity Costs)	\$ 1,593,838	\$ 426,455	\$ 1,167,383	\$ -	\$ -
Interest: MSF Non-Environmental (Simple Interest: 5%): From Interest Tabs (Local Eligible Activity Costs Only)	\$ 102,785	\$ -	\$ -	\$ 102,785	\$ -
<i>Sub Total: Interest</i>	\$ 1,772,713	\$ 446,814	\$ 1,223,115	\$ 102,785	\$ -
<b><i>Sub Total: EAs + Contingencies + Interest</i></b>	<b>\$ 6,822,627</b>	<b>\$ 1,731,594</b>	<b>\$ 4,740,090</b>	<b>\$ 350,943</b>	<b>\$ -</b>
Brownfield Plan & Work Plan Preparation and Consulting & Support (to Developer)	\$ 105,000	\$ 8,027	\$ 21,973	\$ 75,000	\$ -
Brownfield Plan & Work Plan Implementation (to Developer)	\$ 30,000	\$ 4,013	\$ 10,987	\$ 15,000	\$ -
Local Application Fees (to Developer)	\$ 5,000	\$ -	\$ -	\$ 5,000	\$ -
<b>Total Developer Administration: Brownfield Plan &amp; Work Plan Preparation + Brownfield Plan &amp; Work Plan Implementation + Application Fees</b>	<b>\$ 140,000</b>	<b>\$ 12,040</b>	<b>\$ 32,960</b>	<b>\$ 95,000</b>	<b>\$ -</b>
<b><i>Sub Total: EAs + Contingencies + Interest + Developer Administration</i></b>	<b>\$ 6,962,627</b>	<b>\$ 1,743,635</b>	<b>\$ 4,773,049</b>	<b>\$ 445,943</b>	<b>\$ -</b>
Brownfield Redevelopment Authority (BRA) Administration	\$ 124,141	\$ -	\$ -	\$ 124,141	\$ -
BRA Brownfield Plan & Work Plan Implementation (to BRA)	\$ -	\$ -	\$ -	\$ -	\$ -
BRA Local Brownfield Revolving Fund (LBRF)	\$ 375,880	\$ -	\$ -	\$ 117,934	\$ 257,945
<b>Total BRA : BRA Administration + BRA Brownfield Plan &amp; Work Plan Implementation + LBRF</b>	<b>\$ 500,021</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 242,076</b>	<b>\$ 257,945</b>
<b><i>Sub Total: EAs + Contingencies + Interest + Developer Administration + Total BRA</i></b>	<b>\$ 7,462,648</b>	<b>\$ 1,743,635</b>	<b>\$ 4,773,049</b>	<b>\$ 688,019</b>	<b>\$ 257,945</b>
State of Michigan Brownfield Redevelopment Fund (MBRF)	\$ 736,987	\$ -	\$ -	\$ -	\$ 736,987
<b>GRAND TOTAL: EAs + Contingencies + Interest + Developer Administration + Total BRA + MBRF</b>	<b>\$ 8,199,635</b>	<b>\$ 1,743,635</b>	<b>\$ 4,773,049</b>	<b>\$ 688,019</b>	<b>\$ 994,932</b>

<b>Table 1b - Summary of Eligible Activities</b>	<b>Eligible Activity Amount Supported in Brownfield Plan</b>
Total Local Taxes to Developer for Eligible Activities, Contingency and Interest	\$ 2,189,578
<b>Total Local Tax Capture for Eligible Activities, Contingency and Interest</b>	<b>\$ 2,189,578</b>
Total Local Taxes to BRA Administration	\$ 124,141
Total Local Taxes to BRA Brownfield Plan & Work Plan Implementation	\$ -
Total Local Taxes to BRA Local Brownfield Revolving Fund (LBRF)	\$ 117,934
<b>Total Local Tax Capture to BRA</b>	<b>\$ 242,076</b>
Total School Taxes to Developer for Eligible Activities, Contingency and Interest	\$ 4,773,049
<b>Total School Tax Capture for Eligible Activities, Contingency and Interest</b>	<b>\$ 4,773,049</b>
Total School Taxes to BRA Administration	\$ -
Total School Taxes to BRA Brownfield Plan & Work Plan Implementation	\$ -
Total School Taxes to BRA Local Brownfield Revolving Fund (LBRF)	\$ 257,945
<b>Total School Tax Capture to BRA</b>	<b>\$ 257,945</b>
Total School Taxes to State of Michigan Brownfield Redevelopment Fund (MBRF)	\$ 736,987
<b>Total School Tax Capture to BRA &amp; MBRF</b>	<b>\$ 994,932</b>
<b>Total Capture by Brownfield Redevelopment Authority (BRA)</b>	<b>\$ 500,021</b>
<b>Total Capture by State of Michigan Brownfield Redevelopment Fund (MBRF)</b>	<b>\$ 736,987</b>
<b>Total Capture for Developer</b>	<b>\$ 6,962,627</b>
<b>GRAND TOTAL</b>	<b>\$ 8,199,635</b>

#### **4. CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUES (SECTION 13(2)(C),(F))**

This Plan anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this Plan in accordance with the Reimbursement Agreement. The initial taxable value of the Property shall be determined by the use of tax year 2022 tax values. Tax increment revenue is expected to be available for capture by the redevelopment on the Property in 2023. Estimates project that the Authority is expected to capture the tax increment revenues from 2023 through 2041 which will be generated by the increase in taxable value. However, this Plan's capture of tax increment revenues shall not exceed 30 years (2023-2052), unless amended. The following table provides a summary of the captured incremental taxable values and tax increment revenues captured which it will provide after completion of the redevelopment Project. In addition, detailed tables of estimated tax increment revenues to be captured is attached to this Plan as Exhibit C, Table 4

- Tax Increment Financing Estimates. Prior to commencement of reimbursement to the Developer, payments to State Brownfield Revolving Fund, Authority Administration and Authority Local Brownfield Revolving Fund will occur.

The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all taxable improvements (both real and personal property) on the Property set through the property assessment process by the local unit of government and equalized by the County(s). The actual increased taxable value of the land and all future taxable improvements on the Property may vary. Furthermore, the amount of tax increment revenue available under this Plan will be based on the actual millage levied annually by each taxing jurisdiction on the increase in tax value resulting from the redevelopment projects that are eligible and approved for capture.

<b>Table 2 - Estimated Captured Incremental Taxable Values &amp; Tax Increment Revenues Captured</b>		
<b>Tax Year</b>	<b>Captured Incremental Taxable Values</b>	<b>Tax Increment Revenues Captured</b>
2022 - Base Year	\$ -	\$ -
2023 - Start of Tax Capture	\$ 21,336	\$ 699
2024	\$ 5,347,934	\$ 175,238
2025	\$ 13,964,848	\$ 457,592
2026	\$ 14,236,155	\$ 466,482
2027	\$ 14,512,318	\$ 475,531
2028	\$ 14,793,424	\$ 484,742
2029	\$ 15,079,562	\$ 494,118
2030	\$ 15,370,823	\$ 503,662
2031	\$ 15,667,296	\$ 513,377
2032	\$ 15,969,077	\$ 523,265
2033	\$ 16,276,259	\$ 533,331
2034	\$ 16,588,940	\$ 543,576
2035	\$ 16,907,218	\$ 554,006
2036	\$ 17,231,193	\$ 564,621
2037	\$ 17,560,968	\$ 575,427
2038	\$ 17,896,645	\$ 586,427
2039	\$ 18,238,331	\$ 597,623
2040	\$ 18,586,133	\$ 609,019
2041	\$ 18,940,161	\$ 620,620
<b>Total</b>	<b>-</b>	<b>\$ 9,279,355</b>
<i>Total of "Surplus Revenue/Surplus Incremental Taxes Paid" to be returned to the applicable Taxing Jurisdictions on a pro-rata basis</i>		<i>\$ 1,079,720</i>
<b>Total Estimated Tax Increment Revenues Captured</b>		<b>\$ 8,199,635</b>

## 5. METHOD OF BROWNFIELD PLAN FINANCING (SECTION 13(2)(D))

Brownfield eligible activities in this Plan are to be financed by the Owner and with the use of an awarded EGLE Loan. EGLE has also awarded two Grants toward other additional

environmental costs and those EGLE Grant activities and costs are not included as a part of this Plan. Any EGLE Grant funded activity will not be reimbursed with captured tax increment revenues from this Plan.

The Owner anticipates securing from the Michigan Economic Development Corporation (MEDC) and the Michigan Strategic Fund (MSF): (a) a Michigan Community Redevelopment Program (MCRP) Grant and/or Loan, and; (b) a Revitalization and Placemaking (RAP) Program Grant(s). Additionally, the Owner has received award of two (2) Redevelopment Fund Grants and for use of Downtown Development Authority Tax Increment Financing from Meridian Township. For the balance of the development costs the Owner anticipates: (a) obtaining conventional bank financing for a construction loan equal to approximately 80% loan to cost, and; (b) fulfilling the remaining financial obligation estimated at 20% of the balance of funds needed through a combination of cash, land equity, and other funding sources. The construction lender will require a personal guarantee from the loan sponsor and will likely require that the Owner's fund their 20% of the capital stack prior to drawing on the construction loan. As the Owner is still finalizing the Project costs, they have not yet selected a lender.

Local and state school tax capture and local-only tax capture will be used to reimburse eligible activity costs in this Plan initially funded by the Owner and the EGLE Loan. The Developer will be reimbursed for eligible costs as listed in Tables 1a and 1b above. Tax captures for the Developer in this Plan will be used to repay the EGLE Loan first then Owner financed costs. The current estimated amount of required capture used to reimburse the Developer for costs in this Plan is \$6,962,627 so long as there are available revenues.

All reimbursements authorized under this Plan shall be governed by the Agreement, with the exception of the EGLE Loan. The Authority shall not incur any note or bonded indebtedness to finance the purposes of this Plan. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan is intended to authorize the Authority to fund such reimbursements from tax increment revenues generated by this Project and does not obligate the Authority or Township to fund any reimbursement or to enter into the Agreement providing for the reimbursement of any costs for which tax increment revenues may be captured under this Plan, or which are permitted to be reimbursed under this Plan. 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 Agreement contemplated by this Plan.

Under this Plan, so long as there are available revenues, the Authority anticipates collecting:

- \$736,987 for State Brownfield Revolving Fund (State of Michigan Brownfield Redevelopment Fund {MBRF}),
- \$124,141 for Brownfield Redevelopment Authority use on Administration, and;
- \$375,880 for Brownfield Redevelopment Authority capture into their Local Brownfield Revolving Fund (LBRF).

MBRF, Authority Administration and LBRF capture is reflective of the redevelopment project being completed.

## **6. AMOUNT OF NOTE OR BONDED INDEBTEDNESS INCURRED (SECTION 13(2)(E))**

The Authority will not incur a note or bonded indebtedness for this Brownfield Project under this Plan. The Authority has incurred an obligation to an EGLE Loan to support some of the eligible activities in this Plan under an Agreement by and between the Authority and EGLE.

## **7. DURATION OF THE BROWNFIELD PLAN AND EFFECTIVE DATE (SECTION 13(2)(F))**

Subject to Section 13b(16) of Act 381, the date of tax capture shall commence no earlier than 2023 or the immediate following year—as increment revenue becomes available, but the beginning date of tax increment revenues capture shall not exceed five years beyond the date of the governing body resolution approving the Plan. In no event shall this Plan extend beyond the maximum term allowed by Section 13(2)(f) of Act 381 for the duration of this Plan. Total estimated Plan capture duration for reimbursement of Eligible Activities, Brownfield Plan & Act 381 Work Plan (including amendments) Preparation costs, Brownfield Plan & Act 381 Work Plan Implementation Fees, BRA Administration & Application Fees, and LBRF & MBRF capture is estimated at 19 years (2023-2041). This Plan’s capture of tax increment revenues shall not exceed 30 years, unless amended.

Furthermore, this Plan, or any subsequent amendment thereto, may be abolished or terminated in accordance with Section 14(8) of Act 381 in the event of any of the following:

- a. The governing body may abolish this Plan (or any subsequent amendment thereto) when it finds that the purposes for which this Plan was established have been accomplished.
- b. The governing body may terminate this Plan (or any subsequent amendment thereto) if the Project for which eligible activities were identified in this Plan (or any subsequent amendment thereto) fails to occur with respect to the eligible property for at least five (5) years following the date of the governing body resolution approving this Plan (or any subsequent amendment thereto), provided that the governing body first does both of the following: (i) gives 30 days' written notice to the Developer at its last known address by certified mail or other method that documents proof of delivery attempted; and (ii) provides the Developer with an opportunity to be heard at a public meeting.

Notwithstanding anything in this subsection to the contrary, this Plan (or any subsequent amendment thereto) shall not be abolished or terminated until the principal and interest on all obligations to which the tax increment revenues are pledged have been paid or funds sufficient to make the payment have been identified or segregated.

## **8. ESTIMATED IMPACT ON TAXING JURISDICTIONS (SECTION 13(2)(G))**

The following table presents a summary of the impact to taxing jurisdictions (if the redevelopment Project is completed). The impact to each individual taxing jurisdiction may be as much as their proportionate share of \$8,199,635. Table 1a identifies the total amount required for the Project's eligible activities so long as there are sufficient revenues available

to capture. Additional information related to the impact of tax increment financing on the various taxing jurisdictions is presented Exhibit C, Table 4.

**Table 3 - Estimated Impact to Taxing Jurisdictions**

Taxing Unit/ Entity	Incremental Taxes Paid: Brownfield TIF Plan <sup>1</sup>	Tax Impact/ Capture: Brownfield TIF Plan <sup>2</sup>	Taxes Returned to Taxing Jurisdiction: Brownfield TIF Plan <sup>3</sup>
<b>MERIDIAN TOWNSHIP</b>			
Meridian Operating	\$ -	\$ -	\$ -
Meridian Community Services	\$ -	\$ -	\$ -
Meridian Pathways	\$ -	\$ -	\$ -
Meridian Parks/Recreation	\$ -	\$ -	\$ -
Meridian Police Protection	\$ -	\$ -	\$ -
Meridian CATA Redi Ride	\$ -	\$ -	\$ -
Meridian Land Preservation	\$ -	\$ -	\$ -
Meridian Road Improvement/Streets: Debt	\$ 550,207	\$ -	\$ 550,207
Meridian Fire Station: Debt	\$ 56,638	\$ -	\$ 56,638
Meridian Fire Protection	\$ -	\$ -	\$ -
Meridian Police and Fire Protection	\$ -	\$ -	\$ -
<b>INGHAM COUNTY</b>			
Ingham County	\$ -	\$ -	\$ -
Potter Park Zoo	\$ -	\$ -	\$ -
Public Transportation	\$ -	\$ -	\$ -
Animal Control	\$ -	\$ -	\$ -
Juvenile Justice	\$ -	\$ -	\$ -
Elder Care	\$ -	\$ -	\$ -
Health Services	\$ -	\$ -	\$ -
Parks/Trails	\$ -	\$ -	\$ -
Farmland Preservation	\$ -	\$ -	\$ -
911 System	\$ -	\$ -	\$ -
Jail/Justice	\$ -	\$ -	\$ -
CATA/ Regular	\$ -	\$ -	\$ -
CRAA - Airport Authority	\$ -	\$ -	\$ -
<b>LIBRARY</b>			
CADL - Library	\$ 439,735	\$ 430,672	\$ 9,064
<b>INTERMEDIATE SCHOOL DISTRICTS (ISD) / REGIONAL EDUCATIONAL SERVICE AGENCY (RESA)</b>			
Ingham ISD	\$ 1,763,982	\$ 1,727,624	\$ 36,358
<b>COMMUNITY COLLEGE</b>			
Lansing Community College	\$ -	\$ -	\$ -
<b>LOCAL SCHOOL MILLAGES: excludes State School millages</b>			
Okemos Public Schools: Debt	\$ 1,982,320	\$ -	\$ 1,982,320
Okemos Public Schools - Building/ Site Sinking Fund	\$ 279,111	\$ 273,358	\$ 5,753
<b>STATE SCHOOL MILLAGES: excludes Local School millages</b>			
State Education Tax - SET	\$ 1,699,132	\$ 1,441,995	\$ 257,136
Okemos Public Schools - Local School Operating (LSO)	\$ 5,097,395	\$ 4,325,986	\$ 771,409
<b>Totals</b>	<b>\$ 11,868,520</b>	<b>\$ 8,199,635</b>	<b>\$ 3,668,885</b>

**Notes:**

1. Tax Amount Paid on Incremental Taxable Value during Brownfield Plan Tax Capture period excludes: (a) the Tax Amount Captured by the Meridian Township Downtown Development Authority (DDA); and (b) the Tax Amount paid on Base Year Taxable Value.
2. The Brownfield Plan may only capture millages not allowed for tax capture by the DDA, and not prohibited from tax capture. Assumes that for the duration of the Brownfield Plan tax capture period, the DDA will continue to capture millages allowed for tax capture under the "Recodified Tax Increment Act, Act 57, 2018" (previously known as the "DDA Act," Public Act 197 of 1975, as amended). Currently, the DDA Tax Increment Finance (TIF) Plan is scheduled to stop tax capture at the end of 2038, but the estimates above assume the DDA TIF Plan will be amended and extended at a later date to include the duration of the BP Tax Capture period.
3. Tax Amount Returned on Incremental Taxable Value (excludes Tax Amount paid on Base Year Taxable Value) during Brownfield Plan Tax Capture period because: (a) millages are not allowed for Tax Capture by either the Brownfield Redevelopment Authority or the DDA (such as Debt levies), or (b) Excess Tax Capture returned because Tax Capture Amount exceeds Eligible Activity amount.

## **9. DISPLACEMENT OF PERSONS (SECTION 13(2)(I-L))**

The Property is planned to become vacant sometime in Summer 2022 when the only existing commercial building located on Block 1 at 4700 Ardmore Avenue is scheduled for demolition. There are no persons residing on the Property and the existing businesses plan to close in Summer 2022 on the Property are not relocating. Additionally, there are no residences or businesses that will be acquired to be cleared; therefore, there will be no adverse displacement or adverse relocation of persons or businesses under this Plan.

## **10. LOCAL BROWNFIELD REVOLVING FUND (SECTION 8)**

The Authority has established a Local Brownfield Revolving Fund (LBRF). If the redevelopment Project is completed and all eligible activities are incurred as summarized in Table 1a, the Authority anticipates capturing incremental local and state taxes to fund the Authority's LBRF up to \$375,880, to the extent allowed by law. See Table 4d for LBRF distribution. The Authority's LBRF will be used to fund other projects within the Township. All funds deposited in the LBRF shall be in accordance with Section 8 of Act 381.

## **11. STATE BROWNFIELD REDEVELOPMENT FUND (SECTION 8A)**

The Authority shall pay to the Department of Treasury at least once annually an amount equal to 3 mills of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, that are captured under this Plan for up to the first twenty-five (25) years of the duration of capture of tax increment revenues for each eligible property included in this Plan. If the Authority pays an amount equal to 3 mills of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on a parcel of eligible property to the Department of Treasury under Section 13B(14) of Act 381, the percentage of local taxes levied on that parcel and used to reimburse eligible activities for the Project under this Plan shall not exceed the percentage of local taxes levied on that parcel that would have been used to reimburse eligible activities for the Project under this Plan if the 3 mills of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on that parcel were not paid to the Department of Treasury under Section 13b(14) of Act 381. State of Michigan Brownfield Redevelopment Fund (MBRF) capture is estimated at \$736,987.

## **12. OTHER INFORMATION (SECTION 13(2)(M))**

The Authority and the Township, in accordance with the Act, may amend this Plan in the future.

This Brownfield Plan may only capture millages not allowed for tax capture by the Meridian Township Downtown Development Authority (DDA), and not prohibited from tax capture. This Plan assumes that for the duration of the Plan tax capture period, the DDA will continue to capture millages allowed for tax capture under the "Recodified Tax Increment Act, Act 57, 2018" (previously known as the "DDA Act," Public Act 197 of 1975, as amended). If the DDA's TIF Plan ends as currently adopted, additional tax increment revenues would become available to this Plan to reduce the duration of the Plan and Plan capture.

Based upon the assumptions made in this Plan, the state and local breakdown of tax capture millage percentages anticipated to be used for reimbursement of EGLE eligible costs through this Plan are summarized below.

<b>Proportionality of EGLE Eligible Activities</b>	<b>Local</b>	<b>State</b>
Local to State Tax Capture Revenue Percentages on EGLE Requested Amounts for EGLE Approval	<b>26.76%</b>	<b>73.24%</b>

Although the above amount of state tax capture is higher proportionately than local capture as a result of the Eligible Property location in the DDA, the DDA and Township Economic Development Corporation have budgeted to invest significant funds for infrastructure improvements associated and directly benefitting the Project, which will be completely sourced by the Township and with local-only tax increment revenue. Thus, the local contribution will exceed the local proportionality requirement in this Plan.

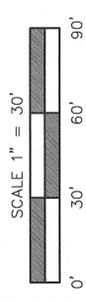
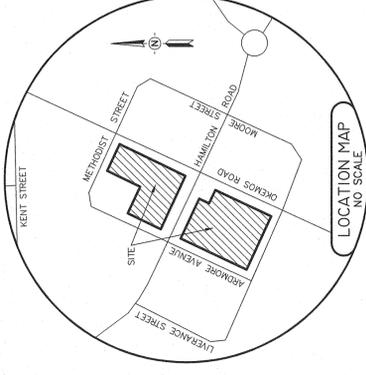
# **EXHIBITS**

**EXHIBIT A**  
Eligible Property –  
Legal Descriptions and Eligible Property Boundary Map  
Blocks 1 and 2 Parcels  
ALTA/NSPS Land Title Survey

# BLOCK 1

# ALTA/NSPS LAND TITLE SURVEY

## "OKEMOS VILLAGE"



**Eligible Property - Block 1**

Map ID	Address	Tax ID
A	2138 Hamilton Rd	33-02-02-21-405-010
B	2148 Hamilton Rd	33-02-02-21-405-005
C	4695 Okemos Rd	33-02-02-21-405-009
D	4700 Ardmore Ave	33-02-02-21-405-008

**BENCHMARKS**

- BENCHMARK #1 ELEV. = 852.30 (NAVD88)  
PK NAIL, WEST SIDE UTILITY POLE, WEST SIDE OF OKEMOS ROAD,  
±42' SOUTH OF BUILDING #4661 OKEMOS ROAD.
- BENCHMARK #2 ELEV. = 846.57 (NAVD88)  
PK NAIL, SOUTHEAST SIDE UTILITY POLE, WEST SIDE OF ARDMORE  
AVENUE, ON LINE WITH SOUTHERLY PARCEL LINE.
- BENCHMARK #3 ELEV. = 856.59 (NAVD88)  
RAILROAD SPIKE, NORTHWEST SIDE UTILITY POLE, NORTHEAST  
QUADRANT OF ARDMORE AVENUE AND HAMILTON ROAD.

**LEGEND**

- SET 1/2" BAR WITH CAP
- FOUND IRON AS NOTED
- DEED LINE
- DISTANCE NOT TO SCALE
- FENCE
- ASPHALT
- CONCRETE
- GRAVEL
- ADA PLATE
- EXISTING SPOT ELEVATION
- EXISTING CONTOUR ELEVATION
- BUILDING OVERHANG
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- GAS LINE
- UNDERGROUND TELEPHONE
- UNDERGROUND TELEVISION
- UNDERGROUND ELECTRIC
- OVERHEAD WIRES
- DECIDUOUS TREE
- CONIFEROUS TREE
- ⊙ SANITARY MANHOLE
- ⊕ DRAINAGE MANHOLE
- ⊖ ELECTRIC MANHOLE
- ⊗ TELEPHONE MANHOLE
- ⊘ CATCH-BASIN
- ⊙ SANITARY CLEANOUT
- ⊕ FIRE HYDRANT
- ⊖ VALVE
- ⊗ UTILITY POLE
- ⊘ LIGHT POLE
- ⊙ GROUND LIGHT
- ⊕ TRAFFIC SIGNAL
- ⊖ GUY WIRE
- ⊗ UTILITY PEDESTAL
- ⊘ TRANSFORMER
- ⊙ HANDHOLE
- ⊕ ELECTRIC METER
- ⊖ GAS METER
- ⊗ WATER METER
- ⊘ SIGN
- ⊙ POST
- ⊕ AIR CONDITIONING UNIT



*ERF*  
ERICK R. FRIESTROM  
PROFESSIONAL SURVEYOR  
DATE 06/21/18  
NO. 53497

REVISIONS	COMMENTS
06/21/2018	ORIGINAL

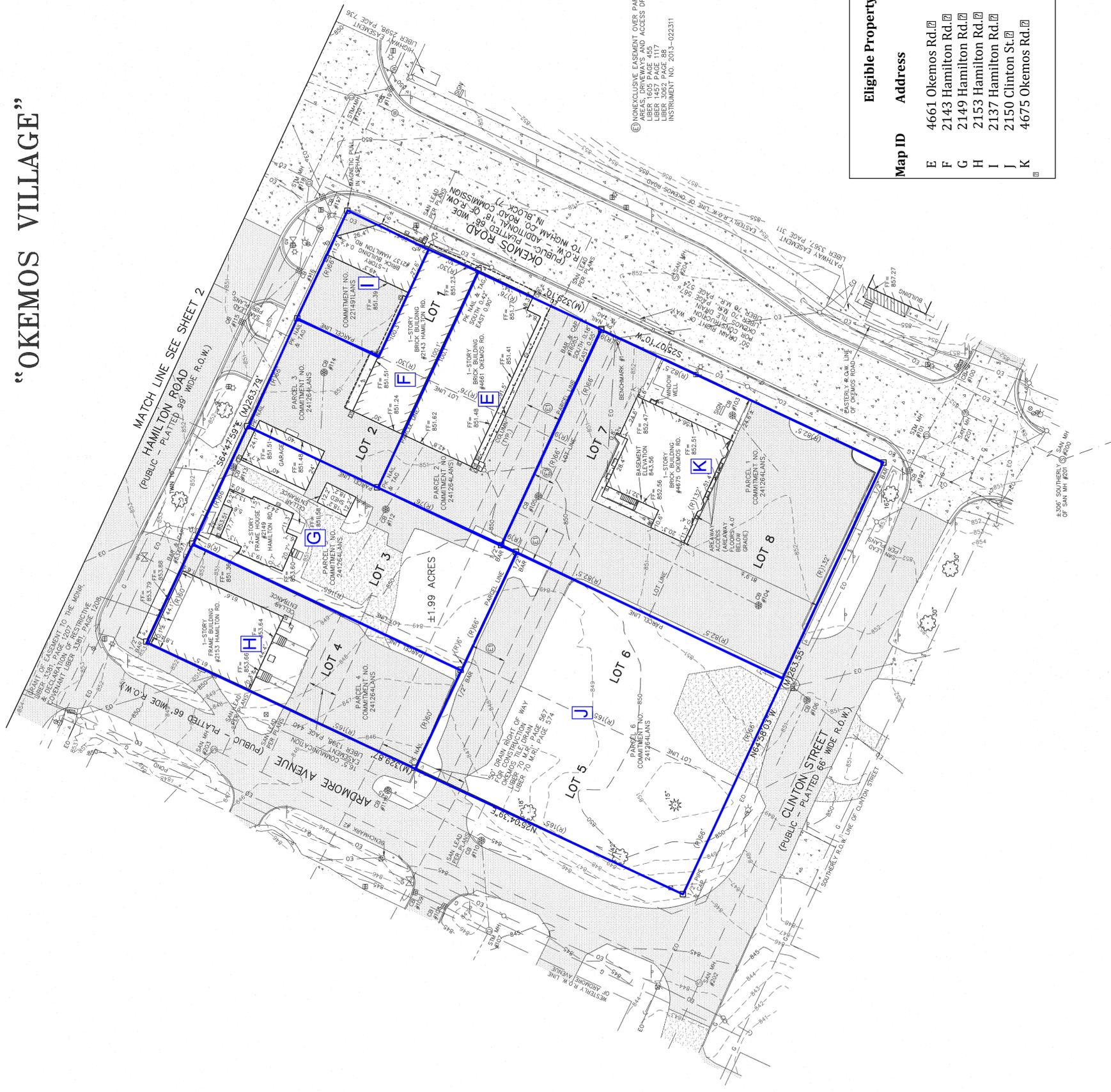
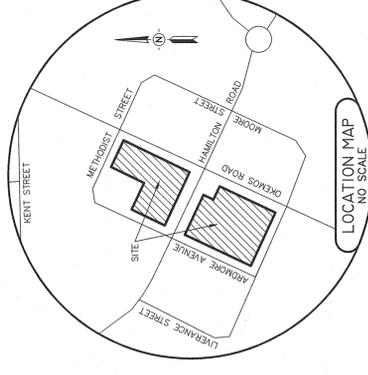
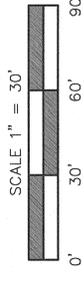
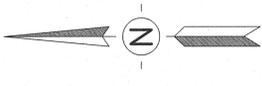
  

ENGINEERING AND SURVEYING <b>KEBS, INC.</b> 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-358-3333 WWW.KEBS.COM	ENGINEERING AND LAND SURVEYING <b>KEBS, INC.</b> 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-358-3333 WWW.KEBS.COM
Marshall Office - Ph. 269-781-9800	Marshall Office - Ph. 269-781-9800
DRAWN BY SSF	SECTION 21, T4N, R1W
FIELD WORK BY NAW/SL	JOB NUMBER:
SHEET 2 OF 3	93725-ALT

# BLOCK 2

# ALTA/NSPS LAND TITLE SURVEY

## "OKEMOS VILLAGE"



### BENCHMARKS

- BENCHMARK #1 ELEV. = 852.30 (NAVD88)  
PK NAIL, WEST SIDE UTILITY POLE, WEST SIDE OF OKEMOS ROAD,  
±42' SOUTH OF BUILDING #4661 OKEMOS ROAD.
- BENCHMARK #2 ELEV. = 846.57 (NAVD88)  
PK NAIL, SOUTHEAST SIDE UTILITY POLE, WEST SIDE OF ARDMORE  
AVENUE, ON LINE WITH SOUTHERLY PARCEL LINE.
- BENCHMARK #3 ELEV. = 856.59 (NAVD88)  
RAILROAD SPIKE, NORTHWEST SIDE UTILITY POLE, NORTHEAST  
QUADRANT OF ARDMORE AVENUE AND HAMILTON ROAD.

### LEGEND

- SET 1/2" BAR WITH CAP
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- ⊙ TRAFFIC SIGNAL
- ⊙ GUY WIRE
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- ⊙ HANDHOLE
- ⊙ ELECTRIC METER
- ⊙ GAS METER
- ⊙ WATER METER
- ⊙ SIGN
- ⊙ POST
- ⊙ AIR CONDITIONING UNIT

Ⓜ NONEXCLUSIVE EASEMENT OVER PARKING  
AREAS, DRIVEWAYS AND ACCESS DRIVES  
LIBER 1605 PAGE 455  
LIBER 1607 PAGE 477  
LIBER 3032 PAGE 88  
INSTRUMENT NO. 2013-022311

Eligible Property - Block 2		
Map ID	Address	Tax ID
E	4661 Okemos Rd.	33-02-02-21-409-008
F	2143 Hamilton Rd.	33-02-02-21-409-003
G	2149 Hamilton Rd.	33-02-02-21-409-002
H	2153 Hamilton Rd.	33-02-02-21-409-001
I	2137 Hamilton Rd.	33-02-02-21-409-004
J	2150 Clinton St.	33-02-02-21-409-006
K	4675 Okemos Rd.	33-02-02-21-409-009



ERICK B. FRIESTROM  
PROFESSIONAL SURVEYOR  
NO. 53497

REVISIONS	COMMENTS
06/27/2018	ORIGINAL

ENGINEERING AND LAND SURVEYING	KEBS, INC.
2116 HASLETT ROAD, HASLETT, MI 48840	
PH. 517-338-4444	
WWW.KEBS.COM	
Marshall Office - Ph. 269-781-9800	
DRAWN BY: SSF	SECTION: 21, 14N, R1W
FIELD WORK BY: NAW/SL	JOB NUMBER: 93725-ALT
SHEET 1 OF 3	

# ALTA/NSPS LAND TITLE SURVEY

## "OKEMOS VILLAGE"

**LEGAL DESCRIPTION:**  
(As provided by Transnation Title Agency, underwritten by Fidelity National Title Insurance Company, Commitment No. 222266LANS, dated August 15, 2017)

PARCEL 1:  
Lots 7 and 8, Block 3, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

PARCEL 2:  
Lots 5 and 6, Block 3, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

PARCEL 3:  
Lots 7 and 8, Block 3, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

(As provided by Transnation Title Agency, underwritten by Fidelity National Title Insurance Company, Commitment No. 241264LANS, Revision No. 2, dated April 25, 2018)

PARCEL 1:  
Lots 7 and 8, Block 6, and the Southerly 9 feet of Lots 1 and 2, Block 6, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

PARCEL 2:  
The Northerly 76 feet in width of the Southerly 85 feet in width of Lots 1 and 2, Block 6, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

PARCEL 3:  
Lot 2, EXCEPT the South 85 feet thereof, Block 6, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

The North 30 feet of the South 115 feet of Lot 1, Block 6, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

PARCEL 4:  
Lots 4, EXCEPT the East 6 feet, Block 6, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

PARCEL 5:  
The entire of Lot 3 and the East 6 feet of Lot 4, Block 6, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

PARCEL 6:  
Lots 5 and 6, Block 6, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

(As provided by Transnation Title Agency, Commitment No. 221491LANS, dated August 15, 2017)

Lot 1, Block 6, EXCEPT the South 115 feet thereof, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

(As provided by Transnation Title Agency, Commitment No. 221488LANS, dated August 15, 2017)

Lots 3 and 4, Block 3, Village of Okemos (Formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

### SCHEDULE B - SECTION II, EXCEPTIONS:

(As provided by Transnation Title Agency, underwritten by Fidelity National Title Insurance Company, Commitment No. 222266LANS, dated August 15, 2017)

Item 9. Grant of Easement recorded in Liber 1681, Page 1074, crosses parcel, is plottable and shown hereon.

Item 10. Easement Agreement recorded in Liber 1820, Page 846, crosses parcel, is plottable and shown hereon.

Item 11. Agreement Relating to Easement recorded in Liber 1826, Page 703, crosses parcel, is plottable and shown hereon.

Item 12. Affidavit Regarding Parking Agreement recorded in Liber 2443, Page 1184, and Liber 2443, Page 1186. Re-recorded in Liber 2461, Page 276, crosses parcel, is blanket in character, therefore not shown hereon.

Item 13. Oil, gas and mineral rights as set forth in the instrument recorded in Liber 1487, Page 734, crosses parcel, is blanket in character over Lots 7 & 8, Block 3, therefore not shown hereon.

Item 14. Oil, gas and mineral rights as set forth in the instrument recorded in Liber 1560, Page 92, crosses parcel, is blanket in character over Lots 7 & 8, Block 3, therefore not shown hereon.

Item 15. Oil, gas and mineral rights as set forth in the instrument recorded in Liber 1660, Page 493, crosses parcel, is blanket in character over Lots 7 & 8, Block 3, therefore not shown hereon.

Item 16. Oil, gas and mineral rights as set forth in the instrument recorded in Liber 1899, Page 977, crosses parcel, is blanket in character over Lots 7 & 8, Block 3, therefore not shown hereon.

Item 17. Oil, gas and mineral rights as set forth in the instrument recorded in Liber 2989, Page 819, crosses parcel, is blanket in character over Lots 7 & 8, Block 3, therefore not shown hereon.

(As provided by Transnation Title Agency, underwritten by Fidelity National Title Insurance Company, Commitment No. 241264LANS, Revision No. 2, dated April 25, 2018)

Item 10. Survey of the Okemos Tile Drain recorded in Liber 70 of Misc. Records, Page 567, crosses parcel, is plottable and shown hereon.

Item 11. Release of Right of Way recorded in Liber 70 of Misc. Records, Page 570, may cross parcel, provided document is illegible.

Item 12. Release of Right of Way recorded in Liber 70 of Misc. Records, Page 576, crosses parcel, is plottable and shown hereon.

Item 13. Intentionally omitted.

Item 14. Easement granted to Michigan Bell Telephone Company recorded in Liber 1398, Page 440, crosses parcel, is plottable and shown hereon.

Item 15. Easement Agreement recorded in Liber 1457, Page 1117. Amendment recorded in Liber 3062, Page 88 and in instrument No. 2013-022311, crosses parcel, is plottable and shown hereon.

Item 16. Quit Claim Deed recorded in Liber 1605, Page 455, crosses parcel, is plottable and shown hereon.

Item 17. Grant of Easement recorded in Liber 3381, Page 1207, crosses parcel, is plottable and shown hereon.

Item 18. Declaration of Restrictive Covenant recorded in Liber 3381, Page 1208, crosses parcel, is plottable and shown hereon.

Item 19. Intentionally omitted.

(As provided by Transnation Title Agency, Commitment No. 221491LANS, dated August 15, 2017)

There are no easements or restrictions of record per the title commitment provided.

(As provided by Transnation Title Agency, Commitment No. 221488LANS, dated August 15, 2017)

Item 10. Easements for overflow parking in the instrument recorded in Liber 2443, Page 1186, and re-recorded on May 22, 1997 in Liber 2461, Page 276, cross parcel; no easements are defined and therefore are not shown hereon.

### SEWER INVENTORIES

CATCH BASIN #100  
RIM ELEV. = 851.88  
8" RCP W INV. = 847.69  
TOP OF DEBRIS ELEV. = 847.66  
SUMP ELEV. = 846.19

STORM MANHOLE #101  
RIM ELEV. = 852.23  
12" RCP E INV. = 846.78  
15" RCP S ELEV. = 846.59  
12" RCP W INV. = 846.90  
TOP OF DEBRIS ELEV. = 846.75

CATCH BASIN #102  
RIM ELEV. = 851.85  
12" RCP W INV. = 847.33  
TOP OF DEBRIS ELEV. = 847.35

CATCH BASIN #103  
RIM ELEV. = 852.09  
SW RESTRICTOR PLATE INV. = 849.23  
SW 12" SQUARE OPENING INV. = 848.13  
SUMP ELEV. = 846.89

CATCH BASIN #104  
RIM ELEV. = 851.07  
12" RCP N INV. = 840.68  
TOP OF WATER ELEV. = 847.68  
SUMP ELEV. = 846.60

CATCH BASIN #105  
RIM ELEV. = 849.67  
6" VCP NE INV. = 845.07  
8" RCP S INV. = 844.91  
SUMP ELEV. = 844.17

CATCH BASIN #106  
RIM ELEV. = 850.60  
8" PVC TOP OF PIPE ELEV. = 849.12  
SUMP ELEV. = 848.80

STORM MANHOLE #107  
RIM ELEV. = 845.42  
12" RCP N INV. = 840.22  
12" RCP NE INV. = 838.54  
18" RCP W INV. = 837.26

CATCH BASIN #108  
RIM ELEV. = 844.38  
10" RCP N INV. = 840.43  
10" RCP S INV. = 840.39  
TOP OF DEBRIS ELEV. = 840.38

CATCH BASIN #109  
RIM ELEV. = 844.37  
10" RCP S INV. = 840.72  
TOP OF DEBRIS ELEV. = 840.47

CATCH BASIN #110  
RIM ELEV. = 844.72  
12" RCP N INV. = 839.24  
12" RCP SW INV. = 839.01  
SUMP ELEV. = 838.12

CATCH BASIN #111  
RIM ELEV. = 844.66  
12" RCP S INV. = 839.06  
SUMP ELEV. = 839.06

CATCH BASIN #112  
RIM ELEV. = 850.32  
6" VCP E INV. = 847.30  
6" VCP W INV. = 847.39  
SUMP ELEV. = 847.22

CATCH BASIN #113  
RIM ELEV. = 851.08  
6" VCP W INV. = 848.40  
TOP OF DEBRIS ELEV. = 848.38

CATCH BASIN #114  
RIM ELEV. = 850.55  
6" VCP SW INV. = 848.52  
SUMP ELEV. = 848.43

CATCH BASIN #115  
RIM ELEV. = 850.68  
4" PVC SE INV. = 848.55  
6" PVC SW INV. = 848.52  
SUMP ELEV. = 848.43

CATCH BASIN #116  
RIM ELEV. = 850.60  
12" RCP NE INV. = 846.01  
4" VCP NW INV. = 848.11  
TOP OF DEBRIS ELEV. = 845.76

CATCH BASIN #117  
RIM ELEV. = 850.01  
12" RCP N INV. = 845.88  
TOP OF DEBRIS ELEV. = 845.88

STORM MANHOLE #118  
RIM ELEV. = 849.82  
12" RCP SW INV. = 845.66  
12" RCP S INV. = 845.77  
TOP OF DEBRIS ELEV. = 845.86

CATCH BASIN #119  
RIM ELEV. = 849.25  
12" RCP NW INV. = 845.94  
SUMP ELEV. = 844.75

STORM MANHOLE #120  
RIM ELEV. = 849.59  
12" RCP N INV. = 844.58  
12" RCP SE INV. = 845.08  
SW 12" SQUARE OPENING INV. = 844.74  
SUMP ELEV. = 844.09

STORM MANHOLE #121  
RIM ELEV. = 849.28  
12" RCP N INV. = 841.45  
12" RCP NE INV. = 833.92  
8" RCP E INV. = 833.83  
12" RCP SW INV. = 840.65  
12" RCP S INV. = 840.65  
12" RCP W INV. = 843.19  
8" RCP W INV. = 845.02

CATCH BASIN #122  
RIM ELEV. = 849.72  
8" RCP E INV. = 845.86  
SUMP ELEV. = 843.42

CATCH BASIN #123  
RIM ELEV. = 849.30  
8" RCP SW INV. = 844.59  
TOP OF DEBRIS ELEV. = 844.33

CATCH BASIN #124  
RIM ELEV. = 848.90  
8" METAL E INV. = 841.49  
12" RCP S INV. = 841.49  
8" RCP W INV. = 845.11  
SUMP ELEV. = 841.49

CATCH BASIN #125  
RIM ELEV. = 848.84  
8" RCP E INV. = 845.44  
6" PVC NW INV. = 845.49  
SUMP ELEV. = 845.24

CATCH BASIN #126  
RIM ELEV. = 848.50  
6" PVC SE INV. = 846.15  
TOP OF DEBRIS ELEV. = 846.10

CATCH BASIN #127  
RIM ELEV. = 848.24  
8" RCP N INV. = 844.49  
SUMP ELEV. = 844.04

CATCH BASIN #128  
RIM ELEV. = 847.24  
8" VCP NE INV. = 844.05  
8" VCP S INV. = 844.05  
TOP OF DEBRIS ELEV. = 844.04

CATCH BASIN #129  
RIM ELEV. = 848.81  
4" S INV. = 845.28  
12" RCP NW INV. = 845.19  
SUMP ELEV. = 844.81

CATCH BASIN #130  
RIM ELEV. = 848.88  
12" RCP E INV. = 844.91  
12" RCP SE INV. = 844.93  
SUMP ELEV. = 843.68

CATCH BASIN #131  
RIM ELEV. = 846.24  
15" RCP N INV. = 840.99  
8" VCP E INV. = 840.11  
6" VCP SW INV. = 842.60  
12" RCP W INV. = 843.06  
SUMP ELEV. = 838.86

CATCH BASIN #132  
RIM ELEV. = 846.01  
12" RCP NE INV. = 846.01  
4" VCP NW INV. = 848.11  
TOP OF DEBRIS ELEV. = 845.76

STORM MANHOLE #133  
RIM ELEV. = 846.50  
12" RCP N INV. = 838.88  
12" RCP E INV. = 834.69  
12" RCP S INV. = 840.04  
15" RCP W INV. = 838.23

CATCH BASIN #134  
RIM ELEV. = 846.71  
TOP OF DEBRIS ELEV. = 845.41

STORM MANHOLE #135  
RIM ELEV. = 846.61  
12" RCP SE INV. = 840.73  
12" RCP W INV. = 842.62  
SUMP ELEV. = 838.56

CATCH BASIN #136  
RIM ELEV. = 846.68  
12" RCP E INV. = 843.69  
12" RCP NW INV. = 842.89  
SUMP ELEV. = 840.92

STORM MANHOLE #137  
RIM ELEV. = 846.59  
12" RCP N INV. = 841.45  
12" RCP NE INV. = 833.92  
8" RCP E INV. = 833.83  
12" RCP SW INV. = 840.65  
12" RCP S INV. = 840.65  
12" RCP W INV. = 834.37

CATCH BASIN #138  
RIM ELEV. = 846.01  
12" RCP S INV. = 841.59  
12" RCP SE INV. = 840.09

SANITARY MANHOLE #200  
RIM ELEV. = 845.36  
8" VCP N INV. = 836.58  
8" VCP SE INV. = 836.72

SANITARY MANHOLE #201  
RIM ELEV. = 851.97  
8" VCP E INV. = 844.36  
8" VCP S INV. = 835.34  
8" VCP S INV. = 835.23  
8" VCP W INV. = 835.13

SANITARY MANHOLE #202  
RIM ELEV. = 844.30  
8" VCP N INV. = 832.60  
8" VCP E INV. = 831.28  
8" VCP E INV. = 833.77  
8" VCP W INV. = 831.17

SANITARY MANHOLE #203  
RIM ELEV. = 847.01  
8" VCP S INV. = 834.83  
8" VCP W INV. = 835.03

SANITARY MANHOLE #204  
RIM ELEV. = 852.05  
8" VCP N INV. = 840.56

SANITARY MANHOLE #205  
RIM ELEV. = 849.65  
8" VCP N INV. = 838.88  
8" VCP E INV. = 838.97  
8" VCP S INV. = 839.51  
8" VCP W INV. = 839.58

SANITARY MANHOLE #206  
RIM ELEV. = 852.02  
8" VCP N INV. = 840.63  
8" VCP E INV. = 840.33  
8" VCP S INV. = 840.71

SANITARY MANHOLE #207  
RIM ELEV. = 846.39  
8" VCP N INV. = 835.95  
8" VCP E INV. = 837.75  
8" VCP S INV. = 837.70  
8" VCP W INV. = 837.61

SANITARY MANHOLE #208  
RIM ELEV. = 851.62  
8" VCP E INV. = 840.11  
8" VCP S INV. = 840.41  
6" VCP NW INV. = 840.54

SANITARY MANHOLE #209  
RIM ELEV. = 842.15  
8" VCP N INV. = 833.91  
8" VCP S INV. = 833.91

### SURVEYOR'S NOTES:

1. This plan was made at the direction of the parties named hereon and is intended solely for their immediate use. Survey prepared from fieldwork performed in June 2018.

2. All bearings and distances on the survey are record and measured unless otherwise noted. All bearings are Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the Lansing CORS.

3. All dimensions are in feet and decimals thereof.

4. All elevations are North American Vertical Datum of 1988 (NAVD88).

5. No building tie dimensions are to be used for establishing the property lines.

6. There are no observable potential encroachments onto the subject property from adjoining lands, or from the subject property onto adjoining lands, except as shown hereon.

7. Parcel has direct access to public Okemos Road, public Hamilton Road, public Clinton Street, public Methodist Street, and public Ardmore Avenue.

### ALTA/NSPS LAND TITLE SURVEY - TABLE "A" REQUIREMENTS:

Item 1: Shown on the survey map.

Item 2: Addresses of the surveyed property, 4700 Ardmore Avenue, 2150 Hamilton Street, 2150 Hamilton Street, 2150 Hamilton Street, 2150 Hamilton Street, 2149 Hamilton Road, 2149 Hamilton Road, 2153 Hamilton Road, 4661 Okemos Road, 4675 Okemos Road, and 4695 Okemos Road, Okemos, MI 48864.

Item 3: By scaled map location and graphic plotting only, this property lies entirely within Flood Zone "X", areas outside the 1% annual chance floodplain, according to the National Flood Insurance Program, Flood Insurance Rate Map for the Charter Township of Meridian, Ingham County, Michigan, Community Panel No. 260093 0158 D, dated August 16, 2011.

Item 4: 3.99 Acres (173,987 square feet)

Item 5: Shown on the survey map.

Item 7a: Shown on the survey map.

Item 8: Shown on the survey map.

Item 9: Parking:  
Regular Parking Spaces: 0  
Disabled Parking Spaces: 0  
Total on-site Parking Spaces: 0

Item 10: There were no party walls designated by client.

Item 11: Utility information as shown was obtained from available public records and field observations. The fieldwork was completed in accordance with the 2016 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7a, 8, 9, 10, 11, and 13 of Table A thereof. The fieldwork was completed on June 3, 2018.

Item 13: Shown on the survey map.

### CERTIFICATION:

To Downtown Okemos, LLC; Transnation Title Agency; and Fidelity National Title Insurance Company;

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7a, 8, 9, 10, 11, and 13 of Table A thereof. The fieldwork was completed on June 3, 2018.



*E. Priestrom*  
Erick R. Priestrom Date of Plot or Map:  
Professional Surveyor No. 53497  
epriestrom@kebs.com

REVISIONS	COMMENTS	ENGINEERING AND LAND SURVEYING
06/21/2018	ORIGINAL	216 HASLETT ROAD, HASLETT, MI 48840 PH: 517-538-3399-8047 WWW.KEBS.COM
		Marshall Office - Ph. 269-781-9800
		DRAWN BY: SSF SECTION: 21, TAN, RTW
		FIELD WORK BY: NAW/SL JOB NUMBER:
		SHEET 3 OF 3 93725-ALT

# **EXHIBIT B**

Basis of Eligibility –

EGLE Acknowledgement of Receipt of a

Baseline Environmental Assessment Letters

dated August 17, 2018, March 4, 2021 and May 6, 2022

Blocks 1 and 2 Parcels



RICK SNYDER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF ENVIRONMENTAL QUALITY  
LANSING DISTRICT OFFICE



C. HEIDI GREYER  
DIRECTOR

August 17, 2018

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

**BEA ID:** B201802496LA

**Legal Entity:** Village of Okemos LLC, 2362 Jolly Oak Drive, Okemos, Michigan 48864

**Property Address:** 2137-2155 Hamilton Road, 4661-4675 Okemos Road, and 2150 Clinton Street, Okemos, Ingham County

On August 15, 2018, the Department of Environmental Quality (DEQ) received a Baseline Environmental Assessment (BEA) dated August 14, 2018, for the above legal entity and property. This letter is your acknowledgement that the DEQ has received and recorded the BEA. The DEQ 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.

The DEQ 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 the DEQ's website: <https://secure1.state.mi.us/FacilitiesInventoryQueries>.

Authorized signature:



Dennis Eagle, District Supervisor  
Lansing District Office  
Remediation and Redevelopment Division  
Department of Environmental Quality  
525 West Allegan Street  
P.O. Box 30242  
Lansing, Michigan 48909  
517-614-8544  
eagled@michigan.gov

Enclosure

cc: PM Environmental Inc.



**Baseline Environmental Assessment Submittal Form**

*This form is for submittal of a Baseline Environmental Assessment (BEA), as defined by Part 201, Environmental Remediation and Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, for the purpose of establishing an exemption to liability pursuant to Section 20126(1)(c) and Section 21323a(1)(b) for a new owner or operator of property that is a facility as defined by Section 20101(1)(s) or Property as defined by Section 21303(d). The BEA report must be conducted either prior to or within 45 days after becoming the owner or operator, whichever is earliest. This form and the BEA report must be submitted prior to or within 6 months of becoming the owner or operator whichever is earliest. A separate BEA is required for each legal entity that is or will be a new owner or operator of the property. To maintain the exemption to liability, the owner and operator must also disclose the BEA to any subsequent purchaser or transferee before conveying interest in the property pursuant to Section 20126(1)(c) and Section 21323a(1)(b). An owner or operator of a facility or Property also has due care obligations under Section 20107a and Section 21304c with respect to any existing contamination to prevent unacceptable exposure; prevent exacerbation; take reasonable precautions; provide reasonable cooperation, assistance, and access to authorized persons taking response activities at the property; comply with land use restrictions associated with response activities; and not impede the effectiveness of response activities implemented at the property. Documentation of due care evaluations, all conducted response activities, and compliance with 7a or 4c need to be available to the MDEQ, but not submitted, within 8 months of becoming the owner or operator of a facility and/or Property.*

**Section A: Legal Entity Information**

Name of legal entity that does or will own or operate the property: Village of Okemos, LLC  Address: 2362 Jolly Oak Drive City: Okemos State: Michigan ZIP: 48864  Contact Person (Name & Title): Patrick Smith, Authorized Agent  Telephone: (805) 965-2100 Email: psmith@westpacinv.com	Contact for BEA questions if different from submitter: Name & Title: Mr. Jade Gillette, Project Consultant  Company: PM Environmental, Inc.  Address: 560 5 <sup>th</sup> Street NW, Suite 301  City: Grand Rapids State: MI ZIP: 49504  Telephone: (616) 328-5288 Email: rgillette@pmenv.com
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**Section B: Property Information**

Street Address of Property: 2137-2155 Hamilton Road, 4661-4675 Okemos Road, and 2150 Clinton Street City: Okemos State: MI Zip: 48864  Property Tax ID (include all applicable IDs): 33-02-02-21-409-004, 33-02-02-21-409-003, 33-02-02-21-409-002, 33-02-02-21-409-008, 33-02-02-21-409-001, 33-02-02-21-409-009, and 33-02-02-21-409-006  Address according to tax records, if different than above (include all applicable addresses):  City: State: Zip:  Status of submitter relative to the property (check all that apply): Owner <input type="checkbox"/> Former <input type="checkbox"/> Current <input type="checkbox"/> Prospective <input checked="" type="checkbox"/> Operator <input type="checkbox"/>	County: Ingham City/Village/Township: Meridian Charter Township  Town: 04N Range: 01W Section: 21  Quarter: SE Quarter-Quarter: NW  Decimal Degrees Latitude: 42.7168  Decimal Degrees Longitude: 84.4295 Reference point for latitude and longitude: Center of site <input checked="" type="checkbox"/> Main/front door <input type="checkbox"/> Front gate/main entrance <input type="checkbox"/> Other <input type="checkbox"/>  Collection method: Survey <input type="checkbox"/> GPS <input type="checkbox"/> Interpolation <input checked="" type="checkbox"/>
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**Section C: Source of contamination at the property (check all that are known to apply):**

Facility regulated pursuant to Part 201, other source, or source unknown	<input checked="" type="checkbox"/>
Part 201 Site ID, if known:	<input checked="" type="checkbox"/>
Property - Leaking Underground Storage Tank regulated pursuant to Part 213	<input type="checkbox"/>
Part 211/213 Facility ID, if known:	<input type="checkbox"/>
Oil or gas production and development regulated pursuant to Part 615 or 625	<input type="checkbox"/>
Licensed landfill regulated pursuant to Part 115	<input type="checkbox"/>
Licensed hazardous waste treatment, storage, or disposal facility regulated pursuant to Part 111	<input type="checkbox"/>



GRETCHEN WHITMER  
GOVERNOR

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



LIESL EICHLER CLARK  
DIRECTOR

March 4, 2021

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

**BEA ID:** 33010018-BEA-1

**Legal Entity:** VOO North LLC, 2410 Woodlake Drive, Suite 440, Okemos, Michigan 48864

**Property Address:** 2137, 2138, and 2148 Hamilton Road; 4695 Okemos Road; and  
4700 Ardmore Road, Okemos, Ingham County

On February 25, 2021, the Michigan Department of Environment, Great Lakes, and Energy (EGLE) received a Baseline Environmental Assessment (BEA) dated February 16, 2021, 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: PM Environmental Inc.



FOR DEQ USE ONLY  
BEA SUBMITTAL #  
33010018-BEA

**Baseline Environmental Assessment Submittal Form**

This form is for submittal of a Baseline Environmental Assessment (BEA), as defined by Part 201, Environmental Remediation and Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, for the purpose of establishing an exemption to liability pursuant to Section 20126(1)(c) and Section 21323a(1)(b) for a new owner or operator of property that is a facility as defined by Section 20101(1)(s) or Property as defined by Section 21303(d). The BEA report must be conducted either prior to or within 45 days after becoming the owner or operator, whichever is earliest. This form and the BEA report must be submitted prior to or within 6 months of becoming the owner or operator whichever is earliest. A separate BEA is required for each legal entity that is or will be a new owner or operator of the property. To maintain the exemption to liability, the owner and operator must also disclose the BEA to any subsequent purchaser or transferee before conveying interest in the property pursuant to Section 20126(1)(c) and Section 21323a(1)(b). An owner or operator of a facility or Property also has due care obligations under Section 20107a and Section 21304c with respect to any existing contamination to prevent unacceptable exposure; prevent exacerbation; take reasonable precautions; provide reasonable cooperation, assistance, and access to authorized persons taking response activities at the property; comply with land use restrictions associated with response activities; and not impede the effectiveness of response activities implemented at the property. Documentation of due care evaluations, all conducted response activities, and compliance with 7a or 4c need to be available to the MDEQ, but not submitted, within 8 months of becoming the owner or operator of a facility and/or Property.

**Section A: Legal Entity Information**

Name of legal entity that does or will own or operate the property: VOO North, LLC	Contact for BEA questions if different from submitter: Name & Title:
Address: 2410 Woodlake Drive, Suite 440	Aaron Snow, Staff Scientist
City: Okemos State: Michigan ZIP: 48864	Company: PM Environmental, Inc.
Contact Person (Name & Title):	Address: 4080 West Eleven Mile Road
Will Randle, Authorized Representative	City: Berkley State: Michigan ZIP: 48072
Telephone: 517-580-2550	Telephone: 800-313-2966 Email: snow@pmenv.com
Email: will@westpacinv.com	

**Section B: Property Information**

Street Address of Property: 2137, 2138, and 2148 Hamilton Road, 4695 Okemos Road, and 4700 Ardmore Road	County: Ingham
City: Okemos State: Michigan Zip: 48864	City/Village/Township: Meridian Township
Property Tax ID (include all applicable IDs): 33-02-02-21-409-004, 33-02-02-21-405-010, 33-02-02-21-405-005, 33-02-02-21-405-009, and 33-02-02-21-405-008	Town: 04N Range: 01W Section: 21
Address according to tax records, if different than above (include all applicable addresses):	Quarter: SE Quarter-Quarter: NW
City: _____ State: _____ Zip: _____	Decimal Degrees Latitude: 44.052 Decimal Degrees Longitude: -83.659
Status of submitter relative to the property (check all that apply):	Reference point for latitude and longitude: Center of site <input checked="" type="checkbox"/> Main/front door <input type="checkbox"/> Front gate/main entrance <input type="checkbox"/> Other <input type="checkbox"/>
Owner <input type="checkbox"/> Former <input type="checkbox"/> Current <input type="checkbox"/> Prospective <input checked="" type="checkbox"/>	Collection method: Survey <input type="checkbox"/> GPS <input type="checkbox"/> Interpolation <input checked="" type="checkbox"/>
Operator <input type="checkbox"/>	

**Section C: Source of contamination at the property (check all that are known to apply):**

Facility regulated pursuant to Part 201, other source, or source unknown	<input checked="" type="checkbox"/>
Part 201 Site ID, if known: _____	
Property - Leaking Underground Storage Tank regulated pursuant to Part 213	<input checked="" type="checkbox"/>
Part 211/213 Facility ID, if known: _____	
Oil or gas production and development regulated pursuant to Part 615 or 625	<input type="checkbox"/>
Licensed landfill regulated pursuant to Part 115	<input type="checkbox"/>
Licensed hazardous waste treatment, storage, or disposal facility regulated pursuant to Part 111	<input type="checkbox"/>

**Section D: Applicable Dates (provide date for all that are relevant):**

RECEIVED

FEB 25 2021  
EQ 4025 (07/2017)

MM/DD/YYYY



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



GRETCHEN WHITMER  
GOVERNOR

LIESL EICHLER CLARK  
DIRECTOR

May 6, 2022

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

**BEA ID:** 33010018-BEA-2

**Legal Entity:** Village of Okemos LLC, P.O. Box 523, Grand Ledge, Michigan 48837

**Property Address:** 2137 Hamilton Road, Okemos, Ingham County

On April 26, 2022, the Michigan Department of Environment, Great Lakes, and Energy (EGLE) received a Baseline Environmental Assessment (BEA) dated March 17, 2022, 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 or properties identified on the BEA Submittal Form and in the BEA that have been demonstrated to be a facility. 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 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.

EGLE does not review BEAs to determine the adequacy of the submittal. The 2020 Volatilization to Indoor Air Pathway (VIAP) Screening Levels (SLs) may be proposed as site-specific criteria when used to determine that a property is or contains a facility or site. EGLE's approval of these numeric site-specific criteria is required. Since the BEA has not been reviewed, if the BEA relied upon the 2020 VIAP SLs then their use within the BEA is approved only for the purpose of confirming the status of the property as a facility under Part 201 or a site under Part 213.

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. Please review the enclosed brochure on "due care." An owner or operator of contaminated property has an obligation to assure the property is safe for the intended use and is protective of the public health and safety.

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: PM Environmental Inc.

FOR EGLE USE ONLY  
 BEA SUBMITTAL #  
 33018018 BEA2



**Baseline Environmental Assessment Submittal Form**

This form is for submittal of a Baseline Environmental Assessment (BEA), as defined by Part 201, Environmental Remediation and Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, for the purpose of establishing an exemption to liability pursuant to Section 20126(1)(c) and Section 21323a(1)(b) for a new owner or operator of property that is a facility as defined by Section 20101(1)(s) or Property as defined by Section 21303(d). The BEA report must be conducted either prior to or within 45 days after becoming the owner or operator, whichever is earliest. This form and the BEA report must be submitted prior to or within 6 months of becoming the owner or operator whichever is earliest. A separate BEA is required for each legal entity that is or will be a new owner or operator of the property. To maintain the exemption to liability, the owner and operator must also disclose the BEA to any subsequent purchaser or transferee before conveying interest in the property pursuant to Section 20126(1)(c) and Section 21323a(1)(b).

**DUE CARE:** An owner or operator of a facility or Property also has due care obligations under Section 20107a and Section 21304c with respect to any existing contamination. Documentation of due care evaluations, all conducted response activities, and compliance with 7a or 4c need to be available to EGLE, but not submitted, within 8 months of becoming the owner or operator of a facility and/or Property.

**Section A: Legal Entity Information**

Name of legal entity that does or will own/operate property: Village of Okemos, LLC Mailing Address: PO Box 523 City, State and Zip Code: Grand Ledge, Michigan, 48837 Contact Person (Name and Title): Patrick Smith, Member Manager Telephone Number: 805-965-2100 Email Address: psmith@westpacinc.com	Contact for BEA questions if different from submitter, Name & Title: Aaron Snow, Staff Scientist Company: PM Environmental, Inc. Address: 4080 West Eleven Mile Road City, State and Zip Code: Berkley, Michigan, 48072 Telephone Number: 800-313-2966 Email Address: snow@pmenv.com
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**Section B: Property Information**

Name of Property: Village of Okemos Street Address(es) of Property: 2137 Hamilton Road City, State and Zip Code: Okemos, Michigan, 48864 Property Tax ID (include all applicable IDs): 33-02-02-21-409-004 Address(es) according to tax records, if different than above:  Status of submitter relative to the property (check all that apply) <table style="width: 100%; border: none;"> <tr> <td></td> <td style="text-align: center;">Former</td> <td style="text-align: center;">Current</td> <td style="text-align: center;">Prospective</td> </tr> <tr> <td>Owner</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Operator</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>		Former	Current	Prospective	Owner	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Operator	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	County: Ingham City/Village/Township: Meridian Township Township, Section and Range: 04N, 21, 01W Decimal Degrees Latitude and Longitude: 44.052 and -83.659 Collection Method: Survey <input type="checkbox"/> GPS <input type="checkbox"/> Interpolation <input checked="" type="checkbox"/> Reference Point for Latitude and Longitude: Center of site <input checked="" type="checkbox"/> Main/front door <input type="checkbox"/> Front gate/main entrance <input type="checkbox"/> Other <input type="checkbox"/>
	Former	Current	Prospective										
Owner	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>										
Operator	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>										

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EGLE - RRD  
 LANSING DISTRICT OFFICE

## **EXHIBIT C**

### **Table 4 - Tax Increment Financing Estimates Blocks 1 and 2 Parcels**

Table 4a1 - Base Year/Initial Taxable Value (ITV) Information  
Blocks 1 and 2 Parcels

**Village of Okemos Redevelopment**  
**Blocks 1 & 2, Meridian Charter Township, Michigan**  
**Table 4a1 - Base Year/ Initial Taxable Value (ITV) Information**

Notes	Property Identification		Base Year/ Initial Taxable Value (ITV) of All Eligible Property in the Brownfield Plan by Property Classification						Notes
			Land	Land Improvements	Building	Real Property Subtotal	Personal Property	Total	
	Address	Tax Parcel Number							<b>BASE YEAR = 2022</b>
Block 1	2138 Hamilton Rd.	33-02-02-21-405-010	\$ 163,400	\$ -	\$ -	\$ 163,400	\$ -	\$ 163,400	Actual Values for 2022 (as of 12/31/2021)
Block 1	2148 Hamilton Rd.	33-02-02-21-405-005	\$ 163,400	\$ -	\$ -	\$ 163,400	\$ -	\$ 163,400	"
Block 1	4695 Okemos Rd.	33-02-02-21-405-009	\$ 163,400	\$ -	\$ -	\$ 163,400	\$ -	\$ 163,400	"
Block 1	4700 Ardmore Ave.	33-02-02-21-405-008	\$ 168,792	\$ 1,827	\$ 139,281	\$ 309,900	\$ -	\$ 309,900	"
Block 2	4661 Okemos Rd.	33-02-02-21-409-008	\$ 75,200	\$ -	\$ -	\$ 75,200	\$ -	\$ 75,200	"
Block 2	2143 Hamilton Rd.	33-02-02-21-409-003	\$ 54,500	\$ -	\$ -	\$ 54,500	\$ -	\$ 54,500	"
Block 2	2149 Hamilton Rd.	33-02-02-21-409-002	\$ 89,100	\$ -	\$ -	\$ 89,100	\$ -	\$ 89,100	"
Block 2	2153 Hamilton Rd.	33-02-02-21-409-001	\$ 28,070	\$ -	\$ -	\$ 28,070	\$ -	\$ 28,070	"
Block 2	2137 Hamilton Rd.	33-02-02-21-409-004	\$ 24,800	\$ -	\$ -	\$ 24,800	\$ -	\$ 24,800	"
Block 2	2150 Clinton St.	33-02-02-21-409-006	\$ 34,901	\$ -	\$ -	\$ 34,901	\$ -	\$ 34,901	"
Block 2	4675 Okemos Rd.	33-02-02-21-409-009	\$ 85,281	\$ -	\$ -	\$ 85,281	\$ -	\$ 85,281	"
<b>Totals</b>			\$ 1,050,844	\$ 1,827	\$ 139,281	\$ 1,191,952	\$ -	\$ 1,191,952	-

Last revised: 8/2/2022

Table 4a2 - Total Estimated Taxes Paid to All Taxing  
Jurisdictions on the Base Year Taxable Value/ Initial Taxable  
Value (ITV)  
Blocks 1 and 2 Parcels

**Village of Okemos Redevelopment  
Blocks 1 & 2, Meridian Charter Township, Michigan**

**Table 4a2 - Total Estimated Taxes Paid to All Taxing Jurisdictions on the Base Year Taxable Value/ Initial Taxable Value (ITV)**

Notes	AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS	Annual Millage Rate Levied on Real Property <sup>1</sup>	Annual Millage Rate Levied on Commercial Personal Property <sup>1</sup>	Base Year	2022
				BP Year Number	0
-	<b>MERIDIAN TOWNSHIP</b>	-	-	-	-
-	Meridian Operating	4.1578	4.1578		\$ 4,956
-	Meridian Community Services	0.1483	0.1483		\$ 177
-	Meridian Pathways	0.3308	0.3308		\$ 394
-	Meridian Parks/Recreation	0.6597	0.6597		\$ 786
-	Meridian Police Protection	0.6016	0.6016		\$ 717
-	Meridian CATA Redi Ride	0.1978	0.1978		\$ 236
-	Meridian Land Preservation	0.1000	0.1000		\$ 119
-	Meridian Road Improvement/Streets: Debt	1.9429	1.9429		\$ 2,316
-	Meridian Fire Station: Debt	0.2000	0.2000		\$ 238
-	Meridian Fire Protection	0.6339	0.6339		\$ 756
-	Meridian Police and Fire Protection	1.4771	1.4771		\$ 1,761
-	<i>Subtotal of Local Government Unit (LGU): Annual</i>	<b>10.4499</b>	<b>10.4499</b>		<b>\$ 12,456</b>
-	<b>INGHAM COUNTY</b>	-	-	-	-
-	Ingham County	6.7807	6.7807		\$ 8,082
-	Potter Park Zoo	0.4986	0.4986		\$ 594
-	Public Transportation	0.5988	0.5988		\$ 714
-	Animal Control	0.2393	0.2393		\$ 285
-	Juvenile Justice	0.5983	0.5983		\$ 713
-	Elder Care	0.2994	0.2994		\$ 357
-	Health Services	0.6281	0.6281		\$ 749
-	Parks/Trails	0.4986	0.4986		\$ 594
-	Farmland Preservation	0.1395	0.1395		\$ 166
-	911 System	0.8483	0.8483		\$ 1,011
-	Jail/Justice	0.8476	0.8476		\$ 1,010
-	<b>CATA/ Regular</b>	2.9895	2.9895		\$ 3,563
-	<b>CRAA - Airport Authority</b>	0.6990	0.6990		\$ 833
-	<b>LIBRARY</b>	-	-	-	-
-	CADL - Library	1.5528	1.5528		\$ 1,851
-	<b>INTERMEDIATE SCHOOL DISTRICTS (ISD) / REGIONAL EDUCATIONAL SERVICE AGENCY (RESA)</b>	-	-	-	-
-	Ingham ISD	6.2290	6.2290		\$ 7,425
-	<b>COMMUNITY COLLEGE</b>	-	-	-	-
-	Lansing Community College	3.7692	3.7692		\$ 4,493
-	<b>LOCAL SCHOOL MILLAGES: excludes State School millages</b>	-	-	-	-
-	Okemos Public Schools: Debt	7.0000	7.0000		\$ 8,344
-	Okemos Public Schools - Building/ Site Sinking Fund	0.9856	0.9856		\$ 1,175
-	<i>Subtotal of Non-Local Government Unit (LGU) Local: Annual</i>	<b>35.2023</b>	<b>35.2023</b>		<b>\$ 41,959</b>
-	<b>Total Local: Annual</b>	<b>45.6522</b>	<b>45.6522</b>		<b>\$ 54,415</b>
-	<b>STATE SCHOOL MILLAGES: excludes Local School millages</b>	-	-	-	-
-	State Education Tax - SET	6.0000	6.0000		\$ 7,152
-	Okemos Public Schools - Local School Operating (LSO)	18.0000	6.0000		\$ 21,455
-	<b>Total State &amp; Local School: Annual</b>	<b>24.0000</b>	<b>12.0000</b>		<b>\$ 28,607</b>
-	<b>TOTAL LOCAL AND STATE &amp; LOCAL SCHOOL: ANNUAL</b>	<b>69.6522</b>	<b>57.6522</b>		<b>\$ 83,022</b>

**Notes:**

The most current available millage rates are utilized (Summer 2022 & Winter 2021) and are assumed to be in effect for the 1 duration of the Plan. Actual rates are subject to change and may be higher or lower, and may include the elimination of existing millages and/or the addition of new millages.

**Table 4b - Estimated Future Taxable Value (FTV) Information  
Blocks 1 and 2 Parcels**



Table 4c - Impact of Brownfield Plan Tax Capture on Taxing  
Jurisdictions  
Blocks 1 and 2 Parcels



Table 4d - Tax Increment Revenue Reimbursement Allocation  
Table  
Blocks 1 and 2 Parcels

Table 4d - Tax Increment Revenue Reimbursement Allocation Table  
 VILLAGE OF OKEMOS REDEVELOPMENT, Blocks 1 and 2, Meridian Charter Township, MI  
 8/2/2022

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	73.24%	\$ 4,773,049	-	\$ 4,773,049
Local	26.76%	\$ 1,743,635	\$ 445,943	\$ 2,189,578
<b>TOTAL</b>		<b>\$ 6,516,684</b>	<b>\$ 445,943</b>	<b>\$ 6,962,627</b>

Estimated Total Years of Plan: 19

Estimated Capture	Amount
BRA Administrative Fees	\$ 124,141
BRA - Brownfield & Work Plan Implementation	\$ -
Local Brownfield Revolving Fund	\$ 375,880
State Brownfield Redevelopment Fund - MBRF (50% of the captured SET mileage)	\$ 736,987
<b>Subtotal: Non-Developer Reimbursement</b>	<b>\$ 1,237,008</b>
Developer Reimbursement	\$ 6,962,627
<b>Total</b>	<b>\$ 8,199,635</b>

Brownfield Plan Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	TOTAL	
Calendar Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041		
Total State Incremental Revenue	\$ -	\$ 512	\$ 128,350	\$ 335,156	\$ 341,668	\$ 348,296	\$ 355,042	\$ 361,909	\$ 368,900	\$ 376,015	\$ 383,258	\$ 390,630	\$ 398,135	\$ 405,773	\$ 413,549	\$ 421,463	\$ 429,519	\$ 437,720	\$ 446,067	\$ 454,564	\$ 6,796,527	
State Brownfield Redevelopment Fund - MBRF (50% of the Captured SET)	\$ -	\$ -	\$ 64	\$ 16,044	\$ 41,895	\$ 42,708	\$ 43,537	\$ 44,380	\$ 45,239	\$ 46,112	\$ 47,002	\$ 47,907	\$ 48,829	\$ 49,767	\$ 50,722	\$ 51,694	\$ 52,683	\$ 53,690	\$ 54,715	\$ -	\$ -	\$ 736,987
BRA - Local Brownfield Revolving Fund (LBRF): State Tax Capture	\$ -	\$ 22	\$ 5,615	\$ 14,663	\$ 14,948	\$ 15,238	\$ 15,533	\$ 15,834	\$ 16,139	\$ 16,451	\$ 16,768	\$ 17,090	\$ 17,418	\$ 17,753	\$ 18,093	\$ 18,439	\$ 18,791	\$ 19,150	\$ 19,515	\$ -	\$ -	\$ 257,945
<b>Subtotal</b>	\$ -	\$ 86	\$ 21,659	\$ 56,558	\$ 57,656	\$ 58,775	\$ 59,913	\$ 61,072	\$ 62,252	\$ 63,453	\$ 64,675	\$ 65,919	\$ 67,185	\$ 68,474	\$ 69,786	\$ 71,122	\$ 72,481	\$ 73,865	\$ 75,269	\$ -	\$ -	\$ 994,932
BRA - Brownfield & Work Plan Implementation: State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>State TIR Available for Reimbursement</b>	\$ -	\$ 426	\$ 106,691	\$ 278,599	\$ 284,011	\$ 289,521	\$ 295,129	\$ 300,837	\$ 306,648	\$ 312,563	\$ 318,583	\$ 324,711	\$ 330,949	\$ 337,299	\$ 343,762	\$ 350,341	\$ 357,038	\$ 363,855	\$ 370,789	\$ 377,834	\$ 384,989	\$ 5,801,594
Total Local Incremental Revenue	\$ -	\$ 187	\$ 46,887	\$ 122,435	\$ 124,814	\$ 127,235	\$ 129,700	\$ 132,209	\$ 134,762	\$ 137,361	\$ 140,007	\$ 142,700	\$ 145,442	\$ 148,232	\$ 151,073	\$ 153,964	\$ 156,907	\$ 159,903	\$ 162,952	\$ 166,056	\$ 169,218	\$ 2,482,828
BRA Administrative Fee	\$ -	\$ 9	\$ 2,344	\$ 6,122	\$ 6,241	\$ 6,362	\$ 6,485	\$ 6,610	\$ 6,738	\$ 6,868	\$ 7,000	\$ 7,135	\$ 7,272	\$ 7,412	\$ 7,554	\$ 7,698	\$ 7,845	\$ 7,995	\$ 8,148	\$ 8,303	\$ 8,461	\$ 126,141
BRA - Local Brownfield Revolving Fund (LBRF): Local Tax Capture	\$ -	\$ 9	\$ 2,227	\$ 5,816	\$ 5,929	\$ 6,044	\$ 6,161	\$ 6,280	\$ 6,401	\$ 6,525	\$ 6,650	\$ 6,778	\$ 6,908	\$ 7,041	\$ 7,176	\$ 7,313	\$ 7,453	\$ 7,595	\$ 7,740	\$ 7,888	\$ 8,038	\$ 117,934
<b>Subtotal</b>	\$ -	\$ 18	\$ 4,572	\$ 11,937	\$ 12,169	\$ 12,405	\$ 12,646	\$ 12,890	\$ 13,139	\$ 13,393	\$ 13,651	\$ 13,913	\$ 14,181	\$ 14,453	\$ 14,730	\$ 15,011	\$ 15,298	\$ 15,591	\$ 15,888	\$ 16,190	\$ 16,497	\$ 242,076
BRA - Brownfield & Work Plan Implementation: Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
BRA - Brownfield & Work Plan Implementation: Local Only Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Local TIR Available for Reimbursement</b>	\$ -	\$ 169	\$ 42,316	\$ 110,498	\$ 112,645	\$ 114,830	\$ 117,054	\$ 119,318	\$ 121,623	\$ 123,969	\$ 126,357	\$ 128,787	\$ 131,261	\$ 133,780	\$ 136,343	\$ 138,953	\$ 141,609	\$ 144,312	\$ 147,064	\$ 149,866	\$ 152,718	\$ 2,240,752
<b>Total State &amp; Local TIR Available</b>	\$ -	\$ 594	\$ 149,007	\$ 389,097	\$ 396,656	\$ 404,351	\$ 412,183	\$ 420,155	\$ 428,271	\$ 436,531	\$ 444,940	\$ 453,499	\$ 462,211	\$ 471,079	\$ 480,105	\$ 489,294	\$ 498,647	\$ 508,167	\$ 517,841	\$ 527,642	\$ 537,572	\$ 8,042,347
<b>DEVELOPER</b>																						
<b>DEVELOPER Reimbursement Balance</b>	\$ 6,962,627	\$ 6,962,627	\$ 6,813,025	\$ 6,423,929	\$ 6,027,273	\$ 5,622,922	\$ 5,210,739	\$ 4,790,584	\$ 4,362,313	\$ 3,925,782	\$ 3,480,842	\$ 3,027,343	\$ 2,565,133	\$ 2,094,054	\$ 1,613,949	\$ 1,124,655	\$ 626,008	\$ 245,755	\$ 98,691	\$ 0	\$ 0	\$ 0
MSF Non-Environmental Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ -	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	
Local Tax Reimbursement	\$ -	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	
<b>Total MSF Reimbursement Balance</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EGLE Environmental Costs	\$ 6,516,684	\$ 6,516,684	\$ 6,516,089	\$ 6,367,082	\$ 5,977,985	\$ 5,581,329	\$ 5,176,979	\$ 4,764,796	\$ 4,344,640	\$ 3,916,370	\$ 3,479,838	\$ 3,034,899	\$ 2,581,400	\$ 2,119,190	\$ 1,648,111	\$ 1,168,005	\$ 678,712	\$ 235,940	\$ 0	\$ 0	\$ 0	\$ -
State Tax Reimbursement	\$ -	\$ 426	\$ 106,691	\$ 278,599	\$ 284,011	\$ 289,521	\$ 295,129	\$ 300,837	\$ 306,648	\$ 312,563	\$ 318,583	\$ 324,711	\$ 330,949	\$ 337,299	\$ 343,762	\$ 350,341	\$ 357,038	\$ 363,855	\$ 370,789	\$ 377,834	\$ 384,989	\$ 5,801,594
Local Tax Reimbursement	\$ 4,773,049	\$ 4,773,049	\$ 4,772,624	\$ 4,665,932	\$ 4,558,334	\$ 4,450,736	\$ 4,343,138	\$ 4,235,540	\$ 4,127,942	\$ 4,020,344	\$ 3,912,746	\$ 3,805,148	\$ 3,697,550	\$ 3,589,952	\$ 3,482,354	\$ 3,374,756	\$ 3,267,158	\$ 3,159,560	\$ 3,051,962	\$ 2,944,364	\$ 2,836,766	\$ 2,729,168
<b>Total EGLE Reimbursement Balance</b>	\$ 1,743,635	\$ 1,743,635	\$ 1,743,466	\$ 1,701,150	\$ 1,590,652	\$ 1,478,007	\$ 1,365,362	\$ 1,252,717	\$ 1,140,072	\$ 1,027,427	\$ 914,782	\$ 802,137	\$ 689,492	\$ 576,847	\$ 464,202	\$ 351,557	\$ 238,912	\$ 126,267	\$ 14,412	\$ -	\$ -	\$ -
<b>Local Only Costs</b>	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Local Only Reimbursement Balance</b>	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943	\$ 445,943
<b>Total Annual Developer Reimbursement</b>	\$ -	\$ 594	\$ 149,007	\$ 389,097	\$ 396,656	\$ 404,351	\$ 412,183	\$ 420,155	\$ 428,271	\$ 436,531	\$ 444,940	\$ 453,499	\$ 462,211	\$ 471,079	\$ 480,105	\$ 489,294	\$ 498,647	\$ 508,167	\$ 517,841	\$ 527,642	\$ 537,572	\$ 8,042,347
<b>LOCAL BROWNFIELD REVOLVING FUND (LBRF)</b>																						
LBRF Deposits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture	\$ -	\$ 22	\$ 5,615	\$ 14,663	\$ 14,948	\$ 15,238	\$ 15,533	\$ 15,834	\$ 16,139	\$ 16,451	\$ 16,768	\$ 17,090	\$ 17,418	\$ 17,753	\$ 18,093	\$ 18,439	\$ 18,791	\$ 19,150	\$ 19,515	\$ -	\$ -	\$ 257,945
Local Tax Capture	\$ -	\$ 9	\$ 2,227	\$ 5,816	\$ 5,929	\$ 6,044	\$ 6,161	\$ 6,280	\$ 6,401	\$ 6,525	\$ 6,650	\$ 6,778	\$ 6,908	\$ 7,041	\$ 7,176	\$ 7,313	\$ 7,453	\$ 7,595	\$ 7,740	\$ 7,888	\$ 8,038	\$ 117,934
<b>Total LBRF Capture</b>	\$ -	\$ 31	\$ 7,842	\$ 20,479	\$ 20,877	\$ 21,282	\$ 21,694	\$ 22,113	\$ 22,541	\$ 22,975	\$ 23,418	\$ 23,868	\$ 24,327	\$ 24,794	\$ 25,269	\$ 25,752	\$ 26,245	\$ 26,746	\$ 27,251	\$ 27,766	\$ 28,281	\$ 375,880

Footnotes:  
 1. No allocation to MBRF in BP Year(s) 18-19 because the amount of State School Tax Capture percentage exceeds Local/ State proportionality.  
 2. No allocation to LBRF in BP Year(s) 18-19 because the amount of State School Tax Capture percentage exceeds Local/ State proportionality.