

**MERIDIAN TOWNSHIP
BROWNFIELD REDEVELOPMENT AUTHORITY**

***HASLETT VILLAGE BROWNFIELD PLAN
AMENDMENT #2***

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

Prepared For:

Meridian Township Brownfield Redevelopment Authority
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November 25, 2025

Approved by the Meridian Township BRA on December 2, 2025
Approved by the Meridian Charter Township Board of Trustees on December 16, 2025

TABLE OF CONTENTS

1.0	PROJECT SUMMARY	1
2.0	INTRODUCTION AND PURPOSE	4
3.0	ELIGIBLE PROPERTY INFORMATION	4
4.0	PROPOSED REDEVELOPMENT	5
5.0	BROWNFIELD CONDITIONS.....	7
5.1	Environmental.....	7
5.2	Specific Housing Need	8
5.3	Job Growth Data	9
6.0	BROWNFIELD PLAN	10
6.1	Description of Costs to Be Paid with Tax Increment Revenues and Summary of Eligible Activities	10
6.2	Estimate of Captured Taxable Value, Tax Increment Revenues and Impact of Tax Increment Financing on Taxing Jurisdictions	11
6.3	Method of Financing Plan Costs and Description of Advances by the Municipality	13
6.4.	Maximum Amount of Note or Bonded Indebtedness	14
6.5	Duration of Brownfield Plan	14
6.6	Legal Description, Property Map, Property Characteristics and Personal Property	14
6.7	Estimates of Residents and Displacement of Families	14
6.8	Plan for Relocation of Displaced Persons	14
6.9	Provisions for Relocation Costs.....	15
6.10	Strategy for Compliance with Michigan’s Relocation Assistance Law	15
6.11	Description of the Proposed Use of Local Brownfield Revolving Fund	15
6.12	Other Material that the Authority or Governing Body Considers Pertinent	15

FIGURES

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

TABLES

- Table 1: Brownfield Eligible Activities
Table 1b: Housing TIF Financing Gap Cap Calculation
Table 2: Tax Increment Revenue Capture Estimates
Table 3: Tax Increment Revenue Reimbursement Allocation Table
Table 4: Summary of Soil Analytical Results
Table 5: Summary Groundwater Analytical results
Table 6: Summary of Soil Gas Analytical Results

1.0 PROJECT SUMMARY

Project Name:	Haslett Village
Developer:	SP Holding Company, LLC (the “Developer”) 148 S River Ave, Suite 100 Holland, Michigan 49423 Chad Koster and Michael Bosgraaf
Property Location:	1621-1655 Haslett Road Haslett, Michigan 48840
Parcel Information:	33-02-02-10-401-008 and 33-02-02-10-401-009
Type of Eligible Property:	Facility, Adjacent and Contiguous, and Housing Property
Project Description:	<p>This is an amendment to the Meridian Township Brownfield Redevelopment Authority’s Haslett Village Brownfield Plan, approved by the Authority on July 28, 2022, and by the Meridian Charter Township Board of Trustees on September 20, 2022. This is the second amendment (first amendment approved on July 22, 2025) to the Brownfield Plan. The purpose of the amendment is to: 1) update/realign proposed eligible activity costs based on current redevelopment plans, and 2) adjust the proposed tax increment revenue (TIR) capture schedule based on the current project timeline.</p> <p>The Haslett Village project includes the construction of twenty-one (21) new buildings, five (5) multi-family buildings, fourteen (14) for-sale townhome buildings, one (1) for-sale rowhouse building, one (1) new commercial building at the corner of Haslett and Marsh Road, and the redevelopment of the former video store building into a community hub. The new multi-family buildings will total 108,400 gross square feet and include 115 units:</p> <ul style="list-style-type: none">• one, 67-unit apartment building,• four, 12-unit stacked flat buildings <p>The new for-sale unit buildings will total 49,310 gross square feet and include 84 units:</p> <ul style="list-style-type: none">• one, 3-unit townhouse building,• one, 4-unit townhouse building,

- five, 5-unit townhouse buildings,
- five, 6-unit townhouse buildings,
- two, 8-unit townhouse buildings, and
- one, 6-unit rowhouse building,

The new retail/restaurant building at Haslett and Marsh Road will total 14,000 square feet and the former video store building will be redeveloped to include a 9,230-square foot building with a restaurant tenant which includes a drive-through, a commercial tenant, and community center. The building will be the community hub for the development.

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

Brownfield eligible activities include EGLE pre-approved and department specific activities, asbestos and lead activities, demolition activities, site preparation activities, infrastructure improvement activities, housing development activities in the form of gap financing for income qualified housing units, preparation and implementation of a Brownfield Plan and Act 381 Work Plan, and a Brownfield application fee.

Total Capital Investment: Total capital investment is estimated at \$62,181,343 of which \$16,487,283 is currently proposed for Brownfield Reimbursement to the Developer.

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

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.

Due to the scope, additional municipal requirements, additional state requirements, and time elapsed since the approval of the first Brownfield Plan, the proposed redevelopment will only be economically viable with the support and approval of the brownfield redevelopment incentives described herein.

3.0 ELIGIBLE PROPERTY INFORMATION

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

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

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

The Property is zoned C-2, Commercial District and is located within the Meridian Charter Township. The 2017 Master Plan designates the subject property in the Mixed-Use Core category, while the 2023 Master Plan Update categorizes the Property as Potential Intensity Change Area (PICA) a designation that denotes recommended redevelopment. The Mixed-Use Core category “envisions walkable and engaging streetscapes with varied storefronts and activities. Residential housing is encouraged with a mix of townhomes, upper-story lofts, and apartments. Easy access to public transit should be prioritized and off-street parking should be hidden from the street.”, these characteristics are also applicable to PICA designated nodes.

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

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

4.0 PROPOSED REDEVELOPMENT

The Haslett Village project includes the demolition of two commercial buildings and two former residential dwellings and the construction of 21 new buildings and redevelopment of one commercial building, totaling approximately 180,940 square feet.

The eligible property is comprised of the eastern 19.03-acres of the former Haslett Village Square shopping center property. This property is located within the “Haslett Potential Intensity Change Area (PICA)” as designated in the Meridian Township Master Plan. The Project includes the construction of twenty-one (21) new buildings, five (5) multi-family buildings, fourteen (14) for-sale townhome buildings, one (1) for-sale rowhouse building, one (1) new commercial building at the corner of Haslett and Marsh Road, and the redevelopment of the former video store building into a community hub. The new multi-family buildings will total 108,400 gross square feet and include 115 units:

- one, 67-unit apartment building, and
- four, 12-unit stacked flat buildings

The new for-sale unit buildings will total 49,310 gross square feet and include 84 units:

- one, 3-unit townhouse building,
- one, 4-unit townhouse building,
- five, 5-unit townhouse buildings,
- five, 6-unit townhouse buildings,
- two, 8-unit townhouse buildings, and
- one, 6-unit rowhouse building,

The apartment building is comprised of one-bedroom units, the stacked flats are a mix of one-bedroom and two-bedroom units, the rowhouses are comprised of two-bedroom units, and the townhouses are a mix of two-bedroom and three-bedroom units.

The existing commercial use along Haslett Road will remain. The new retail/restaurant building at Haslett and Marsh Road will total 14,000 square feet and the former video store building fronting Haslett Road will be redeveloped to include a 9,230-square-foot restaurant, commercial tenant, and community center. The building will be the community hub for the development and will house a community room, restrooms, a community-oriented commercial tenant, and a small restaurant with a drive-through service lane. It will also be a staging area for events and social activities, including covered and open terraces with fire pits, an outdoor pool with sun deck, a playground, and hook-ups for food trucks.

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

- dog park,
- trailhead with restroom,
- activity lawn/park,
- pickle ball courts,
- outdoor social space with open and covered terraces,
- outdoor pool and sundeck,
- resident playground,
- food truck staging area with restrooms, and
- a robust network of sidewalks and paths.

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

The total anticipated investment into the redevelopment project is estimated at \$62,181,343. The development will result in the redevelopment of a contaminated parcel and replacement of predominately underutilized, functionally obsolete buildings. This development will dramatically improve the appearance of the property, significantly increase density to the area and provide additional support to existing retail establishments in the township, as well as create jobs; needs that are all addressed in the 2017 Master Plan. While the new 2023 Master Plan has been adopted by the Township, it states “Meridian Township adopted our current Master Plan in 2017 and in August of 2022, the Planning Commission issued a Notice of Intent to Plan, leading to this update to the 2017 Plan....This update builds on many of the principles established in the 2017 Master Plan, which was a major overhaul of the Township's planning efforts.” One such principle and planning effort from the 2017 Master Plan is “The Haslett mixed use core will benefit from an influx of residential development that places walkability and human scale above traditional suburban living. By providing housing on-site with existing and new commercial buildings, the revitalized area will provide residents with the amenities they need, while retailers will benefit from an invested customer base within easy walking distance.”

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

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

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

5.0 BROWNFIELD CONDITIONS

5.1 Environmental

The former shopping centers and commercial bank were constructed on the Property in 1980 and various occupants including retail, doctors' offices, hair salons, restaurants, grocery stores, a dry cleaner, laundromat, and church have occupied the Property from at least 1982 to 2023. The former residential houses were constructed on the central portion of the Property in 1915, and a one lane dirt road (Raby Road) ran from east to west through the central portion of the Property from at least 1915 to present. In 2023, site demolition removed the former shopping center and residential houses.

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

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

5.2 Specific Housing Need

According to the Tri-County Regional Planning Commission’s 2023 draft Regional Housing Action Plan, the state housing ecosystem is identified as a priority, with a goal for the Tri-County area being to “Increase the efficiency and effectiveness of the housing ecosystem by enhancing collaboration on housing among...local governments...and the wide variety of private sector organizations that make up the housing ecosystem.” The proposed project is an outstanding example of an opportunity for collaboration between local government (the Township) and the private sector (the Developer) on a housing project. Another such goal is to “Increase the supply of the full spectrum of housing that is affordable and attainable to Michigan residents.” The proposed project accomplishes this goal by providing an array of housing unit types that are affordable and attainable. The Plan further goes on to address strategies for completing each goal, one such strategy to achieve the later goal is “Advocate at the federal and state levels for increased funding, including gap funding, to support affordable and attainable housing ranging from small- to large-scale housing development.” Although this strategy specifically outlines federal and state levels, it is also important to consider an increase in gap funding at the local and regional levels. The proposed project will utilize gap funding through tax increment financing to develop a large-scale mixed use housing property in an area formerly plagued with vacancy and deteriorating buildings.

This plan seeks to utilize MSHDA Housing TIF (Housing TIF). If successful, the use of Housing TIF means that rent prices, for units utilizing gap financing, will be kept attainable to persons at or below 120% Area Median Income (AMI) for a period the lesser of, 30 years or the term of the reimbursement. According to Meridian Township’s BRA Policies and Procedures “The proposed redevelopment project must provide no less than 20% of all dwelling unit types in an approved Plan evenly distributed throughout the project/development site. The Affordable dwelling units shall be leased to an Income Qualified Household earning 120% of the AMI or below as defined by MSHDA.” This project, in its entirety, is expected to create 115 total rental housing units, of which 23 (20%) (14 one-bedroom units and 9 two-bedroom units) will utilize Housing TIF (approved in Amendment 1). Although an agreement was reached with the municipality to support the unit count and duration noted above, MSHDA has indicated that they would like to see a minimum of 15% of the total units created be kept attainable to persons at or below 120% AMI. Therefore, this Amendment proposes that of the 199 total housing units expected to be created by this project, that 30 (15%) (18 one-bedroom units and 12 two-bedroom units) will be kept attainable to persons at or below 120% AMI for a period the lesser of, 30 years or the term of the reimbursement. Attainability will be verified through the annual reporting requirements set forth by MSHDA.

5.3 Job Growth Data

According to the Bureau of Labor Statistics, both labor force and employment have grown in the last four years. From 2021 through 2024 the labor force in the Lansing-East Lansing Metropolitan Area grew by almost 25,209 people, a 10.9% increase. Labor force and employment growth over the ten-year period of 2014-2024 was 6.2% and 7.9% respectively. The labor force and employment numbers continue to rebound since the Covid-19 pandemic (see table below) and have surpassed the pre-pandemic numbers; more housing is necessary to accommodate the growing labor force of the Lansing-East Lansing Metropolitan Area in Michigan.

Year	Labor Force	Employment
2020	241,025	222,423
2021	231,169	219,374
2022	239,863	229,705
2023	250,065	240,640
2024	256,378	245,108

6.0 BROWNFIELD PLAN

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

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

Brownfield eligible activities proposed by the Developer include EGLE pre-approved and department specific activities, asbestos and lead activities, demolition activities, site preparation activities, infrastructure improvement activities, housing development activities in the form of gap financing for income qualified housing units, preparation and implementation of a Brownfield Plan and Act 381 Work Plan, and a Brownfield application fee.

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

The total cost of activities eligible for Developer reimbursement from tax increment revenues is projected to be \$16,487,283. The eligible activities are summarized below:

Summary of Eligible Activities	
EGLE Eligible Activities	Cost
Pre-Approved Activities	\$45,100
Department Specific Activities	\$60,000
Total Environmental Eligible Activities	\$105,100
MSHDA Eligible Activities	Cost
Asbestos and Lead Activities	\$225,000
Demolition	\$882,500
Site Preparation	\$3,650,000
Infrastructure Improvements	\$5,777,780
Housing Development Activities	\$4,663,875
Total Non-Environmental MSHDA Eligible Activities	\$15,786,958
Contingency (up to 15%) *	\$1,061,028
Brownfield Plan and Act 381 Work Plan Preparation	\$60,000

Brownfield Plan and Act 381 Work Plan Implementation	\$50,000
Brownfield Plan Application Fee	\$12,000
Total Eligible Cost for Reimbursement	\$16,487,283

* Contingency calculation excludes costs for pre-approved activities, asbestos survey, Brownfield Plan and Act 381 Work 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 \$953,555, which is based on the following.

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

The projected new taxable value is estimated at \$17,180,206 in 2030. 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 2026 through 2051 for Developer reimbursement, BRA administrative fees and for deposits into the BRA’s Local Brownfield Revolving Fund (LBRF) and the State Brownfield Revolving Fund (SBRF).

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

Projected Impact on Taxing Jurisdictions			
Taxing Unit	New Taxes to Taxing Units	New Taxes for BRA Administration, LBRF Deposits, SBRF Deposits and Developer Reimbursement	Total New Taxes
School Operating	\$4,869	\$2,331,321	\$2,336,190
State Education Tax (SET)	\$5,429	\$2,553,039	\$2,558,468
Ingham County (IVRF)		\$13,072	\$13,072
Farmland Preservation		\$55,596	\$55,596
Animal Control		\$79,707	\$79,707
Ingham ISD Operating		\$79,468	\$79,468
Elder Care		\$119,561	\$119,561
Potter Park Zoo		\$198,710	\$198,710
Parks/Trails		\$198,710	\$198,710
Housing/Homeless		\$199,268	\$199,268
Public Transportation		\$238,643	\$238,643
Juvenile Justice		\$239,121	\$239,121
Health Services		\$251,078	\$251,078
Capital Region Airport Authority		\$278,577	\$278,577
Jail/Justice		\$337,799	\$337,799
911 System		\$338,078	\$338,078
Ingham ISD Vocational Education		\$514,350	\$514,350
Capital Area District Library		\$621,158	\$621,158
Haslett Building and Site		\$769,812	\$769,812
CATA		\$1,191,064	\$1,191,064
Lansing Community College		\$1,498,933	\$1,498,933
Ingham ISD Special Education		\$1,888,422	\$1,888,422
Ingham County Operating		\$2,689,280	\$2,689,280
Meridian Township		\$3,195,500	\$3,195,500

Projected Impact on Taxing Jurisdictions			
Taxing Unit	New Taxes to Taxing Units	New Taxes for BRA Administration, LBRF Deposits, SBRF Deposits and Developer Reimbursement	Total New Taxes
Haslett Debt	\$3,552,007		\$3,552,007
Local Roads Debt	\$828,475		\$828,475
Total	\$4,390,779 (18.1%)	\$19,880,266 (81.9%)	\$24,271,045

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 10% 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 29 years, with 26 years of TIR capture; the first year of tax capture is anticipated as 2026.

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

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

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

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

6.7 Estimates of Residents and Displacement of Families

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

6.8 Plan for Relocation of Displaced Persons

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

6.9 Provisions for Relocation Costs

No persons will be displaced as a 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 a 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

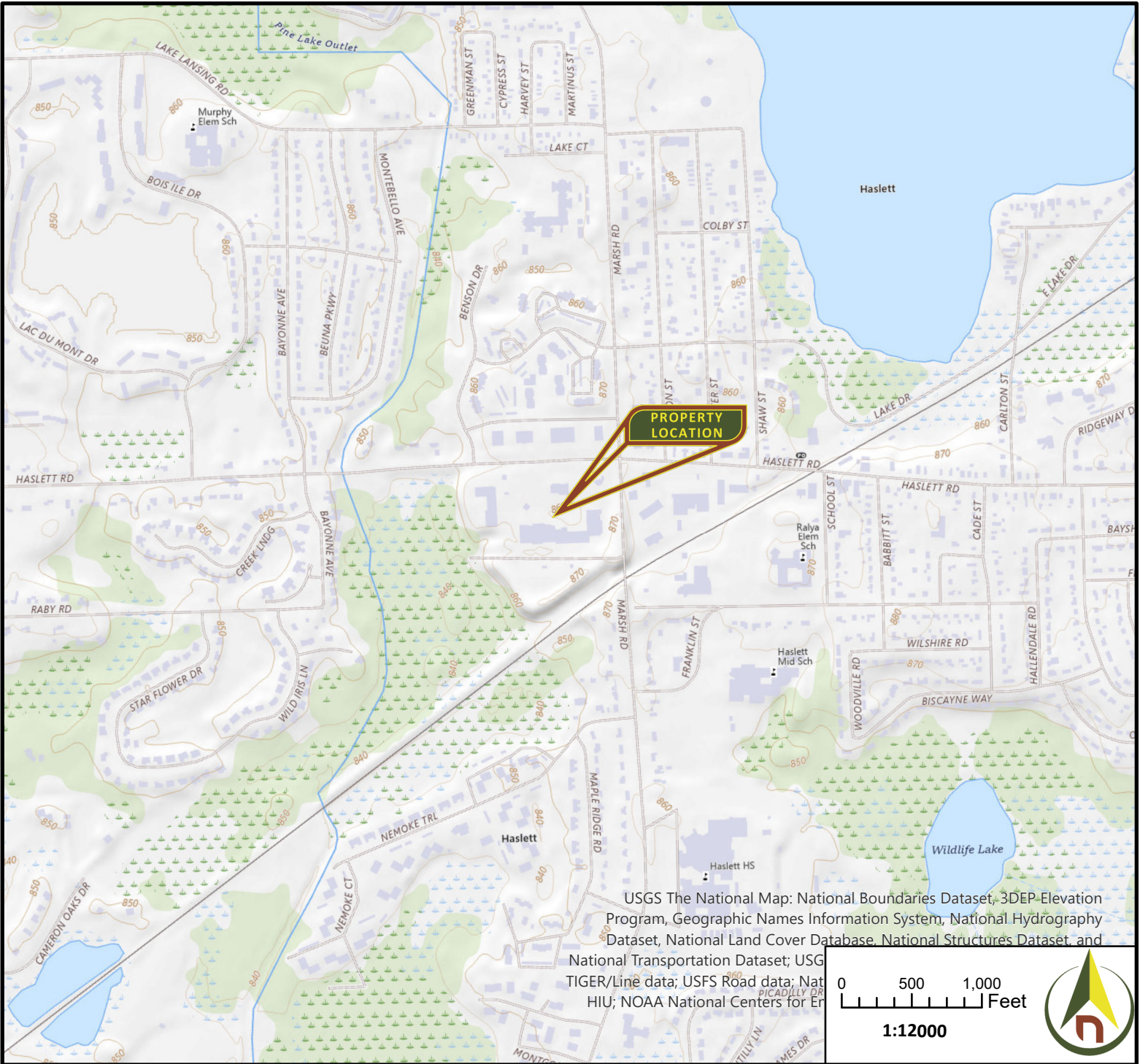
Figure 2: Eligible Property Map

Figure 3a: 1655 Haslett Road – Boundary Survey

Figure 3b: 1621 Haslett Road – Boundary Survey

Figure 3c: Legal Descriptions

Figure 4: Sample Locations with Analytical Results



TRIOTERRA

FIGURE 1 SUBJECT PROPERTY LOCATION

1621-2671 HALETT ROAD
HASLETT, MICHIGAN 48840

INGHAM COUNTY
T4N, R1W, SECTION 10

PROJECT NUMBER 21-2907





TRITERRA

FIGURE 2

ELIGIBLE PROPERTY MAP

PROJECT NUMBER: 21-2907

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

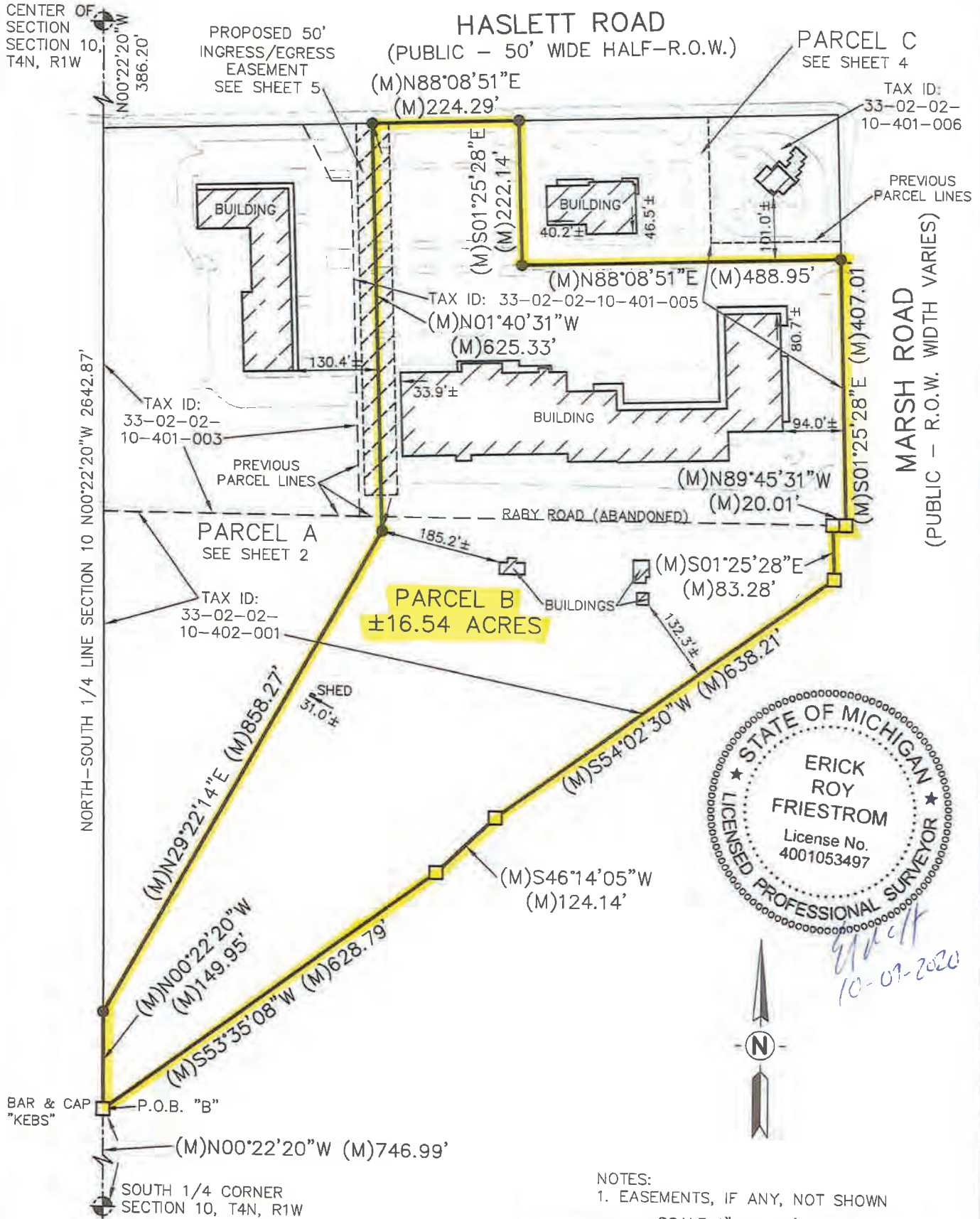
DIAGRAM CREATED BY: CP DATE: 6/8/2022

FIGURE 3a 1655 Haslett Road

CERTIFIED BOUNDARY SURVEY PARCEL B DETAIL

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

DS *UM* DS *MB*



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

10-07-2020

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



LEGEND

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

All Dimensions are in Feet and Decimals Thereof.

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

CERTIFIED BOUNDARY SURVEY

(Continued from Page 6)

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

PARCEL A:

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

PARCEL B: 1655 Haslett Road

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

Parcel C: 1621 Haslett Road

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

(Continued on Page 8)

DS *UM* DS *MB*



10-09-2020

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

CERTIFIED BOUNDARY SURVEY

(Continued from Page 7)

PROPOSED INGRESS/EGRESS EASEMENT:

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

WITNESSES TO SECTION CORNERS:

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

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

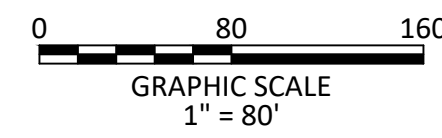
I certify that the requirements for 1970 PA 132, MCL 54.213 have been met. The relative positional precision of the corners identified for this survey and shown on the map are within the limits accepted by the professional practice of surveying.

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


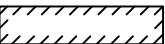
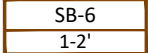
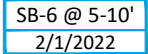
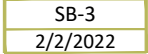


[Handwritten Signature]
 Erick R. Friestrom Date: 10-09-2020
 Professional Surveyor No. 53497

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



SYMBOLS LEGEND

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

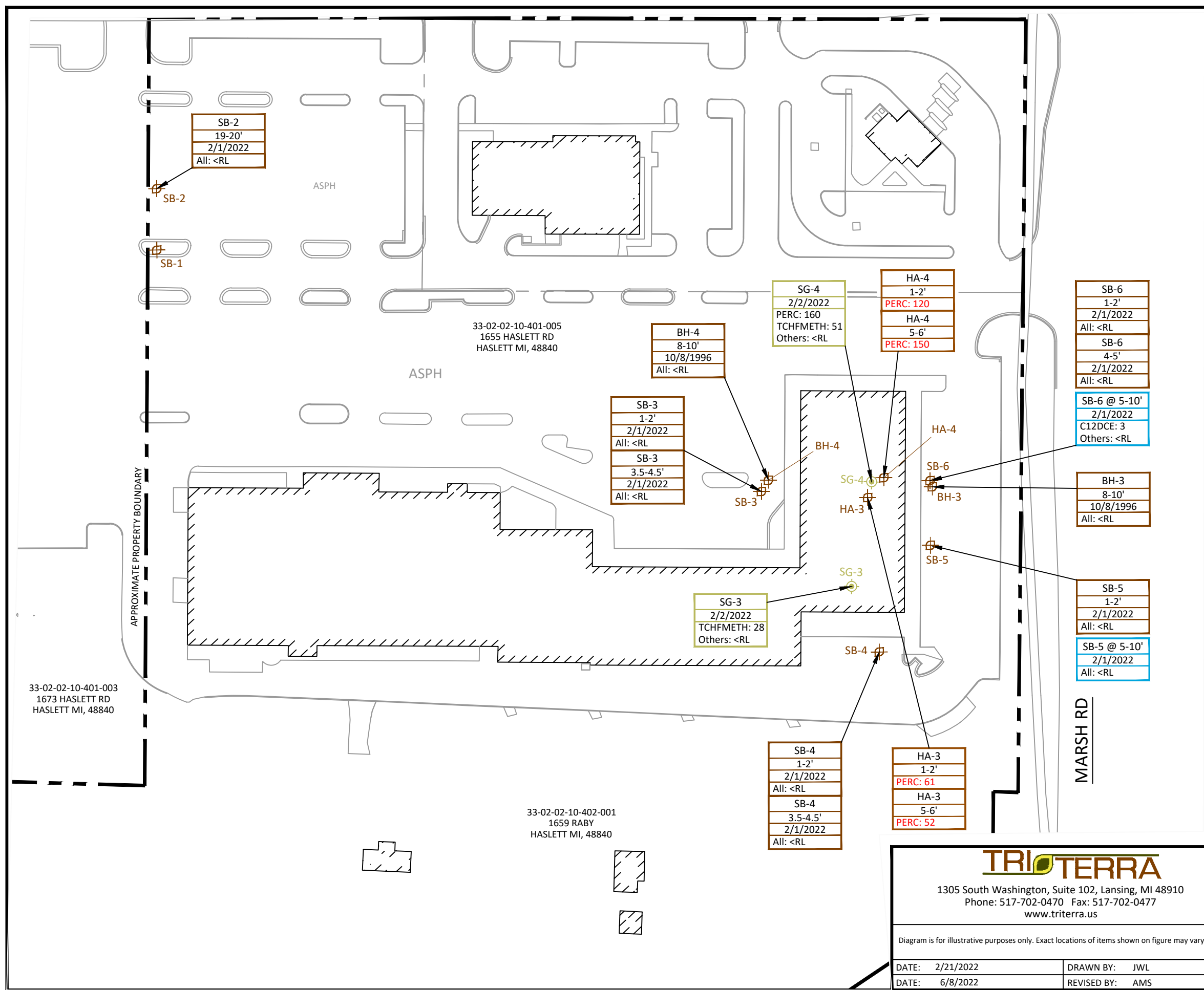
CONSTITUENTS LEGEND

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

<RL: Result was below laboratory reporting limits.

NOTES

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



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

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

DATE: 2/21/2022
 DATE: 6/8/2022

DRAWN BY: JWL
 REVISED BY: AMS

SAMPLE LOCATIONS WITH ANALYTICAL RESULTS

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

PROJECT NUMBER: 21-2907 FIGURE 4

TABLES

Table 1: Brownfield Eligible Activities

Table 1b: Housing TIF Financing Gap Cap Calculation

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation

Table Table 4: Summary of Soil Analytical Results

Table 5: Summary Groundwater Analytical results

Table 6: Summary of Soil Gas Analytical Results

**Table 1
Brownfield Eligible Activities
1621-1655 Haslett Road
Haslett, MI**

ELIGIBLE ACTIVITIES	NO. OF UNITS	UNIT TYPE	UNIT RATE	ESTIMATED TOTAL COST	REIMBURSEMENT ALLOCATION		
					EGLE ACTIVITIES	MSHDA ACTIVITIES	LOCAL-ONLY ACTIVITIES
EGLE ELIGIBLE ACTIVITIES							
Pre-Approved Activities							
Phase I Environmental Site Assessments	2	LS	\$ 3,200	\$ 6,400	\$ 6,400		
Phase II Site Investigations	1	LS	\$ 11,700	\$ 11,700	\$ 11,700		
Baseline Environmental Assessments	1	LS	\$ 2,500	\$ 2,500	\$ 2,500		
Due Care Investigation	1	LS	\$ 10,000	\$ 10,000	\$ 10,000		
Response Activity Plan	1	LS	\$ 9,000	\$ 9,000	\$ 9,000		
Documentation of Due Care Compliance (DDCC)	1	LS	\$ 5,500	\$ 5,500	\$ 5,500		
Department Specific Activities							
Soil Management -Excavation, Transportation, Disposal and Backfill	1	LS	\$ 50,000	\$ 50,000			\$ 50,000
Verification of Soil Removal - Sampling and Reporting	1	LS	\$ 10,000	\$ 10,000			\$ 10,000
EGLE ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 105,100	\$ 45,100	\$ -	\$ 60,000
MSHDA ELIGIBLE ACTIVITIES							
Asbestos and Lead Activities							
Asbestos - Survey/Assessment	1	LS	\$ 15,000	\$ 15,000		\$ 15,000	
Asbestos - Abatement	1	LS	\$ 200,000	\$ 200,000		\$ 200,000	
Abestos Abatement - Soft Costs	1	LS	\$ 10,000	\$ 10,000		\$ 10,000	
Subtotal Asbestos and Lead Activities				\$ 225,000		\$ 225,000	\$ -
Demolition							
Demolition - Building & Site	1	LS	\$ 832,500	\$ 832,500		\$ 832,500	
Demolition - Soft Costs	1	LS	\$ 50,000	\$ 50,000		\$ 50,000	
Subtotal Demolition Activities				\$ 882,500	\$ -	\$ 882,500	\$ -
Site Preparation							
Geotechnical Investigations/Survey	1	LS	\$ 32,700	\$ 32,700		\$ 32,700	
Grading, Land Balancing and/or Onsite Cut and Fill Operations	1	LS	\$ 2,607,300	\$ 2,607,300		\$ 2,607,300	
Relocation of Existing/Active Utilities	1	LS	\$ 645,000	\$ 645,000		\$ 645,000	
Temporary SESC - Mud Mat, Silt Fencing, Sed. Bags	1	LS	\$ 30,000	\$ 30,000		\$ 30,000	
Temporary Fencing / Site Control - During Site Preparation Activities	3,400	LF	\$ 40	\$ 136,000		\$ 136,000	
Temporary Traffic Control	1	LS	\$ 25,000	\$ 25,000		\$ 25,000	
Site Preparation - Soft Costs	1	LS	\$ 174,000	\$ 174,000		\$ 174,000	
Subtotal Site Preparation Activities				\$ 3,650,000	\$ -	\$ 3,650,000	\$ -
Infrastructure Improvements							
Private Infrastructure Improvements							
Parking Lots	178	SP	\$ 5,130	\$ 913,140		\$ 913,140	
Asphalt Drives for Circulation & Street Parking	154,800	SF	\$ 5.85	\$ 905,580		\$ 905,580	
Roundabouts	1	LS	\$ 195,000	\$ 195,000		\$ 195,000	
EV Car Charging Stations	6	EA	\$ 8,500	\$ 51,000		\$ 51,000	
Pool & Sundeck	1	EA	\$ 50,000	\$ 50,000		\$ 50,000	
Pickleball Courts	2	EA	\$ 58,000	\$ 116,000		\$ 116,000	
Pickleball Pavillion	400	SF	\$ 195	\$ 78,000		\$ 78,000	
Dog Park & Fence	9,760	SF	\$ 8	\$ 78,080		\$ 78,080	
Trailhead Building & Restrooms	440	LS	\$ 450	\$ 198,000		\$ 198,000	
Monument Signage	2	EA	\$ 25,000	\$ 50,000		\$ 50,000	
Community Art Signage	1	EA	\$ 95,000	\$ 95,000		\$ 95,000	
Hoisting / Material Handling	36	MO	\$ 16,528	\$ 595,000		\$ 595,000	
General Site Lighting	1	LS	\$ 625,000	\$ 625,000		\$ 625,000	
Landscaping	1	LS	\$ 745,000	\$ 745,000		\$ 745,000	
Curb & Gutter	7,470	LF	\$ 34	\$ 253,980		\$ 253,980	
Sidewalks	64,600	SF	\$ 6	\$ 387,600		\$ 387,600	
Private Infrastructure Improvements - Soft Costs	1	LS	\$ 267,000	\$ 267,000		\$ 267,000	
Public Infrastructure Improvements							
Entrance Improvements in Right of Way	1	LS	\$ 40,000	\$ 40,000		\$ 40,000	
Curb & Gutter in Right of Way	1,450	LF	\$ 34	\$ 49,300		\$ 49,300	
Sidewalks in Right of Way	4,350	SF	\$ 6	\$ 26,100		\$ 26,100	
Landscaping in Right of Way	1	LS	\$ 50,000	\$ 50,000		\$ 50,000	
Infrastructure Improvements - Soft Costs	1	LS	\$ 9,000	\$ 9,000		\$ 9,000	
Subtotal Infrastructure Improvement Activities				\$ 5,777,780	\$ -	\$ 5,777,780	\$ -
Housing Development Activities							
Gap Financing for Income Qualified Housing Units	1	LS	\$ 4,663,875	\$ 4,663,875		\$ 4,663,875	
Subtotal Housing Activities				\$ 4,663,875	\$ -	\$ 4,663,875	\$ -
MSHDA ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 15,199,155	\$ -	\$ 15,199,155	\$ -
MSHDA AND EGLE ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 15,304,255	\$ 45,100	\$ 15,199,155	\$ 60,000
Contingency (up to 15%)				\$ 1,061,028	\$ -	\$ 1,052,028	\$ 9,000
Brownfield Plan & Act 381 Work Plan Preparation	1	LS	\$ 60,000	\$ 60,000		\$ 30,000	\$ 30,000
Brownfield Plan & Act 381 Work Plan Implementation	1	LS	\$ 50,000	\$ 50,000	\$ 147	\$ 49,657	\$ 196
Brownfield Plan Application Fee	1	LS	\$ 12,000	\$ 12,000			\$ 12,000
TOTAL ELIGIBLE COST FOR REIMBURSEMENT				\$ 16,487,283	\$ 45,247	\$ 16,330,840	\$ 111,196
State Brownfield Revolving Fund				\$ 1,218,577			
BRA Administrative Fees				\$ 1,499,591			
Local Brownfield Revolving Fund (LBRF)				\$ 674,816			
GRAND TOTAL				\$ 19,880,266			
					0.27%	99.05%	0.67%

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, DDCC, BEAs, Asbestos Surveys, Brownfield Plan and Act 381 Work Plan are excluded from contingency calculation. Interest calculation is based on 5% simple interest on principal eligible activities only.

**Table 1b
Housing TIF Financing Gap Cap Calculation
1621-1655 Haslett Road
Haslett, MI**

Location (County)	Type (# of Bedrooms)	FMR/MR Rent	Control Rent	Project Rent	PRL	# of Units	# of Months	# of Years	PRL Gap Cap
Ingham County	1	\$ 905	\$ 2,262	\$ 1,807	\$ 455	18	12	26	\$ 2,555,280
Ingham County	2	\$ 1,127	\$ 2,818	\$ 2,093	\$ 725	12	12	26	\$ 2,712,528
Total Housing Subsidy						30			\$ 5,267,808
Approved BRA TIF Request						30			\$ 4,663,875
Other Housing Activities Allowed Under PA 90 of 2023									\$ 603,933

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

Estimated Taxable Value (TV) Increase Rate: 1% per year		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Calendar Year	Plan Year	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Capture Year	Capture Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Multi-Family and Commercial															
Base Taxable Value (TV) of Land		\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068
Base Taxable Value (TV) of Building		\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541
For-Sale Units															
Base Taxable Value (TV) of Land		\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486
Base Taxable Value (TV) of Building		\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460
Multi-Family and Commercial															
Estimated New TV for Land		\$ 231,888	\$ 306,092	\$ 404,041	\$ 408,082	\$ 412,163	\$ 416,284	\$ 420,447	\$ 424,651	\$ 428,898	\$ 433,187	\$ 437,519	\$ 441,894	\$ 446,313	\$ 450,776
Estimated New TV for Building		\$ 156,541	\$ 195,676	\$ 1,567,500	\$ 3,135,000	\$ 4,750,000	\$ 4,797,500	\$ 4,845,475	\$ 4,893,930	\$ 4,942,869	\$ 4,992,298	\$ 5,042,221	\$ 5,092,643	\$ 5,143,569	\$ 5,195,005
For-Sale Units															
Estimated New TV for Land		\$ 346,682	\$ 457,620	\$ 604,058	\$ 610,099	\$ 616,200	\$ 622,362	\$ 628,586	\$ 634,872	\$ 641,220	\$ 647,632	\$ 654,109	\$ 660,650	\$ 667,256	\$ 673,929
Estimated New TV for Building		\$ 235,460	\$ 294,325	\$ 2,836,015	\$ 5,672,030	\$ 8,508,045	\$ 11,344,060	\$ 11,457,501	\$ 11,572,076	\$ 11,687,796	\$ 11,804,674	\$ 11,922,721	\$ 12,041,948	\$ 12,162,368	\$ 12,283,991
Multi-Family and Commercial															
Incremental Difference for Land (New TV - Base TV)		\$ -	\$ 81,024	\$ 178,973	\$ 183,014	\$ 187,095	\$ 191,216	\$ 195,379	\$ 199,583	\$ 203,830	\$ 208,119	\$ 212,451	\$ 216,826	\$ 221,245	\$ 225,708
Incremental Difference for Building (New TV - Base TV)		\$ -	\$ 39,135	\$ 1,410,959	\$ 2,978,459	\$ 4,593,459	\$ 4,640,959	\$ 4,688,934	\$ 4,737,389	\$ 4,786,328	\$ 4,835,757	\$ 4,885,680	\$ 4,936,102	\$ 4,987,028	\$ 5,038,464
For-Sale Units															
Incremental Difference for Land (New TV - Base TV)		\$ -	\$ 121,134	\$ 267,572	\$ 273,613	\$ 279,714	\$ 285,876	\$ 292,100	\$ 298,386	\$ 304,734	\$ 311,146	\$ 317,623	\$ 324,164	\$ 330,770	\$ 337,443
Incremental Difference for Building (New TV - Base TV)		\$ -	\$ 58,865	\$ 2,600,555	\$ 5,436,570	\$ 8,272,585	\$ 11,108,600	\$ 11,222,041	\$ 11,336,616	\$ 11,452,336	\$ 11,569,214	\$ 11,687,261	\$ 11,806,488	\$ 11,926,908	\$ 12,048,531
Total Incremental Difference		\$ -	\$ 300,158	\$ 4,458,060	\$ 8,871,656	\$ 13,332,853	\$ 16,226,651	\$ 16,398,453	\$ 16,571,973	\$ 16,747,229	\$ 16,924,236	\$ 17,103,014	\$ 17,283,580	\$ 17,465,951	\$ 17,650,146

School Capture		Millage Rate													
Multi-Family and Commercial															
School Operating	18.0000	\$ -	\$ 2,163	\$ 28,619	\$ 56,907	\$ 86,050	\$ 86,979	\$ 87,918	\$ 88,865	\$ 89,823	\$ 90,790	\$ 91,766	\$ 92,753	\$ 93,749	\$ 94,755
State Education Tax (SET)	6.0000	\$ -	\$ 721	\$ 9,540	\$ 18,969	\$ 28,683	\$ 28,993	\$ 29,306	\$ 29,622	\$ 29,941	\$ 30,263	\$ 30,589	\$ 30,918	\$ 31,250	\$ 31,585
Multi-Family and Commercial - School Total:	24.0000	\$ -	\$ 2,884	\$ 38,158	\$ 75,875	\$ 114,733	\$ 115,972	\$ 117,224	\$ 118,487	\$ 119,764	\$ 121,053	\$ 122,355	\$ 123,670	\$ 124,999	\$ 126,340
For-Sale Units															
School Operating	18.0000	\$ -	\$ 2,180	\$ 4,816	\$ 4,925	\$ 5,035	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Education Tax (SET)	6.0000	\$ -	\$ 1,080	\$ 17,209	\$ 34,261	\$ 51,314	\$ 68,367	\$ 69,085	\$ 69,810	\$ 70,542	\$ 71,282	\$ 72,029	\$ 72,784	\$ 73,546	\$ 74,316
For-Sale Units - School Total:	24.0000	\$ -	\$ 3,260	\$ 22,025	\$ 39,186	\$ 56,349	\$ 68,367	\$ 69,085	\$ 69,810	\$ 70,542	\$ 71,282	\$ 72,029	\$ 72,784	\$ 73,546	\$ 74,316

Local Capture		Millage Rate													
Multi-Family and Commercial															
Ingham County Indigent Veterans Relief Fund (IVRF)	0.0328	\$ -	\$ 3	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 7	\$ 7	\$ 165	\$ 167	\$ 169	\$ 171	\$ 173
Farmland Preservation	0.1395	\$ -	\$ 11	\$ 25	\$ 26	\$ 26	\$ 27	\$ 27	\$ 28	\$ 28	\$ 704	\$ 711	\$ 719	\$ 727	\$ 734
Animal Control	0.2000	\$ -	\$ 16	\$ 36	\$ 37	\$ 37	\$ 38	\$ 39	\$ 40	\$ 41	\$ 1,009	\$ 1,020	\$ 1,031	\$ 1,042	\$ 1,053
Ingham ISD Operating	0.1994	\$ -	\$ 16	\$ 36	\$ 36	\$ 37	\$ 38	\$ 39	\$ 40	\$ 41	\$ 1,006	\$ 1,017	\$ 1,027	\$ 1,039	\$ 1,050
Elder Care	0.3000	\$ -	\$ 24	\$ 54	\$ 55	\$ 56	\$ 57	\$ 58	\$ 60	\$ 61	\$ 1,513	\$ 1,529	\$ 1,546	\$ 1,562	\$ 1,579
Potter Park Zoo	0.4986	\$ -	\$ 40	\$ 89	\$ 91	\$ 93	\$ 95	\$ 97	\$ 100	\$ 102	\$ 2,515	\$ 2,542	\$ 2,569	\$ 2,597	\$ 2,625
Parks/Trails	0.4986	\$ -	\$ 40	\$ 89	\$ 91	\$ 93	\$ 95	\$ 97	\$ 100	\$ 102	\$ 2,515	\$ 2,542	\$ 2,569	\$ 2,597	\$ 2,625
Housing/Homeless	0.5000	\$ -	\$ 41	\$ 89	\$ 92	\$ 94	\$ 96	\$ 98	\$ 100	\$ 102	\$ 2,522	\$ 2,549	\$ 2,576	\$ 2,604	\$ 2,632
Public Transportation	0.5988	\$ -	\$ 49	\$ 107	\$ 110	\$ 112	\$ 115	\$ 117	\$ 120	\$ 122	\$ 3,020	\$ 3,053	\$ 3,086	\$ 3,119	\$ 3,152
Juvenile Justice	0.6000	\$ -	\$ 49	\$ 107	\$ 110	\$ 112	\$ 115	\$ 117	\$ 120	\$ 122	\$ 3,026	\$ 3,059	\$ 3,092	\$ 3,125	\$ 3,159
Health Services	0.6300	\$ -	\$ 51	\$ 113	\$ 115	\$ 118	\$ 120	\$ 123	\$ 126	\$ 128	\$ 3,178	\$ 3,212	\$ 3,246	\$ 3,281	\$ 3,316
Capital Region Airport Authority	0.6990	\$ -	\$ 57	\$ 125	\$ 128	\$ 131	\$ 134	\$ 137	\$ 140	\$ 142	\$ 3,526	\$ 3,564	\$ 3,602	\$ 3,641	\$ 3,680
Jail/Justice	0.8476	\$ -	\$ 69	\$ 152	\$ 155	\$ 159	\$ 162	\$ 166	\$ 169	\$ 173	\$ 4,275	\$ 4,321	\$ 4,368	\$ 4,415	\$ 4,462
911 System	0.8483	\$ -	\$ 69	\$ 152	\$ 155	\$ 159	\$ 162	\$ 166	\$ 169	\$ 173	\$ 4,279	\$ 4,325	\$ 4,371	\$ 4,418	\$ 4,466
Ingham ISD Vocational Education	1.2906	\$ -	\$ 105	\$ 231	\$ 236	\$ 241	\$ 247	\$ 252	\$ 258	\$ 263	\$ 6,510	\$ 6,580	\$ 6,650	\$ 6,722	\$ 6,794
Capital Area District Library	1.5586	\$ -	\$ 126	\$ 279	\$ 285	\$ 292	\$ 298	\$ 305	\$ 311	\$ 318	\$ 7,861	\$ 7,946	\$ 8,031	\$ 8,118	\$ 8,205
Haslett Building and Site	1.9316	\$ -	\$ 157	\$ 346	\$ 354	\$ 361	\$ 369	\$ 377	\$ 386	\$ 394	\$ 9,743	\$ 9,848	\$ 9,953	\$ 10,060	\$ 10,168
Capital Area Transportation Authority (CATA)	2.9886	\$ -	\$ 242	\$ 535	\$ 547	\$ 559	\$ 571	\$ 584	\$ 596	\$ 609	\$ 15,074	\$ 15,236	\$ 15,400	\$ 15,565	\$ 15,733
Lansing Community College	3.7611	\$ -	\$ 305	\$ 673	\$ 688	\$ 704	\$ 719	\$ 735	\$ 751	\$ 767	\$ 18,971	\$ 19,175	\$ 19,381	\$ 19,589	\$ 19,799
Ingham ISD Special Education	4.7384	\$ -	\$ 384	\$ 848	\$ 867	\$ 887	\$ 906	\$ 926	\$ 946	\$ 966	\$ 23,900	\$ 24,157	\$ 24,417	\$ 24,679	\$ 24,944
Ingham County Operating	6.7479	\$ -	\$ 547	\$ 1,208	\$ 1,235	\$ 1,262	\$ 1,290	\$ 1,318	\$ 1,347	\$ 1,375	\$ 34,036	\$ 34,402	\$ 34,771	\$ 35,145	\$ 35,522
Meridian Township	8.0181	\$ -	\$ 650	\$ 1,435	\$ 1,467	\$ 1,500	\$ 1,533	\$ 1,567	\$ 1,600	\$ 1,634	\$ 40,442	\$ 40,877	\$ 41,317	\$ 41,760	\$ 42,209
Multi-Family and Commercial - Local Total:	37.6275	\$ -	\$ 3,049	\$ 6,734	\$ 6,886	\$ 7,040	\$ 7,195	\$ 7,352	\$ 7,510	\$ 7,670	\$ 189,788	\$ 191,830	\$ 193,892	\$ 195,974	\$ 198,078

For-Sale Units															
Ingham County Indigent Veterans Relief Fund	0.0328	\$ -	\$ 6	\$ 94	\$ 187	\$ 281	\$ 374	\$ 378	\$ 382	\$ 386	\$ 390	\$ 394	\$ 398	\$ 402	\$ 406
Farmland Preservation	0.1395	\$ -	\$ 25	\$ 400	\$ 797	\$ 1,193	\$ 1,590	\$ 1,606	\$ 1,623	\$ 1,640	\$ 1,657	\$ 1,675	\$ 1,692	\$ 1,710	\$ 1,728
Animal Control	0.2000	\$ -	\$ 36	\$ 574	\$ 1,142	\$ 1,710	\$ 2,279	\$ 2,303	\$ 2,327	\$ 2,351	\$ 2,376	\$ 2,401	\$ 2,426	\$ 2,452	\$ 2,477
Ingham ISD Operating	0.1994	\$ -	\$ 36	\$ 572	\$ 1,139	\$ 1,705	\$ 2,272	\$ 2,296	\$ 2,320	\$ 2,344	\$ 2,369	\$ 2,394	\$ 2,419	\$ 2,444	\$ 2,470
Elder Care	0.3000	\$ -	\$ 54	\$ 860	\$ 1,713	\$ 2,566	\$ 3,418	\$ 3,454	\$ 3,491	\$ 3,527	\$ 3,564	\$ 3,601	\$ 3,639	\$ 3,677	\$ 3,716
Potter Park Zoo	0.4986	\$ -	\$ 90	\$ 1,430	\$ 2,847	\$ 4,264	\$ 5,681	\$ 5,741	\$ 5,801	\$ 5,862	\$ 5,924	\$ 5,986	\$ 6,048	\$ 6,112	\$ 6,176
Parks/Trails	0.4986	\$ -	\$ 90	\$ 1,430	\$ 2,847	\$ 4,264	\$ 5,681	\$ 5,741	\$ 5,801	\$ 5,862	\$ 5,924	\$ 5,986	\$ 6,048	\$ 6,112	\$ 6,176
Housing/Homeless	0.5000	\$ -	\$ 90	\$ 1,434	\$ 2,855	\$ 4,276	\$ 5,697	\$ 5,757	\$ 5,818	\$ 5,879	\$ 5,940	\$ 6,002	\$ 6,065	\$ 6,129	\$ 6,193
Public Transportation	0.5988	\$ -	\$ 108	\$ 1,717	\$ 3,419	\$ 5,121	\$ 6,823	\$ 6,895	\$ 6,967	\$ 7,040	\$ 7,114	\$ 7,189	\$ 7,264	\$ 7,340	\$ 7,417
Juvenile Justice	0.6000	\$ -	\$ 108	\$ 1,721	\$ 3,426	\$ 5,131	\$ 6,837	\$ 6,908	\$ 6,981	\$ 7,054	\$ 7,128	\$ 7,203	\$ 7,278	\$ 7,355	\$ 7,432
Health Services	0.6300	\$ -	\$ 113	\$ 1,807	\$ 3,597	\$ 5,388	\$ 7,179	\$ 7,254	\$ 7,330	\$ 7,407	\$ 7,485	\$ 7,563	\$ 7,642	\$ 7,722	\$ 7,803
Capital Region Airport Authority	0.6990	\$ -	\$ 126	\$ 2,005	\$ 3,991	\$ 5,978	\$ 7,965	\$ 8,048	\$ 8,133	\$ 8,218	\$ 8,304	\$ 8,391	\$ 8,479	\$ 8,568	\$ 8,658
Jail/Justice	0.8476	\$ -	\$ 153	\$ 2,431	\$ 4,840	\$ 7,249	\$ 9,658	\$ 9,759	\$ 9,862	\$ 9,965	\$ 10,070	\$ 10,175	\$ 10,282	\$ 10,390	\$ 10,498
911 System	0.8483	\$ -	\$ 153	\$ 2,433	\$ 4,844	\$ 7,255	\$ 9,666	\$ 9,767	\$ 9,870	\$ 9,974	\$ 10,078	\$ 10,184	\$ 10,290	\$ 10,398	\$ 10,507
Ingham ISD Vocational Education	1.2906	\$ -	\$ 232	\$ 3,702	\$ 7,370	\$ 11,038	\$ 14,706	\$ 14,860	\$ 15,016	\$ 15,174	\$ 15,333	\$ 15,494	\$ 15,656	\$ 15,820	\$ 15,985
Capital Area District Library	1.5586	\$ -	\$ 281	\$ 4,470	\$ 8,900	\$ 13,330	\$ 17,759	\$ 17,946	\$ 18,13						

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

Estimated Taxable Value (TV) Increase Rate: 1%													
Calendar Year	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Plan Year	17	18	19	20	21	22	23	24	25	26	27	28	29
Capture Year	14	15	16	17	18	19	20	21	22	23	24	25	26
Multi-Family and Commercial													
Base Taxable Value (TV) of Land	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068	\$ 225,068
Base Taxable Value (TV) of Building	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541	\$ 156,541
For-Sale Units													
Base Taxable Value (TV) of Land	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486	\$ 336,486
Base Taxable Value (TV) of Building	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460	\$ 235,460
Multi-Family and Commercial													
Estimated New TV for Land	\$ 455,284	\$ 459,837	\$ 464,435	\$ 469,079	\$ 473,770	\$ 478,508	\$ 483,293	\$ 488,126	\$ 493,007	\$ 497,937	\$ 502,917	\$ 507,946	\$ 513,025
Estimated New TV for Building	\$ 5,246,955	\$ 5,299,425	\$ 5,352,419	\$ 5,405,943	\$ 5,460,003	\$ 5,514,603	\$ 5,569,749	\$ 5,625,446	\$ 5,681,701	\$ 5,738,518	\$ 5,795,903	\$ 5,853,862	\$ 5,912,400
For-Sale Units													
Estimated New TV for Land	\$ 680,668	\$ 687,475	\$ 694,350	\$ 701,293	\$ 708,306	\$ 715,389	\$ 722,543	\$ 729,768	\$ 737,066	\$ 744,437	\$ 751,881	\$ 759,400	\$ 766,994
Estimated New TV for Building	\$ 12,406,831	\$ 12,530,900	\$ 12,656,209	\$ 12,782,771	\$ 12,910,598	\$ 13,039,704	\$ 13,170,101	\$ 13,302,803	\$ 13,434,821	\$ 13,569,169	\$ 13,704,860	\$ 13,841,909	\$ 13,980,328
Multi-Family and Commercial													
Incremental Difference for Land (New TV - Base TV)	\$ 230,216	\$ 234,769	\$ 239,367	\$ 244,011	\$ 248,702	\$ 253,440	\$ 258,225	\$ 263,058	\$ 267,939	\$ 272,869	\$ 277,849	\$ 282,878	\$ 287,957
Incremental Difference for Building (New TV - Base TV)	\$ 5,090,414	\$ 5,142,884	\$ 5,195,878	\$ 5,249,402	\$ 5,303,462	\$ 5,358,062	\$ 5,413,208	\$ 5,468,905	\$ 5,525,160	\$ 5,581,977	\$ 5,639,362	\$ 5,697,321	\$ 5,755,859
For-Sale Units													
Incremental Difference for Land (New TV - Base TV)	\$ 344,182	\$ 350,989	\$ 357,864	\$ 364,807	\$ 371,820	\$ 378,903	\$ 386,057	\$ 393,282	\$ 400,580	\$ 407,951	\$ 415,395	\$ 422,914	\$ 430,508
Incremental Difference for Building (New TV - Base TV)	\$ 12,171,371	\$ 12,295,440	\$ 12,420,749	\$ 12,547,311	\$ 12,675,138	\$ 12,804,244	\$ 12,934,641	\$ 13,066,343	\$ 13,199,361	\$ 13,333,709	\$ 13,469,400	\$ 13,606,449	\$ 13,744,868
Total Incremental Difference	\$ 17,836,183	\$ 18,024,081	\$ 18,213,857	\$ 18,405,531	\$ 18,599,122	\$ 18,794,649	\$ 18,992,131	\$ 19,191,588	\$ 19,393,039	\$ 19,596,505	\$ 19,802,006	\$ 20,009,561	\$ 20,219,193

School Capture		Millage Rate												Total New Taxes	Pass-Through	Captured	
Multi-Family and Commercial		2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051			
School Operating	18.0000	\$ 95,771	\$ 96,798	\$ 97,834	\$ 98,881	\$ 99,939	\$ 101,007	\$ 102,086	\$ 103,175	\$ 104,276	\$ 105,387	\$ 106,510	\$ 107,644	\$ 108,789	\$ 2,319,233	\$ 4,869	\$ 2,314,365
State Education Tax (SET)	6.0000	\$ 31,924	\$ 32,266	\$ 32,611	\$ 32,960	\$ 33,313	\$ 33,669	\$ 34,029	\$ 34,392	\$ 34,759	\$ 35,129	\$ 35,503	\$ 35,881	\$ 36,263	\$ 773,078	\$ 1,623	\$ 771,455
Multi-Family and Commercial - School Total:	24.0000	\$ 127,695	\$ 129,064	\$ 130,446	\$ 131,842	\$ 133,252	\$ 134,676	\$ 136,114	\$ 137,567	\$ 139,034	\$ 140,516	\$ 142,013	\$ 143,525	\$ 145,052	\$ 3,092,311	\$ 6,491	\$ 3,085,820
For-Sale Units																	
School Operating	18.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,957	\$ -	\$ 16,957
State Education Tax (SET)	6.0000	\$ 75,093	\$ 75,879	\$ 76,672	\$ 77,473	\$ 78,282	\$ 79,099	\$ 79,924	\$ 80,758	\$ 81,600	\$ 82,450	\$ 83,309	\$ 84,176	\$ 85,052	\$ 1,785,391	\$ 3,806	\$ 1,781,584
For-Sale Units - School Total:	24.0000	\$ 75,093	\$ 75,879	\$ 76,672	\$ 77,473	\$ 78,282	\$ 79,099	\$ 79,924	\$ 80,758	\$ 81,600	\$ 82,450	\$ 83,309	\$ 84,176	\$ 85,052	\$ 1,802,347	\$ 3,806	\$ 1,798,541

Local Capture		Millage Rate												Total New Taxes	Pass-Through	Captured	
Multi-Family and Commercial		2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051			
Ingham County Indigent Veterans Relief Fund (IVRF)	0.0328	\$ 175	\$ 176	\$ 178	\$ 180	\$ 182	\$ 184	\$ 186	\$ 188	\$ 190	\$ 192	\$ 194	\$ 196	\$ 198	\$ 3,312	\$ -	\$ 3,312
Farmland Preservation	0.1395	\$ 742	\$ 750	\$ 758	\$ 766	\$ 775	\$ 783	\$ 791	\$ 800	\$ 808	\$ 817	\$ 825	\$ 834	\$ 843	\$ 14,085	\$ -	\$ 14,085
Animal Control	0.2000	\$ 1,064	\$ 1,076	\$ 1,087	\$ 1,099	\$ 1,110	\$ 1,122	\$ 1,134	\$ 1,146	\$ 1,159	\$ 1,171	\$ 1,183	\$ 1,196	\$ 1,209	\$ 20,194	\$ -	\$ 20,194
Ingham ISD Operating	0.1994	\$ 1,061	\$ 1,072	\$ 1,084	\$ 1,095	\$ 1,107	\$ 1,119	\$ 1,131	\$ 1,143	\$ 1,155	\$ 1,167	\$ 1,180	\$ 1,192	\$ 1,205	\$ 20,134	\$ -	\$ 20,134
Elder Care	0.3000	\$ 1,596	\$ 1,613	\$ 1,631	\$ 1,648	\$ 1,666	\$ 1,683	\$ 1,701	\$ 1,720	\$ 1,738	\$ 1,756	\$ 1,775	\$ 1,794	\$ 1,813	\$ 30,291	\$ -	\$ 30,291
Potter Park Zoo	0.4986	\$ 2,653	\$ 2,681	\$ 2,710	\$ 2,739	\$ 2,768	\$ 2,798	\$ 2,828	\$ 2,858	\$ 2,888	\$ 2,919	\$ 2,950	\$ 2,982	\$ 3,013	\$ 50,344	\$ -	\$ 50,344
Parks/Trails	0.4986	\$ 2,653	\$ 2,681	\$ 2,710	\$ 2,739	\$ 2,768	\$ 2,798	\$ 2,828	\$ 2,858	\$ 2,888	\$ 2,919	\$ 2,950	\$ 2,982	\$ 3,013	\$ 50,344	\$ -	\$ 50,344
Housing/Homeless	0.5000	\$ 2,660	\$ 2,689	\$ 2,718	\$ 2,747	\$ 2,776	\$ 2,806	\$ 2,836	\$ 2,866	\$ 2,897	\$ 2,927	\$ 2,959	\$ 2,990	\$ 3,022	\$ 50,485	\$ -	\$ 50,485
Public Transportation	0.5988	\$ 3,186	\$ 3,220	\$ 3,255	\$ 3,289	\$ 3,325	\$ 3,360	\$ 3,396	\$ 3,432	\$ 3,469	\$ 3,506	\$ 3,543	\$ 3,581	\$ 3,619	\$ 60,461	\$ -	\$ 60,461
Juvenile Justice	0.6000	\$ 3,192	\$ 3,227	\$ 3,261	\$ 3,296	\$ 3,331	\$ 3,367	\$ 3,403	\$ 3,439	\$ 3,476	\$ 3,513	\$ 3,550	\$ 3,588	\$ 3,626	\$ 60,582	\$ -	\$ 60,582
Health Services	0.6300	\$ 3,352	\$ 3,388	\$ 3,424	\$ 3,461	\$ 3,498	\$ 3,535	\$ 3,573	\$ 3,611	\$ 3,650	\$ 3,689	\$ 3,728	\$ 3,768	\$ 3,808	\$ 63,612	\$ -	\$ 63,612
Capital Region Airport Authority	0.6990	\$ 3,719	\$ 3,759	\$ 3,799	\$ 3,840	\$ 3,881	\$ 3,922	\$ 3,964	\$ 4,007	\$ 4,049	\$ 4,093	\$ 4,136	\$ 4,180	\$ 4,225	\$ 70,578	\$ -	\$ 70,578
Jail/Justice	0.8476	\$ 4,510	\$ 4,558	\$ 4,607	\$ 4,656	\$ 4,706	\$ 4,756	\$ 4,807	\$ 4,858	\$ 4,910	\$ 4,963	\$ 5,015	\$ 5,069	\$ 5,123	\$ 85,583	\$ -	\$ 85,583
911 System	0.8483	\$ 4,513	\$ 4,562	\$ 4,611	\$ 4,660	\$ 4,710	\$ 4,760	\$ 4,811	\$ 4,862	\$ 4,914	\$ 4,967	\$ 5,020	\$ 5,073	\$ 5,127	\$ 85,653	\$ -	\$ 85,653
Ingham ISD Vocational Education	1.2906	\$ 6,867	\$ 6,940	\$ 7,015	\$ 7,090	\$ 7,166	\$ 7,242	\$ 7,320	\$ 7,398	\$ 7,477	\$ 7,556	\$ 7,637	\$ 7,718	\$ 7,800	\$ 130,313	\$ -	\$ 130,313
Capital Area District Library	1.5586	\$ 8,293	\$ 8,382	\$ 8,471	\$ 8,562	\$ 8,654	\$ 8,746	\$ 8,839	\$ 8,934	\$ 9,029	\$ 9,125	\$ 9,223	\$ 9,321	\$ 9,420	\$ 157,373	\$ -	\$ 157,373
Haslett Building and Site	1.9316	\$ 10,277	\$ 10,387	\$ 10,499	\$ 10,611	\$ 10,725	\$ 10,839	\$ 10,955	\$ 11,072	\$ 11,190	\$ 11,309	\$ 11,430	\$ 11,551	\$ 11,674	\$ 195,035	\$ -	\$ 195,035
Capital Area Transportation Authority (CATA)	2.9886	\$ 15,901	\$ 16,072	\$ 16,244	\$ 16,418	\$ 16,593	\$ 16,771	\$ 16,950	\$ 17,131	\$ 17,313	\$ 17,498	\$ 17,684	\$ 17,872	\$ 18,063	\$ 301,761	\$ -	\$ 301,761
Lansing Community College	3.7611	\$ 20,011	\$ 20,226	\$ 20,442	\$ 20,661	\$ 20,882	\$ 21,105	\$ 21,331	\$ 21,558	\$ 21,788	\$ 22,021	\$ 22,255	\$ 22,492	\$ 22,731	\$ 379,761	\$ -	\$ 379,761
Ingham ISD Special Education	4.7384	\$ 25,211	\$ 25,481	\$ 25,754	\$ 26,030	\$ 26,308	\$ 26,590	\$ 26,874	\$ 27,160	\$ 27,450	\$ 27,743	\$ 28,038	\$ 28,337	\$ 28,638	\$ 478,439	\$ -	\$ 478,439
Ingham County Operating	6.7479	\$ 35,903	\$ 36,288	\$ 36,676	\$ 37,069	\$ 37,465	\$ 37,866	\$ 38,270	\$ 38,679	\$ 39,091	\$ 39,508	\$ 39,929	\$ 40,354	\$ 40,783	\$ 681,340	\$ -	\$ 681,340
Meridian Township	8.0181	\$ 42,661	\$ 43,119	\$ 43,580	\$ 44,047	\$ 44,518	\$ 44,994	\$ 45,474	\$ 45,959	\$ 46,450	\$ 46,945	\$ 47,445	\$ 47,950	\$ 48,460	\$ 809,593	\$ -	\$ 809,593
Multi-Family and Commercial - Local Total:	37.6275	\$ 200,202	\$ 202,348	\$ 204,515	\$ 206,703	\$ 208,914	\$ 211,147	\$ 213,402	\$ 215,679	\$ 217,980	\$ 220,303	\$ 222,650	\$ 225,020	\$ 227,414	\$ 6,891,585	\$ 6,491	\$ 6,885,093

For-Sale Units		Millage Rate												Total New Taxes	Pass-Through	Captured	
Multi-Family and Commercial		2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051			
Ingham County Indigent Veterans Relief Fund	0.0328	\$ 411	\$ 415	\$ 419	\$ 424	\$ 428	\$ 432	\$ 437	\$ 441	\$ 446	\$ 451	\$ 455	\$ 460	\$ 465	\$ 9,760	\$ -	\$ 9,760
Farmland Preservation	0.1395	\$ 1,746	\$ 1,764	\$ 1,783	\$ 1,801	\$ 1,820	\$ 1,839	\$ 1,858	\$ 1,878	\$ 1,897	\$ 1,917	\$ 1,937	\$ 1,957	\$ 1,977	\$ 41,510	\$ -	\$ 41,510
Animal Control	0.2000	\$ 2,503	\$ 2,529	\$ 2,556	\$ 2,582	\$ 2,609	\$ 2,637	\$ 2,664	\$ 2,692	\$ 2,720	\$ 2,748	\$ 2,777	\$ 2,806	\$ 2,835	\$ 59,513	\$ -	\$ 59,513
Ingham ISD Operating	0.1994	\$ 2,496	\$ 2,522	\$ 2,548	\$ 2,575	\$ 2,602	\$ 2,629	\$ 2,656	\$ 2,684	\$ 2,712	\$ 2,740	\$ 2,769	\$ 2,797	\$ 2,827	\$ 59,334	\$ -	\$ 59,334
Elder Care	0.3000	\$ 3,755	\$ 3,794	\$ 3,834	\$ 3,874	\$ 3,914	\$ 3,955	\$ 3,996	\$ 4,038	\$ 4,080	\$ 4,122	\$ 4,165	\$ 4,209	\$ 4,253	\$ 89,270	\$ -	\$ 89,270
Potter Park Zoo	0.4986	\$ 6,240	\$ 6,306	\$ 6,371	\$ 6,438	\$ 6,505	\$ 6,573	\$ 6,642	\$ 6,711	\$ 6,781	\$ 6,852	\$ 6,923	\$ 6,995	\$ 7,068	\$ 148,366		

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

Developer Projected Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	22.23%	\$ 3,665,784	\$ -	\$ 3,665,784
Local	77.77%	\$ 12,710,303	\$ 111,196	\$ 12,821,499
TOTAL	Local State	\$ 16,376,087	\$ 111,196	\$ 16,487,283
EGLE	0.3%	0.3%	\$ 45,247	
MSHDA	99.1%	99.7%	\$ 16,330,840	
Local-Only	0.7%		\$ 111,196	

Estimated Total Years of Plan: **29**

Administrative Fees & Loan Funds*	
State Brownfield Revolving Fund	\$ 1,218,577
BRA Administrative Fees	\$ 1,499,591
Local Brownfield Revolving Fund	\$ 674,816

* During the life of the Plan

Calendar Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Plan Year	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Capture Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14

Available Tax Increment Revenue (TIR)														
Total State Tax Capture Available	\$ -	\$ 6,144	\$ 60,183	\$ 115,061	\$ 171,082	\$ 184,339	\$ 186,308	\$ 188,297	\$ 190,306	\$ 192,335	\$ 194,384	\$ 196,454	\$ 198,545	\$ 200,656
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)	\$ -	\$ 900	\$ 13,374	\$ 26,615	\$ 39,999	\$ 48,680	\$ 49,195	\$ 49,716	\$ 50,242	\$ 50,773	\$ 51,309	\$ 51,851	\$ 52,398	\$ 52,950
State TIR Available for Reimbursement to Developer	\$ -	\$ 5,244	\$ 46,809	\$ 88,447	\$ 131,083	\$ 135,659	\$ 137,113	\$ 138,581	\$ 140,065	\$ 141,562	\$ 143,075	\$ 144,603	\$ 146,147	\$ 147,706
Total Local Tax Capture Available	\$ -	\$ 9,822	\$ 114,655	\$ 221,746	\$ 328,842	\$ 435,941	\$ 440,600	\$ 445,306	\$ 450,059	\$ 636,817	\$ 643,544	\$ 650,338	\$ 657,200	\$ 664,131
Capture for BRA Administrative Fees (10%)	\$ -	\$ 982	\$ 11,465	\$ 22,175	\$ 32,884	\$ 43,594	\$ 44,060	\$ 44,531	\$ 45,006	\$ 63,682	\$ 64,354	\$ 65,034	\$ 65,720	\$ 66,413
Capture for Local Brownfield Revolving Fund (LBRF) (5% of available Local TIR)	\$ -	\$ 442	\$ 5,159	\$ 9,979	\$ 14,798	\$ 19,617	\$ 19,827	\$ 20,039	\$ 20,253	\$ 28,657	\$ 28,959	\$ 29,265	\$ 29,574	\$ 29,886
Local TIR Available for Reimbursement to Developer	\$ -	\$ 8,398	\$ 98,030	\$ 189,593	\$ 281,160	\$ 372,729	\$ 376,713	\$ 380,736	\$ 384,800	\$ 544,478	\$ 550,230	\$ 556,039	\$ 561,906	\$ 567,832
Total State & Local TIR Available for Reimbursement to Developer	\$ -	\$ 13,641	\$ 144,839	\$ 278,040	\$ 412,243	\$ 508,388	\$ 513,826	\$ 519,318	\$ 524,865	\$ 686,041	\$ 693,305	\$ 700,642	\$ 708,053	\$ 715,537

DEVELOPER	Beginning Balance	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	\$ 16,487,283	\$ 16,487,283	\$ 16,473,642	\$ 16,328,803	\$ 16,050,763	\$ 15,638,520	\$ 15,130,132	\$ 14,616,306	\$ 14,096,988	\$ 13,572,123	\$ 12,886,082	\$ 12,192,777	\$ 11,492,135	\$ 10,784,082	\$ 10,068,545
EGLE Eligible Activities	\$ 45,247	\$ 45,247	\$ 45,210	\$ 44,811	\$ 44,047	\$ 42,913	\$ 41,515	\$ 40,103	\$ 38,675	\$ 37,232	\$ 35,346	\$ 33,441	\$ 31,515	\$ 29,570	\$ 27,603
State Tax Reimbursement	\$ 10,129	\$ -	\$ 14	\$ 129	\$ 244	\$ 362	\$ 375	\$ 379	\$ 383	\$ 387	\$ 391	\$ 395	\$ 400	\$ 404	\$ 408
Local Tax Reimbursement	\$ 35,119	\$ -	\$ 23	\$ 269	\$ 520	\$ 772	\$ 1,023	\$ 1,034	\$ 1,045	\$ 1,056	\$ 1,494	\$ 1,510	\$ 1,526	\$ 1,542	\$ 1,558
MSHDA Eligible Activities	\$ 16,330,840	\$ 16,330,840	\$ 16,317,293	\$ 16,173,513	\$ 15,897,517	\$ 15,488,304	\$ 14,983,827	\$ 14,473,955	\$ 13,958,632	\$ 13,437,806	\$ 12,757,323	\$ 12,069,634	\$ 11,374,667	\$ 10,672,350	\$ 9,962,608
State Tax Reimbursement	\$ 3,655,655	\$ -	\$ 5,229	\$ 46,680	\$ 88,202	\$ 130,721	\$ 135,284	\$ 136,734	\$ 138,199	\$ 139,678	\$ 141,171	\$ 142,680	\$ 144,204	\$ 145,743	\$ 147,297
Local Tax Reimbursement	\$ 12,675,184	\$ -	\$ 8,318	\$ 97,100	\$ 187,794	\$ 278,492	\$ 369,193	\$ 373,138	\$ 377,124	\$ 381,149	\$ 539,312	\$ 545,009	\$ 550,763	\$ 556,574	\$ 562,444
LOCAL-ONLY Activities	\$ 111,196	\$ 111,196	\$ 111,139	\$ 110,478	\$ 109,200	\$ 107,303	\$ 104,790	\$ 102,249	\$ 99,681	\$ 97,086	\$ 93,414	\$ 89,703	\$ 85,953	\$ 82,163	\$ 78,333
Local-Only Tax Reimbursement	\$ -	\$ -	\$ 57	\$ 661	\$ 1,279	\$ 1,896	\$ 2,514	\$ 2,541	\$ 2,568	\$ 2,595	\$ 3,672	\$ 3,711	\$ 3,750	\$ 3,790	\$ 3,830
TOTAL ANNUAL DEVELOPER REIMBURSEMENT	\$ -	\$ 13,641	\$ 144,839	\$ 278,040	\$ 412,243	\$ 508,388	\$ 513,826	\$ 519,318	\$ 524,865	\$ 686,041	\$ 693,305	\$ 700,642	\$ 708,053	\$ 715,537	

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

	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	TOTALS
	17	18	19	20	21	22	23	24	25	26	27	28	29	
	14	15	16	17	18	19	20	21	22	23	24	25	26	
Available Tax Increment Revenue (TIR)														
Total State Tax Capture Available	\$ 202,788	\$ 204,942	\$ 207,118	\$ 209,315	\$ 211,534	\$ 213,775	\$ 216,039	\$ 218,325	\$ 220,634	\$ 222,966	\$ 225,322	\$ 227,701	\$ 230,104	
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)	\$ 53,509	\$ 54,072	\$ 54,642	\$ 55,217	\$ 55,797	\$ 56,384	\$ 56,976	\$ 57,575	\$ 58,179	\$ 58,790	\$ 59,406	\$ 60,029		\$ 1,218,577
State TIR Available for Reimbursement to Developer	\$ 149,280	\$ 150,870	\$ 152,476	\$ 154,098	\$ 155,736	\$ 157,391	\$ 159,062	\$ 160,750	\$ 162,455	\$ 164,177	\$ 165,916	\$ 167,672	\$ 230,104	\$ 10,298
Total Local Tax Capture Available	\$ 671,131	\$ 678,201	\$ 685,342	\$ 692,554	\$ 699,838	\$ 707,196	\$ 714,626	\$ 722,131	\$ 729,712	\$ 737,368	\$ 745,100	\$ 752,910	\$ 760,798	
Capture for BRA Administrative Fees (10%)	\$ 67,113	\$ 67,820	\$ 68,534	\$ 69,255	\$ 69,984	\$ 70,720	\$ 71,463	\$ 72,213	\$ 72,971	\$ 73,737	\$ 74,510	\$ 75,291	\$ 76,080	\$ 1,499,591
Capture for Local Brownfield Revolving Fund (LBRF) (5% of available Local TIR)	\$ 30,201	\$ 30,519	\$ 30,840	\$ 31,165	\$ 31,493	\$ 31,824	\$ 32,158	\$ 32,496	\$ 32,837	\$ 33,182	\$ 33,529	\$ 33,881	\$ 34,236	\$ 674,816
Local TIR Available for Reimbursement to Developer	\$ 573,817	\$ 579,862	\$ 585,967	\$ 592,134	\$ 598,362	\$ 604,652	\$ 611,006	\$ 617,422	\$ 623,903	\$ 630,449	\$ 637,060	\$ 643,738	\$ 650,482	
Total State & Local TIR Available for Reimbursement to Developer	\$ 723,097	\$ 730,732	\$ 738,443	\$ 746,232	\$ 754,098	\$ 762,043	\$ 770,068	\$ 778,173	\$ 786,358	\$ 794,626	\$ 802,976	\$ 811,410	\$ 880,586	
DEVELOPER														
	\$ 9,345,448	\$ 8,614,716	\$ 7,876,272	\$ 7,130,041	\$ 6,375,942	\$ 5,613,899	\$ 4,843,831	\$ 4,065,659	\$ 3,279,301	\$ 2,484,675	\$ 1,681,698	\$ 870,288	\$ 0	
EGLE Eligible Activities	\$ 25,616	\$ 23,608	\$ 21,578	\$ 19,527	\$ 17,455	\$ 15,361	\$ 13,244	\$ 11,106	\$ 8,945	\$ 6,761	\$ 4,554	\$ 2,324	\$ -	
State Tax Reimbursement	\$ 412	\$ 417	\$ 421	\$ 426	\$ 430	\$ 435	\$ 439	\$ 444	\$ 449	\$ 454	\$ 458	\$ 463	\$ 607	\$ 10,129
Local Tax Reimbursement	\$ 1,575	\$ 1,591	\$ 1,608	\$ 1,625	\$ 1,642	\$ 1,659	\$ 1,677	\$ 1,694	\$ 1,712	\$ 1,730	\$ 1,748	\$ 1,767	\$ 1,717	\$ 35,119
MSHDA Eligible Activities	\$ 9,245,369	\$ 8,520,556	\$ 7,788,094	\$ 7,047,906	\$ 6,299,916	\$ 5,544,045	\$ 4,780,215	\$ 4,008,345	\$ 3,228,355	\$ 2,440,165	\$ 1,643,692	\$ 838,854	\$ -	
State Tax Reimbursement	\$ 148,867	\$ 150,453	\$ 152,055	\$ 153,672	\$ 155,306	\$ 156,956	\$ 158,623	\$ 160,306	\$ 162,006	\$ 163,723	\$ 165,457	\$ 167,209	\$ 219,199	\$ 3,655,655
Local Tax Reimbursement	\$ 568,372	\$ 574,360	\$ 580,407	\$ 586,515	\$ 592,684	\$ 598,915	\$ 605,208	\$ 611,564	\$ 617,983	\$ 624,467	\$ 631,016	\$ 637,630	\$ 619,655	\$ 12,675,184
LOCAL-ONLY Activities	\$ 74,463	\$ 70,552	\$ 66,600	\$ 62,607	\$ 58,571	\$ 54,493	\$ 50,372	\$ 46,208	\$ 42,001	\$ 37,749	\$ 33,452	\$ 29,110	\$ 0	
Local-Only Tax Reimbursement	\$ 3,870	\$ 3,911	\$ 3,952	\$ 3,994	\$ 4,036	\$ 4,078	\$ 4,121	\$ 4,164	\$ 4,208	\$ 4,252	\$ 4,297	\$ 4,342	\$ 29,110	\$ 111,196
TOTAL ANNUAL DEVELOPER REIMBURSEMENT	\$ 723,097	\$ 730,732	\$ 738,443	\$ 746,232	\$ 754,098	\$ 762,043	\$ 770,068	\$ 778,173	\$ 786,358	\$ 794,626	\$ 802,976	\$ 811,410	\$ 870,288	
														\$ 16,487,283



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

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

NOTES:

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

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

NOTES:

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