

**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
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Okemos, Michigan 48864
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TABLE OF CONTENTS

1.0 PROJECT SUMMARY1

2.0 INTRODUCTION AND PURPOSE3

3.0 ELIGIBLE PROPERTY INFORMATION4

4.0 PROPOSED REDEVELOPMENT5

5.0 BROWNFIELD CONDITIONS.....6

6.0 BROWNFIELD PLAN7

6.1 Description of Costs to Be Paid With Tax Increment Revenues and Summary of Eligible Activities 7

6.2 Estimate of Captured Taxable Value, Tax Increment Revenues and Impact of Tax Increment Financing on Taxing Jurisdictions..... 8

6.3 Method of Financing Plan Costs and Description of Advances by the Municipality 10

6.4. Maximum Amount of Note or Bonded Indebtedness 11

6.5 Duration of Brownfield Plan 11

6.6 Legal Description, Property Map, Property Characteristics and Personal Property 11

6.7 Estimates of Residents and Displacement of Families 11

6.8 Plan for Relocation of Displaced Persons 11

6.9 Provisions for Relocation Costs 11

6.10 Strategy for Compliance with Michigan’s Relocation Assistance Law 12

6.11 Description of the Proposed Use of Local Brownfield Revolving Fund 12

6.12 Other Material that the Authority or Governing Body Considers Pertinent..... 12

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

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

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

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

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

Total Capital Investment: Total capital investment is estimated at \$33,000,000 of which \$1,119,869 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 7 years and includes 4 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: \$1,244,299

Distribution of New Taxes Paid	
Developer Reimbursement	\$1,119,869
<i>Sub-Total Developer Reimbursement</i>	<i>\$1,119,869</i>
State Brownfield Revolving Fund	\$0
BRA Plan Administrative Fees	\$62,215
Local Brownfield Revolving Fund (LBRF)	\$62,215
<i>Sub-Total Administrative Fees, LBRF Deposits</i>	<i>\$124,430</i>
Grand Total	<i>\$1,244,299</i>

2.0 INTRODUCTION AND PURPOSE

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

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

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

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

3.0 ELIGIBLE PROPERTY INFORMATION

This Plan is presented to support the Developer in the redevelopment of the subject property situated on the south side of Haslett Road in Haslett, an unincorporated community in Meridian Charter Township, Ingham County, Michigan (the “property”). The location of the property is depicted on Figure 1.

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

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

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

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

The property is considered an “eligible property” as defined by Act 381, Section 2 because: (a) the property was previously utilized as a commercial property; (b) the property is a “facility” as the term is defined by Part 201 of Michigan’s Natural Resources and Environmental Protection Act (“NREPA”), P.A. 451 of 1994, as amended. Figure 3 depicts environmental impact on the property.

4.0 PROPOSED REDEVELOPMENT

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

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

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

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

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

The redevelopment is anticipated to generate 55 new full-time equivalent jobs.

5.0 BROWNFIELD CONDITIONS

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

6.0 BROWNFIELD PLAN

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

The Developer will be reimbursed with the new local taxes levied by the Project for the costs of eligible activities necessary to support redevelopment of the property. The activities that are intended to be carried out at the property are considered “eligible activities” as defined by Sec 2 of Act 381. Brownfield eligible activities proposed by the Developer include EGLE pre-approved activities, EGLE due care activities, EGLE environmental response activities, asbestos assessment and abatement activities, demolition, and preparation and implementation of the Brownfield Plan.

The costs of eligible activities included in, and authorized by, this Plan will be reimbursed with incremental local tax revenues generated by the property and captured by the BRA, subject to any limitations and conditions described in this Plan and the terms of a Reimbursement Agreement between the Developer and the Authority (the “Reimbursement Agreement”). This Plan is a “Local-only” Plan and does not include or propose capture of state tax revenues for reimbursement to the Developer. The total cost of activities eligible for Developer reimbursement from tax increment revenues is projected to be \$1,244,299. The eligible activities are summarized below:

Summary of Eligible Activities	
EGLE Eligible Activities	Cost
Pre-Approved Activities	\$8,810
Due Care Activities	\$488,225
Environmental Response Activities	\$140,220
Total Environmental Eligible Activities	\$637,255
MSF Eligible Activities	Cost
Asbestos and Lead Activities	\$18,050
Demolition	\$193,800
Total Non-Environmental Eligible Activities	\$211,850
Contingency (15%) *	\$122,039
Brownfield Plan Preparation	\$20,500
Brownfield Application Fees	\$10,000
Brownfield Plan Implementation	\$9,500
Interest (5% simple)	\$108,725
Total Eligible Cost for Reimbursement	\$1,244,299

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

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

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

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

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

The base taxable value for this Plan is \$287,900, which is based on the following.

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

The projected new taxable value is phased over 3 years with an estimated taxable value of \$15,950,000 in 2025. 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 2026 for BRA administrative fees and for deposits into the BRA’s Local Brownfield Revolving Fund (LBRF).

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

Projected Impact to Taxing Jurisdictions			
Taxing Unit	New Taxes to Taxing Units*	New Taxes for BRA Administration, LBRF Deposits, and Developer Reimbursement	Total New Taxes
School Operating	\$597,334		\$597,334
State Education	\$199,111		\$199,111
Haslett School Debt	\$276,433		\$276,433
Road Improvement Debt	\$64,476		\$64,476
Fire Station Debt	\$6,637		\$6,637
Veterans Relief Fund		\$1,088	\$1,088
Land Preservation		\$3,319	\$3,319
Farmland Preservation		\$4,629	\$4,629
Community Services		\$4,921	\$4,921
CATA Redi Ride		\$6,564	\$6,564
ISD Operating		\$6,617	\$6,617
Animal Control		\$7,941	\$7,941
Elder Care		\$9,936	\$9,936
Pathways		\$10,978	\$10,978
Potter Park Zoo		\$16,546	\$16,546
Parks/Trails		\$16,546	\$16,546
Juvenile Justice		\$19,855	\$19,855
Public Transportation		\$19,871	\$19,871
Police Protection		\$19,964	\$19,964
Health Services		\$20,844	\$20,844
Fire Protection		\$21,036	\$21,036
Parks/Recreation		\$21,892	\$21,892
Airport Authority		\$23,196	\$23,196
Jail/Justice		\$28,128	\$28,128
911 System		\$28,151	\$28,151
ISD Vocational		\$42,872	\$42,872
Police/Fire		\$49,018	\$49,018
Library		\$51,530	\$51,530
School Building/Site		\$65,415	\$65,415
CATA		\$99,207	\$99,207
LCC		\$125,082	\$125,082

Projected Impact to Taxing Jurisdictions			
Taxing Unit	New Taxes to Taxing Units*	New Taxes for BRA Administration, LBRF Deposits, and Developer Reimbursement	Total New Taxes
Operating		\$137,977	\$137,977
ISD Spec ED		\$157,245	\$157,245
County Operating		\$223,930	\$223,930
Total	\$1,143,990 (47.90%)	\$1,244,299 (52.10%)	\$2,388,289

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 7 years including 4 years of tax capture starting in 2023. Total TIR capture for Developer reimbursement is estimated at 4 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

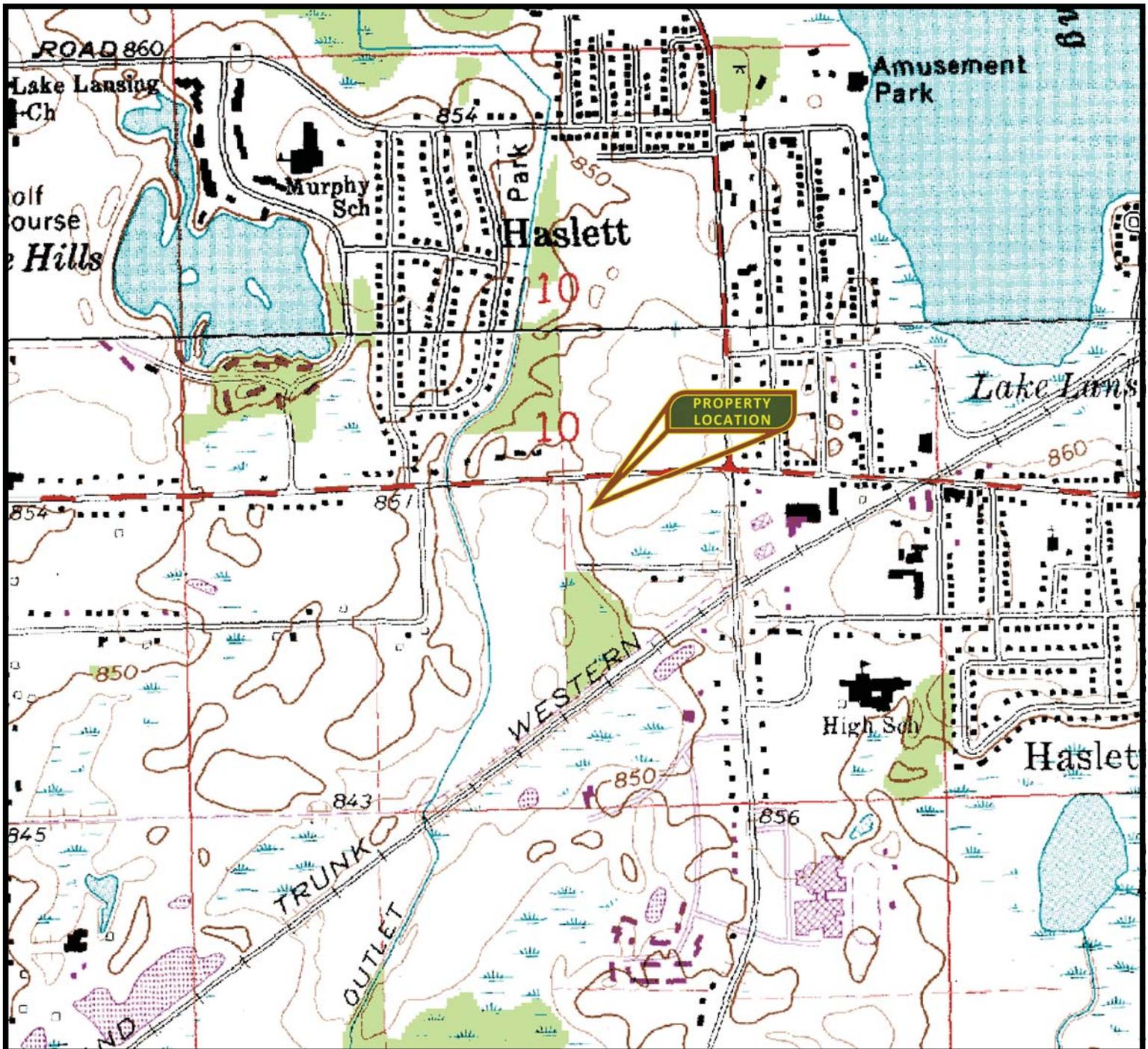


FIGURE 1
PROPERTY LOCATION

1673 Haslett Road

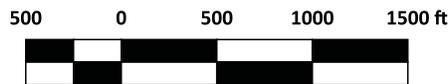
HASLETT, MICHIGAN 48840

INGHAM COUNTY
T4N, R1W, SECTION 10

PROJECT NUMBER: 19-2321

ADAPTED FROM MI GEOGRAPHIC DATA LIBRARY DRG

TRI TERRA

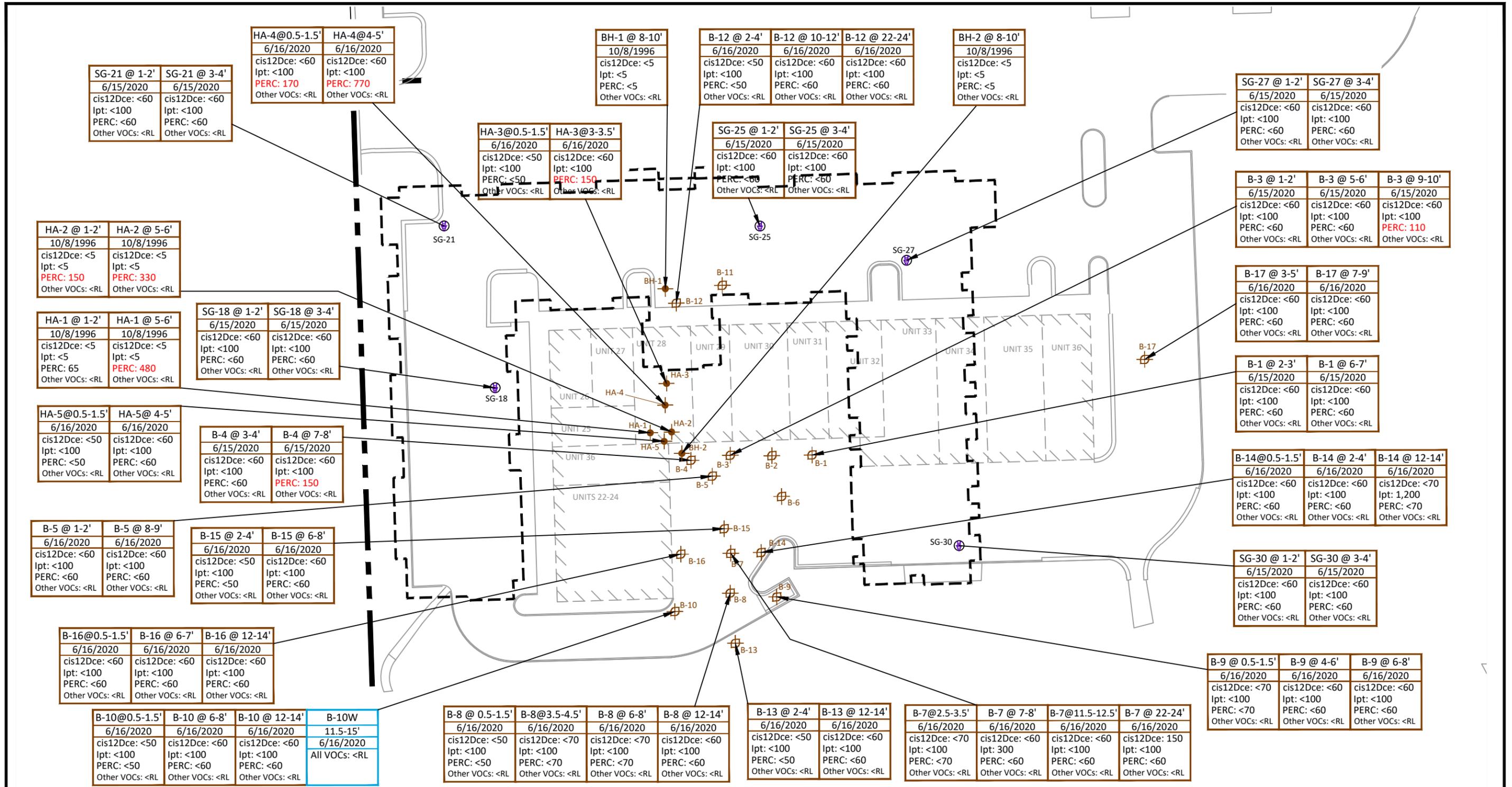


1:12000





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



CONSTITUENTS LEGEND

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

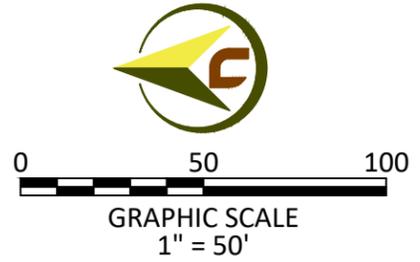
<RL: Result was below the laboratory reporting limits.

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

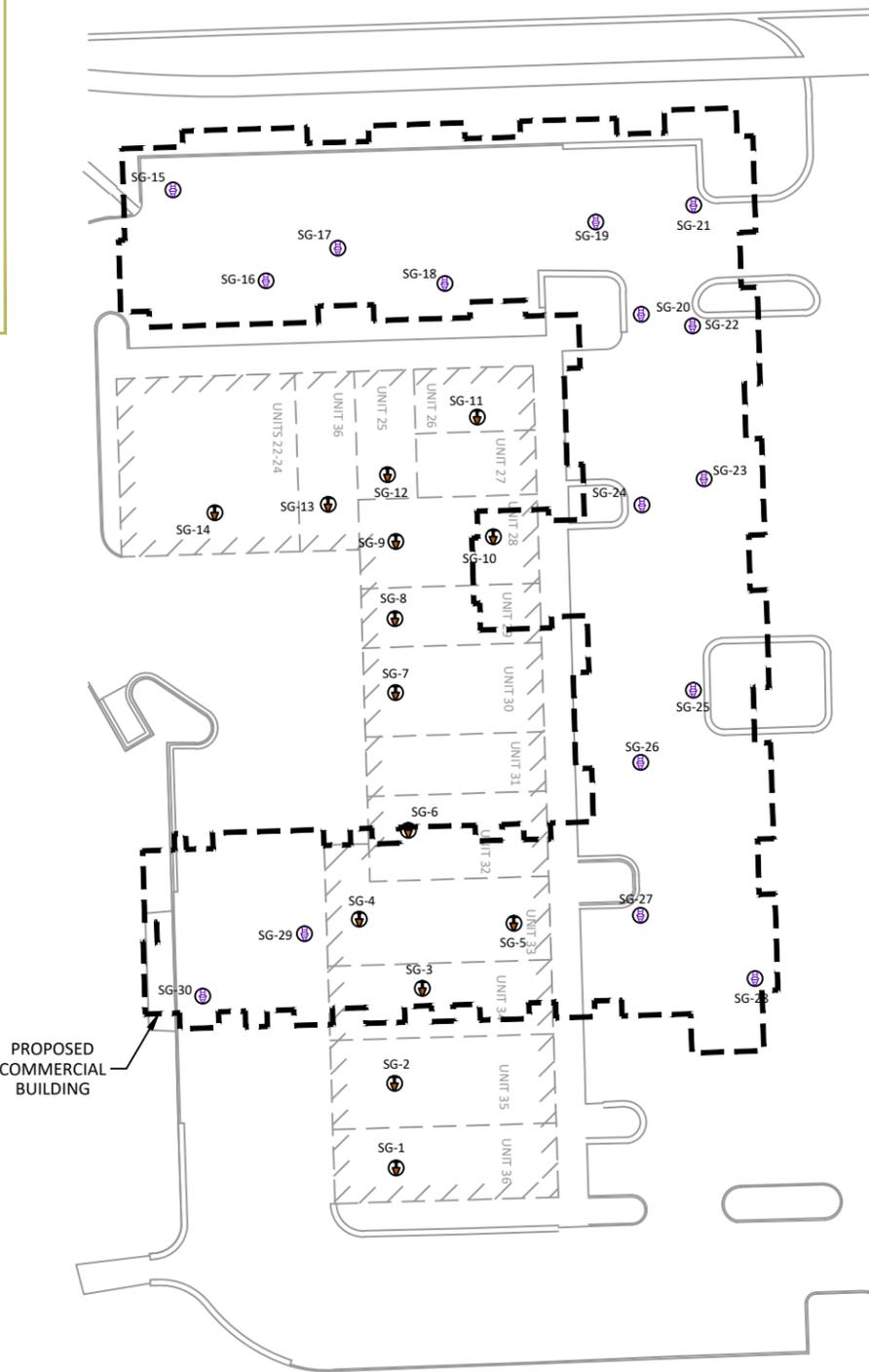
- SB-4 SOIL BORING LOCATION
- HA-4 SOIL SAMPLE LOCATION



 1305 South Washington, Suite 102, Lansing, MI 48910 Phone: 517-702-0470 Fax: 517-702-0477 www.triterra.us		SOIL SAMPLE LOCATIONS WITH ANALYTICAL RESULTS 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	PROJECT NUMBER: 20-2340-05	FIGURE 3
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

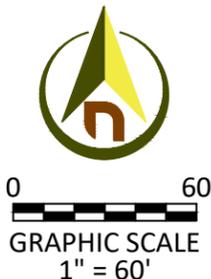


Diagram is for illustrative purposes only. Exact locations of items shown on figure may vary slightly.

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

DRAWN BY: JWL
REVISED BY: JWL

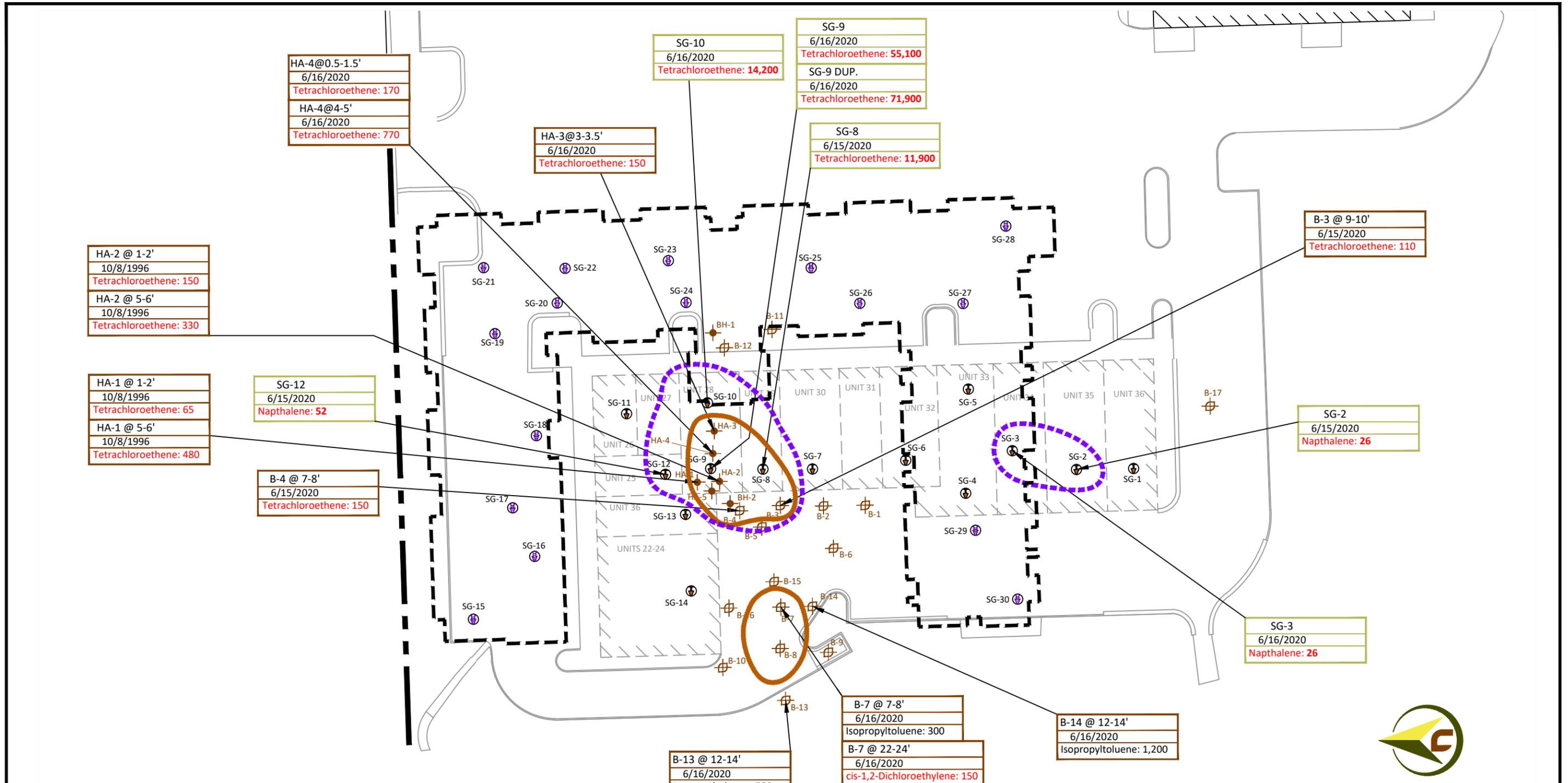
PROJECT NUMBER: 20-2340-05
FIGURE: 4

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TRITERRA

VAPOR SAMPLE LOCATIONS W/
ANALYTICAL RESULTS

1673 HASLETT ROAD & 1659 RABY ROAD
HASLETT, MICHIGAN 48840



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

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

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

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

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

SG-2
6/15/2020
Napthalene: 26

SG-3
6/16/2020
Napthalene: 26

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

B-7 @ 7-8'
6/16/2020
Isopropyltoluene: 300
B-7 @ 22-24'
6/16/2020
cis-1,2-Dichloroethylene: 150

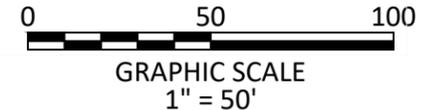
B-14 @ 12-14'
6/16/2020
Isopropyltoluene: 1,200

SYMBOLS LEGEND

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

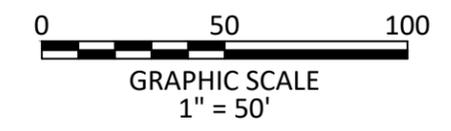
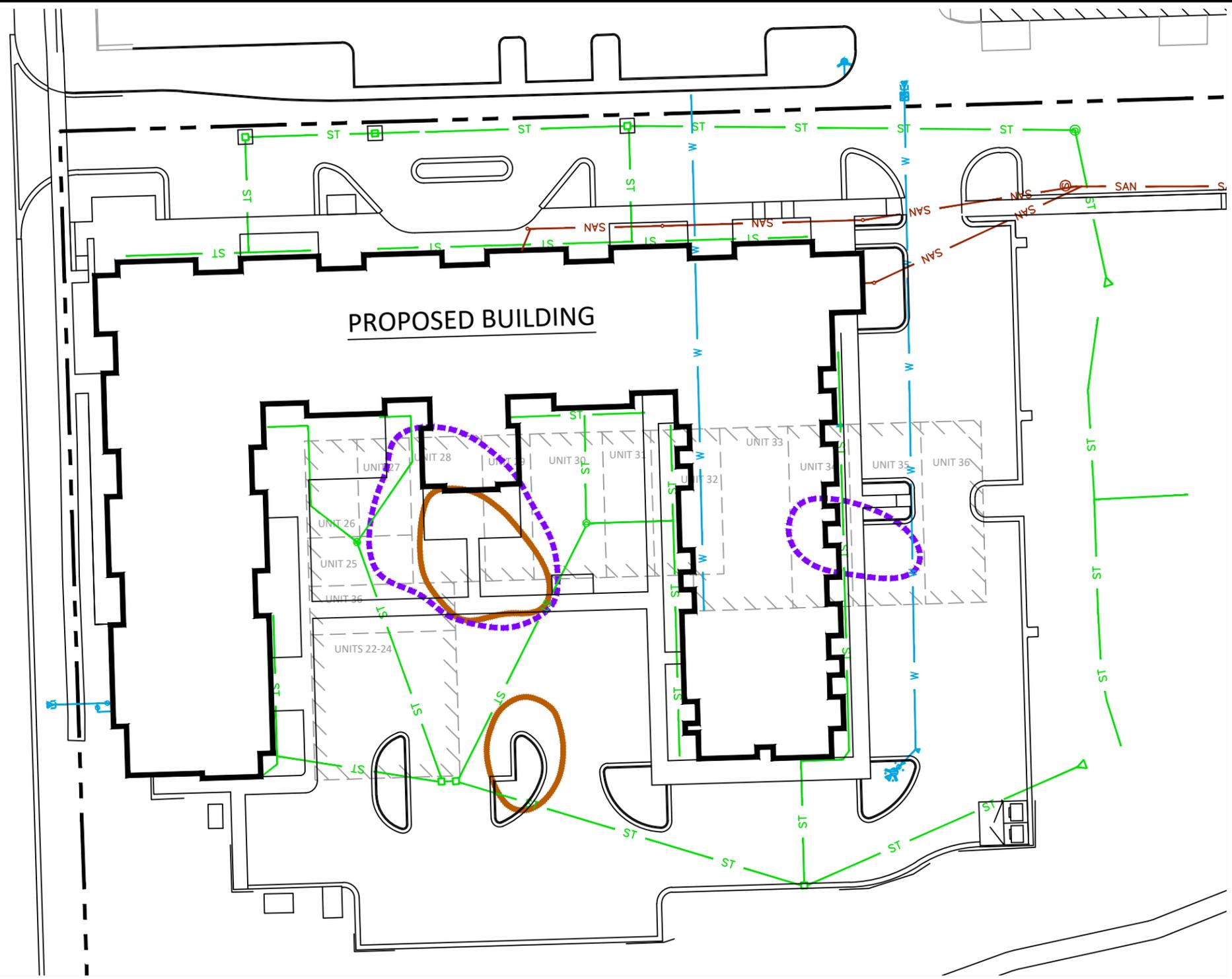
NOTES

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



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

HASLETT ROAD



SYMBOLS LEGEND

- - - - - ESIMATED EXTENT OF SOIL GAS IMPACT
- - - - - ESTIMATED EXTENT OF SOIL IMPACT
- W — PROPOSED WATER SERVICE
- ST — PROPOSED STORM SEWER
- SAN — PROPOSED SANITARY LEAD



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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
-------------------------	----------

TABLES

Table 1: Brownfield Eligible Activities

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

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

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

NOTES:
 These costs and revenue projections should be considered approximate estimates based on expected conditions and available information.
 It cannot be guaranteed that the costs and revenue projections will not vary from these estimates.
 Costs for Phase I ESAs, Phase II ESAs, Asbestos Surveys, Brownfield Plan are excluded from contingency calculation.

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

Plan Year (Original Plan Adopted in 2020) Capture Year	Estimated Taxable Value (TV) Increase Rate: 1% per year			
	2023 4 1	2024 5 2	2025 6 3	2026 7 4
Base Taxable Value (TV)	\$ 287,900	\$ 287,900	\$ 287,900	\$ 287,900
Estimated New TV	\$ 2,000,000	\$ 7,212,100	\$ 15,662,100	\$ 15,818,721
Incremental Difference (New TV - Base TV)	\$ 1,712,100	\$ 6,924,200	\$ 15,374,200	\$ 9,174,705

School Capture (Not-Captured)	Millage Rate					
School Operating	18.0000	\$	30,818	\$	124,636	\$ 165,145
State Education Tax (SET)	6.0000	\$	10,273	\$	41,545	\$ 55,048
School Total:	24.0000	39.03%	\$ 41,090	\$ 166,181	\$ 366,981	\$ 220,193

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

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

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

Non-Capturable Millages	Millage Rate					
Haslett SchoolDebt	8.3300	\$	14,262	\$	57,679	\$ 76,425
Road Improvement Debt	1.9429	\$	3,326	\$	13,453	\$ 17,826
Firestation Debt	0.2000	\$	342	\$	1,385	\$ 1,835
Total Non-Capturable Taxes:	10.4729		\$ 17,931	\$ 72,516	\$ 161,012	\$ 96,086

\$ 276,433	\$ 276,433	\$ -
\$ 64,476	\$ 64,476	\$ -
\$ 6,637	\$ 6,637	\$ -
\$ 347,545	\$ 347,545	\$ -

Notes:

\$ 2,388,289	\$ 1,143,990	\$ 1,244,299
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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%	\$ -	\$ 1,119,869	\$ 1,119,869
TOTAL		\$ -	\$ 1,119,869	\$ 1,119,869
EGL	0.0%	\$ -		
MSF	0.0%	\$ -		

Estimated Total Years of Plan:	7
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Administrative Fees & Loan Funds*	
State Brownfield Revolving Fund	\$ -
BRA Administrative Fees	\$ 62,215
Local Brownfield Revolving Fund	\$ 62,215

* During the life of the Plan

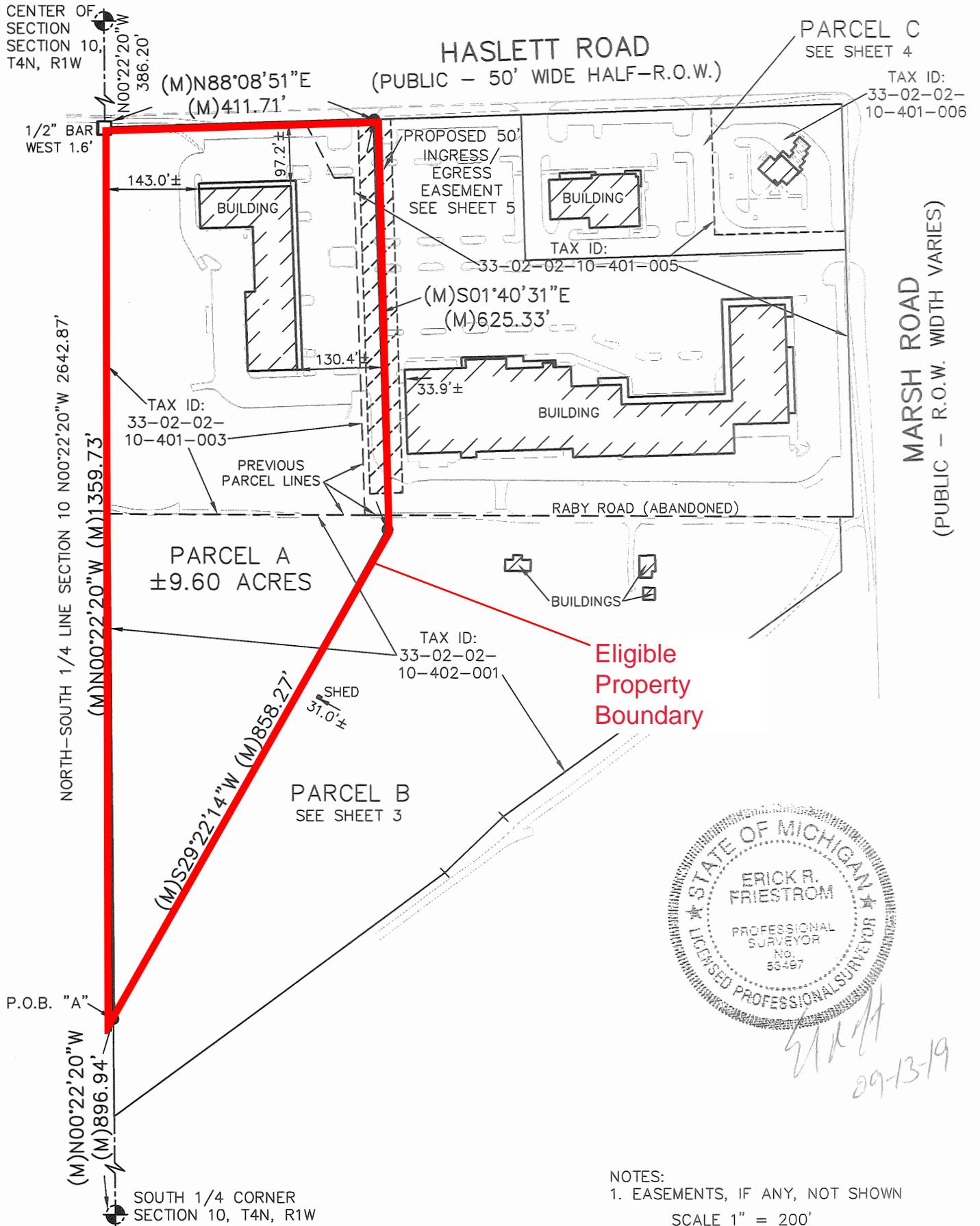
Plan Year (Original Plan Adopted in 2020) Capture Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	TOTALS
	4	5	6	7	8	9	10	11	12	13	14	15	16	
Available Tax Increment Revenue (TIR)														
Total State Tax Capture Available	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$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

ATTACHMENT A

Certified Boundary Survey and Legal Descriptions

CERTIFIED BOUNDARY SURVEY PARCEL A DETAIL

FOR: CYPRESS PARTNERS, LLC
HASLETT VILLAGE SQUARE, LLC



ERK
09-13-19

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



LEGEND

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

All Dimensions are in Feet and Decimals Thereof.

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

CERTIFIED BOUNDARY SURVEY

(Continued from Page 6)

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

PARCEL A: "Eligible Property"

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

PARCEL B:

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

Parcel C:

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

(Continued on Page 8)



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

ATTACHMENT B

December 3, 2020, BEA Acknowledgment Letter



GRETCHEN WHITMER
GOVERNOR

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



LIESL EICHLER CLARK
DIRECTOR

December 3, 2020

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

BEA ID: 33010087-BEA-1

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

Property Address: 1673 Haslett Road, Haslett, Ingham County

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

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

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

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

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

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

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

Authorized signature:



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

Enclosure
cc: Triterra