



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
BROWNFIELD REDEVELOPMENT AUTHORITY
August 20, 2020 8AM

1. CALL MEETING TO ORDER
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES FROM JULY 16, 2020
4. PUBLIC REMARKS
5. NEW BUSINESS
 - A. Pine Village brownfield plan
 - B. Haslett Marathon brownfield reimbursement agreement
6. OLD BUSINESS
7. PROJECT UPDATES
8. PUBLIC REMARKS
9. ADJOURNMENT

NEXT MEETING: September 17, 2020 at 8AM

Zoom meeting ID#: 851 1208 9266

Zoom meeting Password: 5151

Individuals with disabilities requiring auxiliary aids or services should contact:
Principal Planner Peter Menser, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4576 - Ten Day Notice is Required.
Meeting Location: Zoom web conference application

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CHARTER TOWNSHIP OF MERIDIAN
BROWNFIELD REDEVELOPMENT AUTHORITY
REGULAR MEETING MINUTES

DRAFT

July 16, 2020

Held via Zoom web conferencing application

517-853-4560, 8:00 A.M.

PRESENT: Township Manager Frank Walsh, Chair Jeff Theuer, Vice-Chair Ned Jackson, Dave Premoe, John Matuszak, Joyce Van Coevering, Jade Sims

ABSENT: None

STAFF: Treasurer Phil Deschaine, Director of Community Planning and Development Mark Kieselbach, Economic Development Director Ken Lane, Information Technology Director Stephen Gebes, Principal Planner Peter Menser

OTHER: Township brownfield consultant Dave Van Haaren from Triterra

1. **Call meeting to order**

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

2. **Approval of Agenda**

Director Matuszak moved to approve the agenda as written.

Supported by Director Premoe.

VOICE VOTE: Motion carried unanimously.

3. **Approval of Minutes**

Director Jackson moved to approve the meeting minutes of May 28, 2020 as written with the exception of a couple of identified typos on page two.

Supported by Director Matuszak.

VOICE VOTE: Motion carried unanimously.

4. **Public Remarks** – None

5. **New Business**

A. Elevation brownfield plan error

Principal Planner Menser provided background information on the Elevation project and related brownfield plan. He noted that the Township Attorney had reviewed the plan and identified errors in the recitals on pages 10 and 11, found that two parcels were not included in the list of parcels covered by the plan, and that there were errors in tax records because of property line adjustments made by the property owner. He further noted that the legal descriptions were correct and that the taxable value was correct, but that the initial taxable value was incorrect. The Township Attorney has indicated a revision to the plan is unnecessary given the minor nature of the errors and provided the costs and time associated with revision. The BRA Board raised no issues with the direction proposed by staff.

B. Haslett Marathon brownfield plan update

Principal Planner Menser announced that the Haslett Marathon brownfield plan was approved by the Township Board at its July 7, 2020 meeting. The next step in the process is consideration of the reimbursement agreement by the BRA, which should happen at a future meeting.

C. Pine Village brownfield plan

Principal Planner Menser provided a summary of the Pine Village project in Haslett and related brownfield plan and announcing a brownfield plan application is forthcoming. He noted the Township Board had approved the plan and that the site plan was currently under review by Planning staff. Menser also shared the following:

- A Phase 2 environmental review was recently completed
- Site was home to former dry cleaner
- Consulting firm Triterra is representing the client
- SME will review plan on behalf of Township

6. Old Business - None**7. Public Remarks - None**

Several BRA Board members had questions for the Township Manager regarding projects, which included the following:

- Financing for the Village of Okemos project is in jeopardy given Covid issues
- Township is taking bids for the demolition of buildings in Block 2
- Redevelopment funds previously set aside from sale of MARC building considered for use as incentives for Village project
- The Village project site does not currently meet Township standards
- Township officials meeting with Village developer on Friday
- Possibly use of redevelopment fund to demo buildings and put lien on property for demo under consideration
- Redevelopment fund is reviewed and recommended by EDC Board, subject to Township Board approval
- BRA Board member suggestion to put up sign or opaque fencing around Village project area announcing future redevelopment, something to inspire hope on project and shield blight
- If buildings demolished and the project doesn't occur the possibly remains it that the site could go undeveloped for years
- Worst case scenario is Township could lose half of investment in demolition if project doesn't move ahead
- Project may lose state funding if Township does not participate financially
- BRA Board member concern regarding optics and legality of Township paying to demolish private buildings on private property
- Redevelopment funds to be used for projects with public benefit, belief that building demo is public purpose

- Belief that Township property values diminish with lack of downtown viability
- There may be opportunity to recover funds if lien is placed on property
- Possibility of losing project if Township doesn't participate with financing
- August 20th is the approximate date for Farmers' Market project completion

8. **Adjournment**

The meeting was adjourned at 8:42 a.m.

Respectfully Submitted,

Peter Menser
Principal Planner

**MERIDIAN TOWNSHIP
BROWNFIELD REDEVELOPMENT AUTHORITY**

BROWNFIELD PLAN

**Pine Village of Meridian
1673 Haslett Road
Haslett, Michigan 48840**

Meridian Township Brownfield Redevelopment Authority
1515 Marsh Road
Okemos, Michigan 48864
Contact: Peter Menser, Principal Planner
menser@meridian.mi.us
Phone: 517-853-4576

Prepared By:
Triterra
1305 S. Washington Avenue, Suite 102
Lansing, Michigan 48910
Contact: Dave Van Haaren
dave.vanhaaren@triterra.us
Phone: 517-853-2152

August 17, 2020

Approved by the Meridian Township BRA on _____, 2020
Approved by the Meridian Charter Township Board of Trustees on _____, 2020

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- Table 1: Brownfield Eligible Activities
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- 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:	Pine Village of Meridian
Developer:	Hudson Senior Living, LLC (the “Developer”) 280 W. Maple Road, Suite 230 Birmingham, Michigan 48009 Michael Parks
Property Location:	1655-1673 Haslett Road and 1659 Raby Road Haslett, Michigan 48840
Parcel Information:	33-02-02-10-401-003, 33-02-02-10-402-001, 33-02-02-10-401-005 (partial)
Type of Eligible Property:	“Facility” and “adjacent and contiguous”
Project Description:	<p>A redevelopment of the subject property located on the south side of Haslett Road in Meridian Charter Township. The project includes the demolition of an approximately 23,415-square foot, single-story multi-tenant commercial building located at 1673 Haslett Road and the adjacent shopping center building located at 1655 Haslett Road. The developer will construct a four-story, 147,071 square foot, mixed-use building consisting of a senior apartment building with a total of 132 residential units and 9,932 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.</p> <p>Brownfield eligible activities include pre-approved activities, department specific activities, asbestos survey and abatement activities, demolition, and preparation and implementation of a Brownfield Plan.</p>
Total Capital Investment:	Total capital investment is estimated at \$12,000,000 of which \$2,938,310 is currently proposed for Brownfield Reimbursement to the Developer.
Estimated Job Creation/Retention:	The redevelopment is anticipated to generate 35 new full-time equivalent (FTE) jobs.
Duration of Plan:	The duration of this Brownfield Plan is 17 years and includes capture of Tax Increment Revenue (TIR) 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: \$3,264,789

Distribution of New Taxes Paid	
Developer Reimbursement	\$2,938,310
<i>Sub-Total Developer Reimbursement</i>	<i>\$2,938,310</i>
State Brownfield Revolving Fund	\$0
BRA Plan Administrative Fees	\$163,239
Local Brownfield Revolving Fund (LBRF)	\$163,239
<i>Sub-Total Administrative Fees, LBRF Deposits</i>	<i>\$326,479</i>
Grand Total	\$3,264,789

2.0 INTRODUCTION AND PURPOSE

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

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

3.0 ELIGIBLE PROPERTY INFORMATION

This Plan is presented to support the Developer in the redevelopment of the 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	33-02-02-10-401-003	“Facility”
1655 Haslett Road	33-02-02-10-401-005 (partial)	“Adjacent and Contiguous”
1659 Raby Road	33-02-02-10-402-001	“Adjacent and Contiguous”

The parcels listed above that comprise of the eligible property as of July 2020 and will be split and combined as outlined in Attachment A. Attachment A illustrates the intended future division for the eligible property.

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) one parcel of 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; and (c) two parcels are adjacent and contiguous to the “facility” parcel and development of the adjacent and continuous parcels is estimated to increase the captured taxable value of the “facility” parcel. Figure 3 depicts environmental impact on the Property.

4.0 PROPOSED REDEVELOPMENT

The Project includes the demolition of two commercial buildings and the construction of a new approximately 147,071- square foot, four-story mixed-use commercial and residential building.

The new building will include 9,932 square feet of business retail units on the first floor and a total of 132 residential units, a leasing office, lobby, residential community kitchen and dining. A new parking lot will be constructed along the east, south, and west sides of the building. The development will include 295 parking spaces.

The total anticipated investment into the redevelopment project is estimated at \$12,000,000. The development will result in the redevelopment of one contaminated parcel and removal of a blighted, functionally obsolete building on the adjacent and contiguous parcel to the east. 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 35 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.

The existing building on the 1655 Haslett Road parcel portion was constructed in 1980 and has since been used for commercial purposes. The 1659 Raby Road parcel portion is undeveloped.

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 department specific 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 or BRA

The total cost of activities eligible for Developer reimbursement from tax increment revenues is projected to be \$2,938,310.

The eligible activities are summarized below:

Summary of Eligible Activities	
EGLE Eligible Activities	Cost
Pre-Approved Activities	\$18,510
Department Specific Activities	\$1,119,763
Total Environmental Eligible Activities	\$1,138,273
MSF Eligible Activities	Cost
Asbestos and Lead Activities	\$117,850
Demolition	\$566,500
Total Non-Environmental Eligible Activities	\$684,350
Contingency (15%) *	\$270,549
Brownfield Plan Preparation	\$15,000
Brownfield Plan Implementation	\$15,000
Interest (5%, simple) **	\$815,138
Total Eligible Cost for Reimbursement	\$2,938,310

- * Contingency calculation excludes costs for pre-approved activities, asbestos survey, Brownfield Plan preparation and implementation.
- ** Interest is calculated annually at 5% simple interest on Developer eligible activities, except cost for Brownfield Plan preparation.

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

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

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

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

The base taxable value for this Plan is \$914,054, which is based on the following.

Eligible Property – Base Taxable Value		
Address	Tax ID	2020 Taxable Value
1673 Haslett Road	33-02-02-10-401-003	\$269,111
1655 Haslett Road	33-02-02-10-401-005 (partial)	\$571,705 (85% of the parent parcel)
1659 Raby Road	33-02-02-10-402-001	\$73,238
TOTAL		\$914,054

The projected new taxable value is phased over 2 years with an estimated taxable value of \$6,000,000 in 2022. 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 2021 through 2037 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	\$1,588,486		\$1,588,486
State Education Tax (SET)	\$529,495		\$529,495
Haslett Bldg/Site		\$176,022	\$176,022
Meridian Operating		\$367,734	\$367,734
Rec/Srs/Hum Serv		\$13,123	\$13,123
Meridian Bikepath		\$29,263	\$29,263
Meridian Fire		\$56,065	\$56,065
Meridian Parks		\$58,350	\$58,350
Meridian Police		\$53,214	\$53,214
Land Preserve		\$28,884	\$28,884
Police and Fire		\$130,644	\$130,644
CATA/Regular		\$265,365	\$265,365
CADL-Library		\$137,669	\$137,669
Ingham County		\$1,000,252	\$1,000,252
Ingham Intermediate		\$550,534	\$550,534
Airport Authority		\$61,686	\$61,686
Lansing Community College		\$335,982	\$335,982
Haslett Debt	\$735,116		\$735,116
Road Improvement Debt	\$171,459		\$171,459
Firestation Debt	\$17,650		\$17,650
Total	\$3,042,207 (48%)	\$3,264,789 (52%)	\$6,306,995

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 17 years after the first year of tax capture, which is anticipated as 2021.

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 general Property location and boundaries described in Section 3.0 and depicted on Figures 2 and 3 comprise eligible property as of July 2020. These parcels will be split and combined as outlined in Attachment A. Attachment A illustrates the intended future division for the eligible property.

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

6.7 Estimates of Residents and Displacement of Families

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

6.8 Plan for Relocation of Displaced Persons

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

6.9 Provisions for Relocation Costs

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

6.10 Strategy for Compliance with Michigan's Relocation Assistance Law

No persons will be displaced as result of this development. Therefore, no relocation assistance strategy is needed for this Plan.

6.11 Description of the Proposed Use of Local Brownfield Revolving Fund

The BRA has established a LBRF. LBRF monies will not be used to finance or reimburse eligible activities incurred by the Developer as described in this Plan.

The LBRA will capture 5% of new local taxes generated from the Property per year for the duration of the Plan for deposit into the BRA's LBRF. Total deposits into the LBRF will not exceed the sum total equivalent of 5 years of local tax increment revenue.

6.12 Other Material that the Authority or Governing Body Considers Pertinent

The Authority and the Township, as the governing body, in accordance with the Act, may amend this Plan in the future in order to fund additional eligible activities associated with the Project or subject property described herein.

DRAFT

FIGURES

Figure 1: Property Location Map

Figure 2: Eligible Property Boundary Map

Figure 3: Demolition Boundary

Figure 4: 2020 Soil Boring Locations & Analytical Results

Figure 5: Soil Gas Sample Locations & Analytical Results

DRAFT

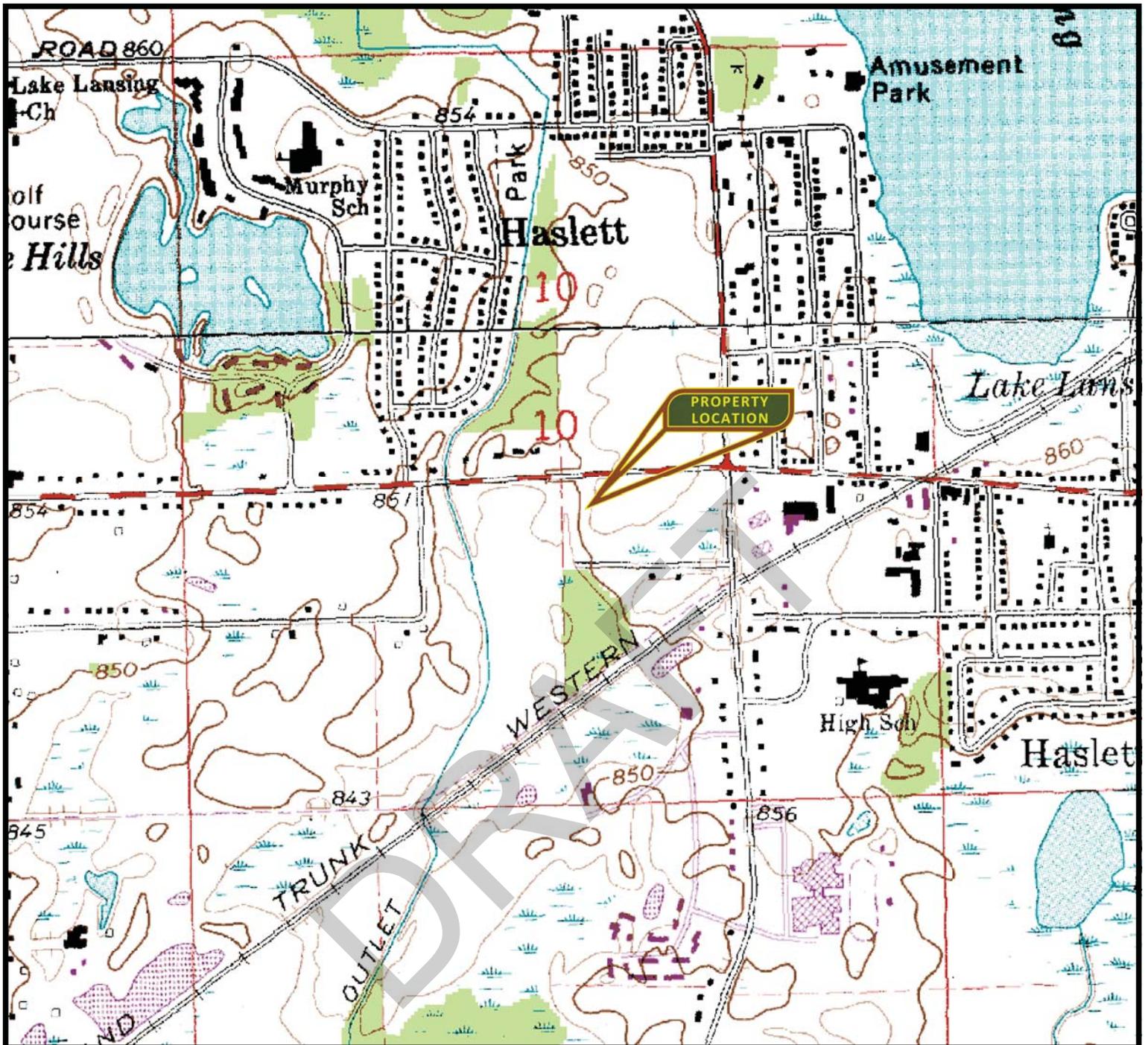


FIGURE 1
PROPERTY LOCATION DIAGRAM

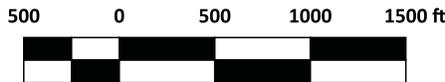
TRI TERRA

1673 Haslett Road
Haslett, Michigan 48840

Ingham County
T4N, R1W, Section 10

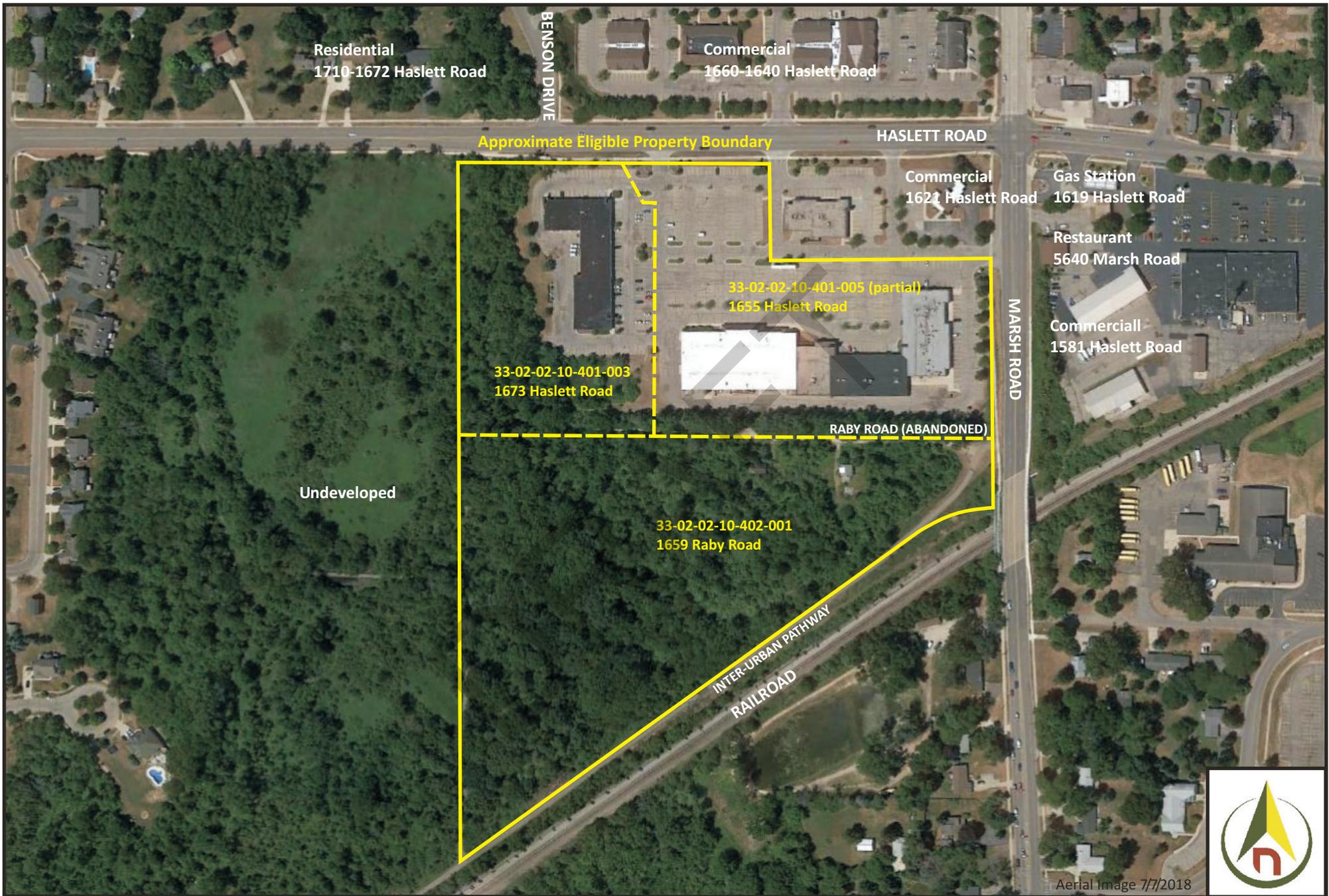
Project Number: 19-2321

Adapted From MI Geographic Data Library DRG



1:12000





TRI TERRA

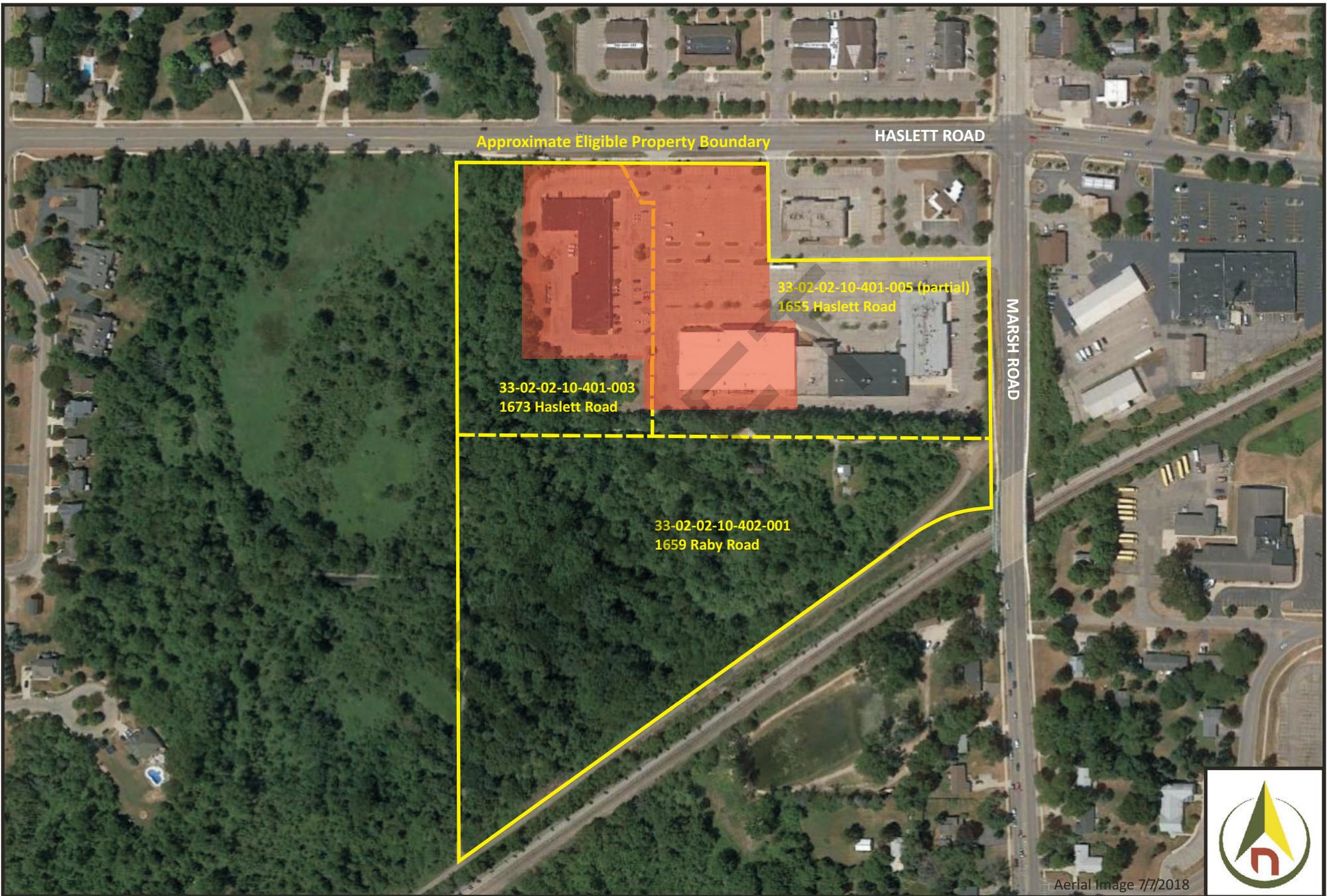
FIGURE 2

ELIGIBLE PROPERTY BOUNDARY

PROJECT NUMBER: 19-2321

**1673 HASLETT ROAD
HASLETT, MICHIGAN 48840**

DIAGRAM CREATED BY: RD DATE: 7/27/2020



TRI TERRA

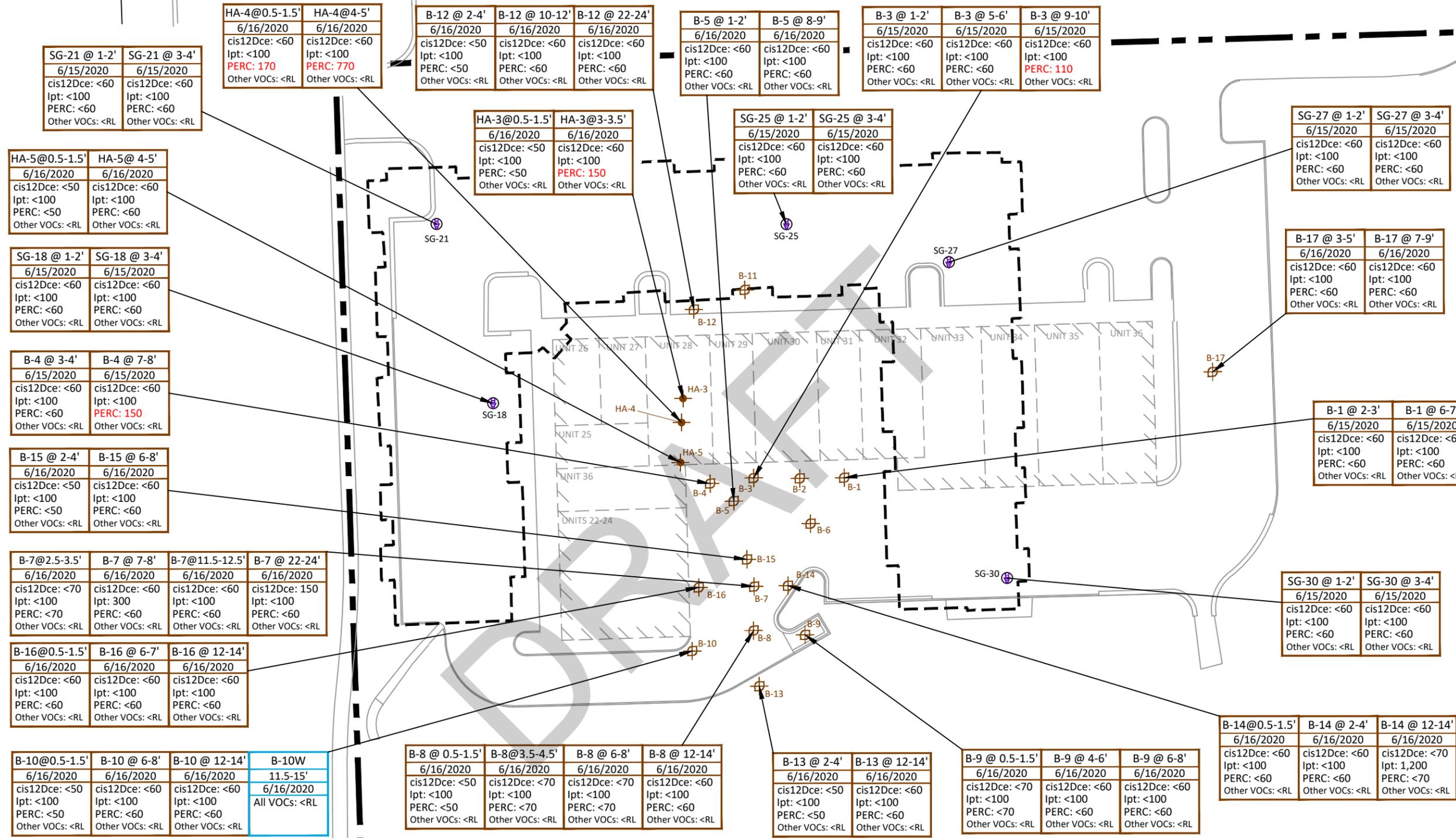
FIGURE 3

DEMOLITION BOUNDARY

PROJECT NUMBER: 19-2321

**1673 HASLETT ROAD
HASLETT, MICHIGAN 48840**

DIAGRAM CREATED BY: RD DATE: 7/27/2020



CONSTITUENTS LEGEND

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

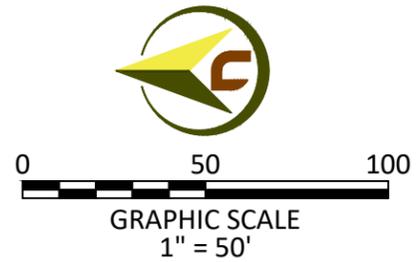
<RL: Result was below the laboratory reporting limits.

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



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

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

DATE: 7/18/2020	DRAWN BY: JWJ
DATE: 7/18/2020	REVISED BY: JWJ

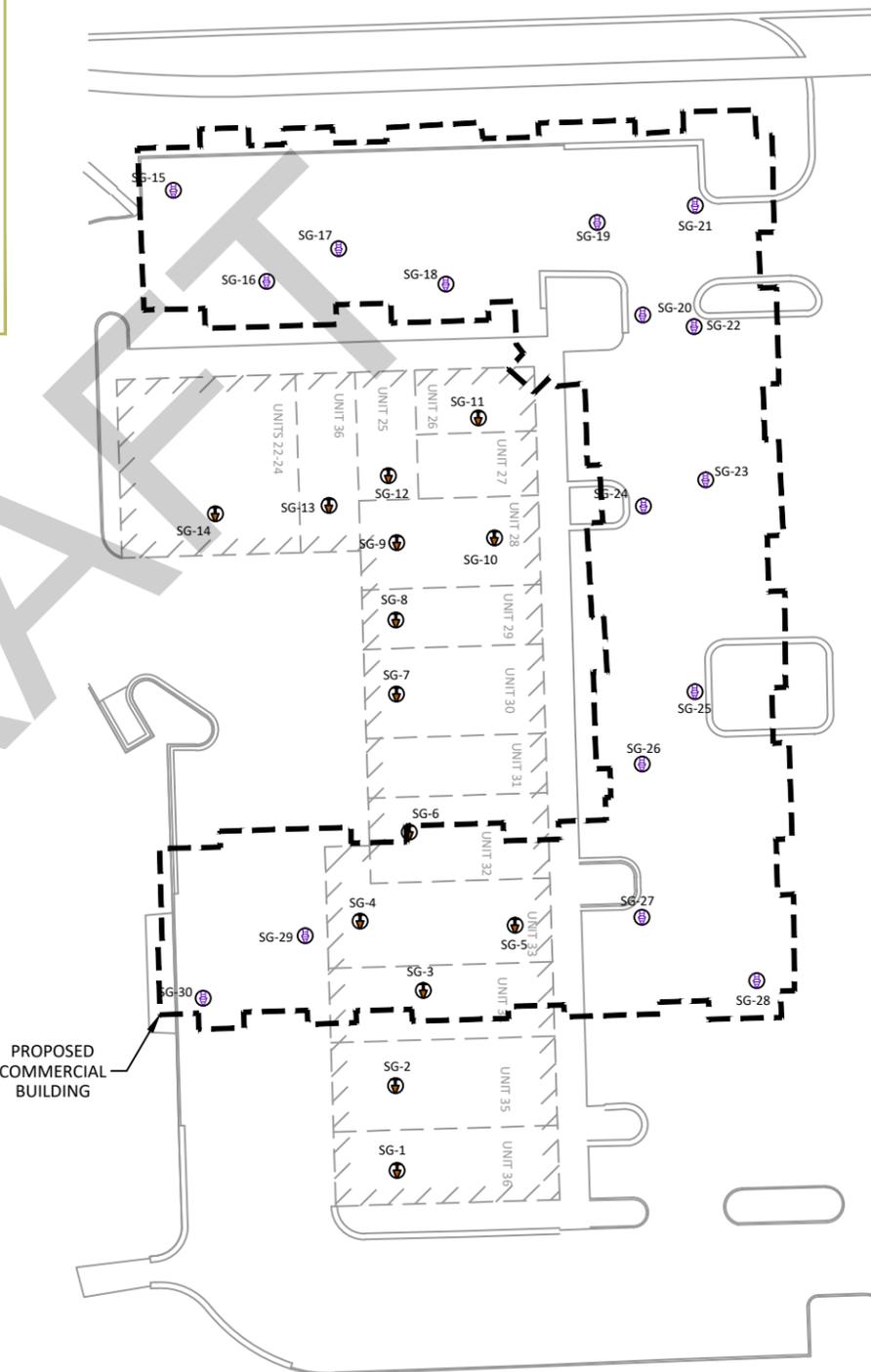
2020 SOIL BORING LOCATIONS & ANALYTICAL

1673 HASLETT ROAD
 HASLETT, MICHIGAN 48840

PROJECT NUMBER: 19-2321	FIGURE 4
-------------------------	----------

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: 75 E: <8.7 Hep: 16 Hex: 182 Hxn: <25 IPA: <59 MEK: <35 MIBK: <25 N: 16 PP: <100 124TMB: <45 135TMB: <9.8 224TMB: <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 224TMB: <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: 140 E: 13 Hep: 25 Hex: 35 2Hxn: <20 IPA: <49 MEK: 59 MIBK: <20 N: 26 PP: <86 124TMB: 9.8 135TMB: <9.8 224TMB: <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 224TMB: <140 PERC: <200 THF: <88 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 224TMB: <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 224TMB: <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: <180 E: 13 Hep: 12 Hex: <110 2Hxn: <330 IPA: <760 MEK: <440 MIBK: <330 N: <160 PP: <1,300 124TMB: <150 135TMB: <150 224TMB: <140 PERC: 11,900 THF: <88 T: <110 TCE: <160 TCFMA: <170 VC: <5.1 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: <730 E: <130 Hep: <120 Hex: <110 2Hxn: <290 IPA: <710 MEK: <410 MIBK: <290 N: <160 PP: <1,200 124TMB: <150 135TMB: <150 224TMB: <140 PERC: 71,900 THF: <88 T: 190 TCE: <160 TCFMA: <170 VC: <5.1 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 224TMB: <140 PERC: 14,200 THF: <88 T: <110 TCE: <160 TCFMA: <170 VC: <5.1 X: <350 Others: <RL	DMK: 120 B: 35 CS2: <16 CE: <5.3 CL: <9.8 CMA: <4.1 Cyhex: 52 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 224TMB: <9.3 PERC: 88 THF: <5.9 T: 23 TCE: <11 TCFMA: 17 VC: <5.1 X: <26 Others: <RL	DMK: 310 B: 96 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: <9.8 224TMB: <9.3 PERC: 480 THF: <5.9 T: 190 TCE: <11 TCFMA: 34 VC: <5.1 X: 110 Others: <RL	DMK: 740 B: 96 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 224TMB: <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 224TMB: <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 224TMB: <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 224TMB: 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 224TMB: <9.3 PERC: <14 THF: 8.8 T: 45 TCE: <11 TCFMA: <11 VC: 20 X: 43 Others: <RL	DMK: 450 B: 26 CS2: 78 CE: <5.3 CL: <9.8 CMA: 14 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 224TMB: <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: 9.8 135TMB: <9.8 224TMB: <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: <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 224TMB: 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 224TMB: 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
224TMB: 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 224TMB: <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 224TMB: <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 224TMB: <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 224TMB: <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 224TMB: <9.3 PERC: <14 THF: 5.9 T: 19 TCE: <11 TCFMA: <11 VC: <5.1 X: 26 Others: <RL	DMK: 570 B: 61 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 224TMB: 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 224TMB: <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 224TMB: <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 224TMB: <9.3 PERC: <14 THF: <5.9 T: <7.5 TCE: <11 TCFMA: <11 VC: <5.1 X: <26 Others: <RL

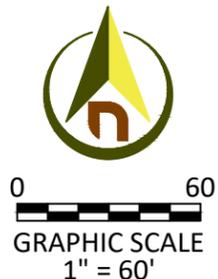


Diagram is for illustrative purposes only. Exact locations of items shown on figure may vary slightly.

DATE: 7/21/2020
DATE: 7/22/2020

DRAWN BY: JWL
REVISED BY: JWL

PROJECT NUMBER: 19-2321
FIGURE: 5

1305 South Washington, Suite 102, Lansing, MI 48910
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TRITERRA

SOIL GAS SAMPLE LOCATIONS
& ANALYTICAL

1673 HASLETT ROAD
HASLETT, MICHIGAN 48840

TABLES

Table 1: Brownfield Eligible Activities

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

DRAFT

**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	LS	\$ 1,950	\$ 3,900			\$ 3,900
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 Investigation	1	LS	\$ 10,000	\$ 10,000			\$ 10,000
Due Care Planning to meet Compliance with Section 2017a (10% of EPA Grant)	1	LS	\$ 250	\$ 250			\$ 250
Department Specific Activities							
Documentation of Due Care Compliance (DDCC)	1	LS	\$ 5,000	\$ 5,000			\$ 5,000
Gas Vapor Mitigation System - Design	37,350	SF	\$ 0.50	\$ 18,675			\$ 18,675
Gas Vapor Mitigation System - Installation	37,350	SF	\$ 5	\$ 168,075			\$ 168,075
Gas Vapor Mitigation System - Oversight & Testing	37,350	SF	\$ 0.75	\$ 28,013			\$ 28,013
Engineering Controls - Stormwater Management Controls	1	LS	\$ 10,000	\$ 10,000			\$ 10,000
Engineering Controls - Gaskets on Waterlines	1	LS	\$ 8,000	\$ 8,000			\$ 8,000
Soil Management - Transportation and Disposal (Non-Hazardous)	4,500	CY	\$ 45	\$ 202,500			\$ 202,500
Soil Management - Transportation and Disposal (Hazardous)	1,500	TN	\$ 425	\$ 637,500			\$ 637,500
Environmental Project Management and Oversight	1	LS	\$ 25,200	\$ 25,200			\$ 25,200
Due Care - Soft Costs including Bidding, Contractor Procurement, Oversight	1	LS	\$ 16,800	\$ 16,800			\$ 16,800
EGLE ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 1,138,273	\$ -	\$ -	\$ 1,138,273
MSF ELIGIBLE ACTIVITIES							
Asbestos and Lead Activities							
Asbestos - Survey/Assessment (10% of EPA Grant)	1	LS	\$ 450	\$ 450			\$ 450
Asbestos - Abatement	1	LS	\$ 114,000	\$ 114,000			\$ 114,000
Asbestos Abatement - Soft Costs	1	LS	\$ 3,400	\$ 3,400			\$ 3,400
Subtotal Asbestos and Lead Activities				\$ 117,850		\$ -	\$ 117,850
Demolition							
Demolition - Building & Site	1	LS	\$ 550,000	\$ 550,000			\$ 550,000
Demolition - Soft Costs	1	LS	\$ 16,500	\$ 16,500			\$ 16,500
Subtotal Demolition Activities				\$ 566,500	\$ -	\$ -	\$ 566,500
MSF ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 684,350	\$ -	\$ -	\$ 684,350
MSF AND EGLE ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 1,822,623	\$ -	\$ -	\$ 1,822,623
Contingency (15%)				\$ 270,549	\$ -	\$ -	\$ 270,549
Brownfield Plan Preparation	1	LS	\$ 15,000	\$ 15,000			\$ 15,000
Brownfield Plan Implementation	1	LS	\$ 15,000	\$ 15,000			\$ 15,000
Interest (5%, simple)				\$ 815,138			\$ 815,138
TOTAL ELIGIBLE COST FOR REIMBURSEMENT				\$ 2,938,310	\$ -	\$ -	\$ 2,938,310
State Brownfield Revolving Fund				\$ -			
BRA Administrative Fees				\$ 163,239			
Local Brownfield Revolving Fund (LBRF)				\$ 163,239			
GRAND TOTAL				\$ 3,264,789			
					0.00%	0.00%	100.00%

NOTES:

These costs and revenue projections should be considered approximate estimates based on expected conditions and available information. It cannot be guaranteed that the costs and revenue projections will not vary from these estimates.

Costs for Phase I ESAs, Phase II ESAs, Asbestos Surveys, Brownfield Plan are excluded from contingency calculation.

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

Estimated Taxable Value (TV) Increase Rate: 1% per year		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Plan Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Base Taxable Value (TV)	\$	914,054	914,054	914,054	914,054	914,054	914,054	914,054	914,054	914,054	914,054	914,054	914,054	914,054	914,054	914,054	914,054	914,054
Estimated New TV	\$	2,000,000	6,000,000	6,060,000	6,120,600	6,181,806	6,243,624	6,306,060	6,369,121	6,432,812	6,497,140	6,562,112	6,627,733	6,694,010	6,760,950	6,828,560	6,896,845	6,965,814
Incremental Difference (New TV - Base TV)	\$	1,085,946	5,085,946	5,145,946	5,206,546	5,267,752	5,329,570	5,392,006	5,455,067	5,518,758	5,583,086	5,648,058	5,713,679	5,779,956	5,846,896	5,914,506	5,982,791	4,292,710

School Capture (Not-Captured)	Millage Rate	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
School Operating	18.0000	\$ 19,547	\$ 91,547	\$ 92,627	\$ 93,718	\$ 94,820	\$ 95,932	\$ 97,056	\$ 98,191	\$ 99,338	\$ 100,496	\$ 101,665	\$ 102,846	\$ 104,039	\$ 105,244	\$ 106,461	\$ 107,690	\$ 77,269
State Education Tax (SET)	6.0000	\$ 6,516	\$ 30,516	\$ 30,876	\$ 31,239	\$ 31,607	\$ 31,977	\$ 32,352	\$ 32,730	\$ 33,113	\$ 33,499	\$ 33,888	\$ 34,282	\$ 34,680	\$ 35,081	\$ 35,487	\$ 35,897	\$ 25,756
School Total:	24.0000	\$ 26,063	\$ 122,063	\$ 123,503	\$ 124,957	\$ 126,426	\$ 127,910	\$ 129,408	\$ 130,922	\$ 132,450	\$ 133,994	\$ 135,553	\$ 137,128	\$ 138,719	\$ 140,326	\$ 141,948	\$ 143,587	\$ 103,025

Total New Taxes	Pass-Through	Captured
\$ 1,588,486	\$ 1,588,486	\$ -
\$ 529,495	\$ 529,495	\$ -
\$ 2,117,981	\$ 2,117,981	\$ -

Local Capture	Millage Rate	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Haslett Bldg/Site	1.9946	\$ 2,166	\$ 10,144	\$ 10,264	\$ 10,385	\$ 10,507	\$ 10,630	\$ 10,755	\$ 10,881	\$ 11,008	\$ 11,136	\$ 11,266	\$ 11,397	\$ 11,529	\$ 11,662	\$ 11,797	\$ 11,933	\$ 8,562
Meridian Operating	4.1670	\$ 4,525	\$ 21,193	\$ 21,443	\$ 21,696	\$ 21,951	\$ 22,208	\$ 22,468	\$ 22,731	\$ 22,997	\$ 23,265	\$ 23,535	\$ 23,809	\$ 24,085	\$ 24,364	\$ 24,646	\$ 24,930	\$ 17,888
Rec/Srs/Hum Serv	0.1487	\$ 161	\$ 756	\$ 765	\$ 774	\$ 783	\$ 793	\$ 802	\$ 811	\$ 821	\$ 830	\$ 840	\$ 850	\$ 859	\$ 869	\$ 879	\$ 890	\$ 638
Meridian Bikepath	0.3316	\$ 360	\$ 1,686	\$ 1,706	\$ 1,726	\$ 1,747	\$ 1,767	\$ 1,788	\$ 1,809	\$ 1,830	\$ 1,851	\$ 1,873	\$ 1,895	\$ 1,917	\$ 1,939	\$ 1,961	\$ 1,984	\$ 1,423
Meridian Fire	0.6353	\$ 690	\$ 3,231	\$ 3,269	\$ 3,308	\$ 3,347	\$ 3,386	\$ 3,426	\$ 3,466	\$ 3,506	\$ 3,547	\$ 3,588	\$ 3,630	\$ 3,672	\$ 3,715	\$ 3,757	\$ 3,801	\$ 2,727
Meridian Parks	0.6612	\$ 718	\$ 3,363	\$ 3,402	\$ 3,443	\$ 3,483	\$ 3,524	\$ 3,565	\$ 3,607	\$ 3,649	\$ 3,692	\$ 3,734	\$ 3,778	\$ 3,822	\$ 3,866	\$ 3,911	\$ 3,956	\$ 2,838
Meridian Police	0.6030	\$ 655	\$ 3,067	\$ 3,103	\$ 3,140	\$ 3,176	\$ 3,214	\$ 3,251	\$ 3,289	\$ 3,328	\$ 3,367	\$ 3,406	\$ 3,445	\$ 3,485	\$ 3,526	\$ 3,566	\$ 3,608	\$ 2,589
Land Preserve	0.3273	\$ 355	\$ 1,665	\$ 1,684	\$ 1,704	\$ 1,724	\$ 1,744	\$ 1,765	\$ 1,785	\$ 1,806	\$ 1,827	\$ 1,849	\$ 1,870	\$ 1,892	\$ 1,914	\$ 1,936	\$ 1,958	\$ 1,405
Police and Fire	1.4804	\$ 1,608	\$ 7,529	\$ 7,618	\$ 7,708	\$ 7,798	\$ 7,890	\$ 7,982	\$ 8,076	\$ 8,170	\$ 8,265	\$ 8,361	\$ 8,459	\$ 8,557	\$ 8,656	\$ 8,756	\$ 8,857	\$ 6,355
CATA/Regular	3.0070	\$ 3,265	\$ 15,293	\$ 15,474	\$ 15,656	\$ 15,840	\$ 16,026	\$ 16,214	\$ 16,403	\$ 16,595	\$ 16,788	\$ 16,984	\$ 17,181	\$ 17,380	\$ 17,582	\$ 17,785	\$ 17,990	\$ 12,908
CADL-Library	1.5600	\$ 1,694	\$ 7,934	\$ 8,028	\$ 8,122	\$ 8,218	\$ 8,314	\$ 8,412	\$ 8,510	\$ 8,609	\$ 8,710	\$ 8,811	\$ 8,913	\$ 9,017	\$ 9,121	\$ 9,227	\$ 9,333	\$ 6,697
Ingham County	11.3344	\$ 12,309	\$ 57,646	\$ 58,326	\$ 59,013	\$ 59,707	\$ 60,407	\$ 61,115	\$ 61,830	\$ 62,552	\$ 63,281	\$ 64,017	\$ 64,761	\$ 65,512	\$ 66,271	\$ 67,037	\$ 67,811	\$ 48,655
Ingham Intermediate	6.2384	\$ 6,775	\$ 31,728	\$ 32,102	\$ 32,481	\$ 32,862	\$ 33,248	\$ 33,637	\$ 34,031	\$ 34,428	\$ 34,830	\$ 35,235	\$ 35,644	\$ 36,058	\$ 36,475	\$ 36,897	\$ 37,323	\$ 26,780
Airport Authority	0.6990	\$ 759	\$ 3,555	\$ 3,597	\$ 3,639	\$ 3,682	\$ 3,725	\$ 3,769	\$ 3,813	\$ 3,858	\$ 3,903	\$ 3,948	\$ 3,994	\$ 4,040	\$ 4,087	\$ 4,134	\$ 4,182	\$ 3,001
Lansing Community College	3.8072	\$ 4,134	\$ 19,363	\$ 19,592	\$ 19,822	\$ 20,055	\$ 20,291	\$ 20,528	\$ 20,769	\$ 21,011	\$ 21,256	\$ 21,503	\$ 21,753	\$ 22,005	\$ 22,260	\$ 22,518	\$ 22,778	\$ 16,343
Local Total:	36.9951	\$ 40,175	\$ 188,155	\$ 190,375	\$ 192,617	\$ 194,881	\$ 197,168	\$ 199,478	\$ 201,811	\$ 204,167	\$ 206,547	\$ 208,950	\$ 211,378	\$ 213,830	\$ 216,307	\$ 218,808	\$ 221,334	\$ 158,809
Total Capturable Taxes:	60.9951	\$ 66,237	\$ 310,218	\$ 313,877	\$ 317,574	\$ 321,307	\$ 325,078	\$ 328,886	\$ 332,732	\$ 336,617	\$ 340,541	\$ 344,504	\$ 348,506	\$ 352,549	\$ 356,632	\$ 360,756	\$ 364,921	\$ 261,834

\$ 176,022	\$ -	\$ 176,022
\$ 367,734	\$ -	\$ 367,734
\$ 13,123	\$ -	\$ 13,123
\$ 29,263	\$ -	\$ 29,263
\$ 56,065	\$ -	\$ 56,065
\$ 58,350	\$ -	\$ 58,350
\$ 53,214	\$ -	\$ 53,214
\$ 28,884	\$ -	\$ 28,884
\$ 130,644	\$ -	\$ 130,644
\$ 265,365	\$ -	\$ 265,365
\$ 137,669	\$ -	\$ 137,669
\$ 1,000,252	\$ -	\$ 1,000,252
\$ 550,534	\$ -	\$ 550,534
\$ 61,686	\$ -	\$ 61,686
\$ 335,982	\$ -	\$ 335,982
\$ 3,264,789	\$ -	\$ 3,264,789
\$ 5,382,770	\$ 2,117,981	\$ 3,264,789

Non-Capturable Millages	Millage Rate	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Haslett Debt	8.3300	\$ 9,046	\$ 42,366	\$ 42,866	\$ 43,371	\$ 43,880	\$ 44,395	\$ 44,915	\$ 45,441	\$ 45,971	\$ 46,507	\$ 47,048	\$ 47,595	\$ 48,147	\$ 48,705	\$ 49,268	\$ 49,837	\$ 35,758
Road Improvement Debt	1.9429	\$ 2,110	\$ 9,881	\$ 9,998	\$ 10,116	\$ 10,235	\$ 10,355	\$ 10,476	\$ 10,599	\$ 10,722	\$ 10,847	\$ 10,974	\$ 11,101	\$ 11,230	\$ 11,360	\$ 11,491	\$ 11,624	\$ 8,340
Firestation Debt	0.2000	\$ 217	\$ 1,017	\$ 1,029	\$ 1,041	\$ 1,054	\$ 1,066	\$ 1,078	\$ 1,091	\$ 1,104	\$ 1,117	\$ 1,130	\$ 1,143	\$ 1,156	\$ 1,169	\$ 1,183	\$ 1,197	\$ 859
Total Non-Capturable Taxes:	10.4729	\$ 11,373	\$ 53,265	\$ 53,893	\$ 54,528	\$ 55,169	\$ 55,816	\$ 56,470	\$ 57,130	\$ 57,797	\$ 58,471	\$ 59,152	\$ 59,839	\$ 60,533	\$ 61,234	\$ 61,942	\$ 62,657	\$ 44,957

\$ 735,116	\$ 735,116	\$ -
\$ 171,459	\$ 171,459	\$ -
\$ 17,650	\$ 17,650	\$ -
\$ 924,225	\$ 924,225	\$ -

Notes:

\$ 6,306,995	\$ 3,042,207	\$ 3,264,789
--------------	--------------	--------------

**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%	\$ -	\$ 2,938,310	\$ 2,938,310
TOTAL		\$ -	\$ 2,938,310	\$ 2,938,310
EGLE	0.0%	\$ -		
MSF	0.0%	\$ -		

Estimated Total Years of Plan: 17

Administrative Fees & Loan Funds*	
State Brownfield Revolving Fund	\$ -
BRA Administrative Fees	\$ 163,239
Local Brownfield Revolving Fund	\$ 163,239

* During the life of the Plan

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	TOTALS	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17		
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	\$ 40,175	\$ 188,155	\$ 190,375	\$ 192,617	\$ 194,881	\$ 197,168	\$ 199,478	\$ 201,811	\$ 204,167	\$ 206,547	\$ 208,950	\$ 211,378	\$ 213,830	\$ 216,307	\$ 218,808	\$ 221,334	\$ 158,809		
Capture for BRA Administrative Fees (5%)	\$ 2,009	\$ 9,408	\$ 9,519	\$ 9,631	\$ 9,744	\$ 9,858	\$ 9,974	\$ 10,091	\$ 10,208	\$ 10,327	\$ 10,448	\$ 10,569	\$ 10,692	\$ 10,815	\$ 10,940	\$ 11,067	\$ 7,940	\$ 163,239	
Capture for Local Brownfield Revolving Fund (LBRF) (5% of available Local TIR)	\$ 2,009	\$ 9,408	\$ 9,519	\$ 9,631	\$ 9,744	\$ 9,858	\$ 9,974	\$ 10,091	\$ 10,208	\$ 10,327	\$ 10,448	\$ 10,569	\$ 10,692	\$ 10,815	\$ 10,940	\$ 11,067	\$ 7,940	\$ 163,239	
Local TIR Available for Reimbursement to Developer	\$ 36,157	\$ 169,340	\$ 171,337	\$ 173,355	\$ 175,393	\$ 177,451	\$ 179,530	\$ 181,630	\$ 183,750	\$ 185,892	\$ 188,055	\$ 190,240	\$ 192,447	\$ 194,676	\$ 196,927	\$ 199,201	\$ 142,928		
Total State & Local TIR Available for Reimbursement to Developer	\$ 36,157	\$ 169,340	\$ 171,337	\$ 173,355	\$ 175,393	\$ 177,451	\$ 179,530	\$ 181,630	\$ 183,750	\$ 185,892	\$ 188,055	\$ 190,240	\$ 192,447	\$ 194,676	\$ 196,927	\$ 199,201	\$ 142,928		
DEVELOPER																			
	Beginning Balance																		
	\$ 2,938,310	\$ 2,902,153	\$ 2,732,813	\$ 2,561,476	\$ 2,388,121	\$ 2,212,728	\$ 2,035,277	\$ 1,855,747	\$ 1,674,117	\$ 1,490,367	\$ 1,304,475	\$ 1,116,419	\$ 926,179	\$ 733,732	\$ 539,056	\$ 342,129	\$ 142,928	\$ 0	
MSF Eligible Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
EGLE Eligible Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
LOCAL-ONLY Activities	\$ 2,938,310	\$ 2,902,153	\$ 2,732,813	\$ 2,561,476	\$ 2,388,121	\$ 2,212,728	\$ 2,035,277	\$ 1,855,747	\$ 1,674,117	\$ 1,490,367	\$ 1,304,475	\$ 1,116,419	\$ 926,179	\$ 733,732	\$ 539,056	\$ 342,129	\$ 142,928	\$ 0	
Local-Only Tax Reimbursement	\$ -	\$ 36,157	\$ 169,340	\$ 171,337	\$ 173,355	\$ 175,393	\$ 177,451	\$ 179,530	\$ 181,630	\$ 183,750	\$ 185,892	\$ 188,055	\$ 190,240	\$ 192,447	\$ 194,676	\$ 196,927	\$ 199,201	\$ 142,928	\$ 2,938,310
TOTAL ANNUAL DEVELOPER REIMBURSEMENT	\$ 36,157	\$ 169,340	\$ 171,337	\$ 173,355	\$ 175,393	\$ 177,451	\$ 179,530	\$ 181,630	\$ 183,750	\$ 185,892	\$ 188,055	\$ 190,240	\$ 192,447	\$ 194,676	\$ 196,927	\$ 199,201	\$ 142,928		
LOCAL BROWNFIELD REVOLVING FUND (LBRF)																			
State	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
																		\$ 3,264,789	

ATTACHMENT A

**Certified Boundary Survey and Legal Descriptions
(Existing and Future Parcel Configuration)**

DRAFT

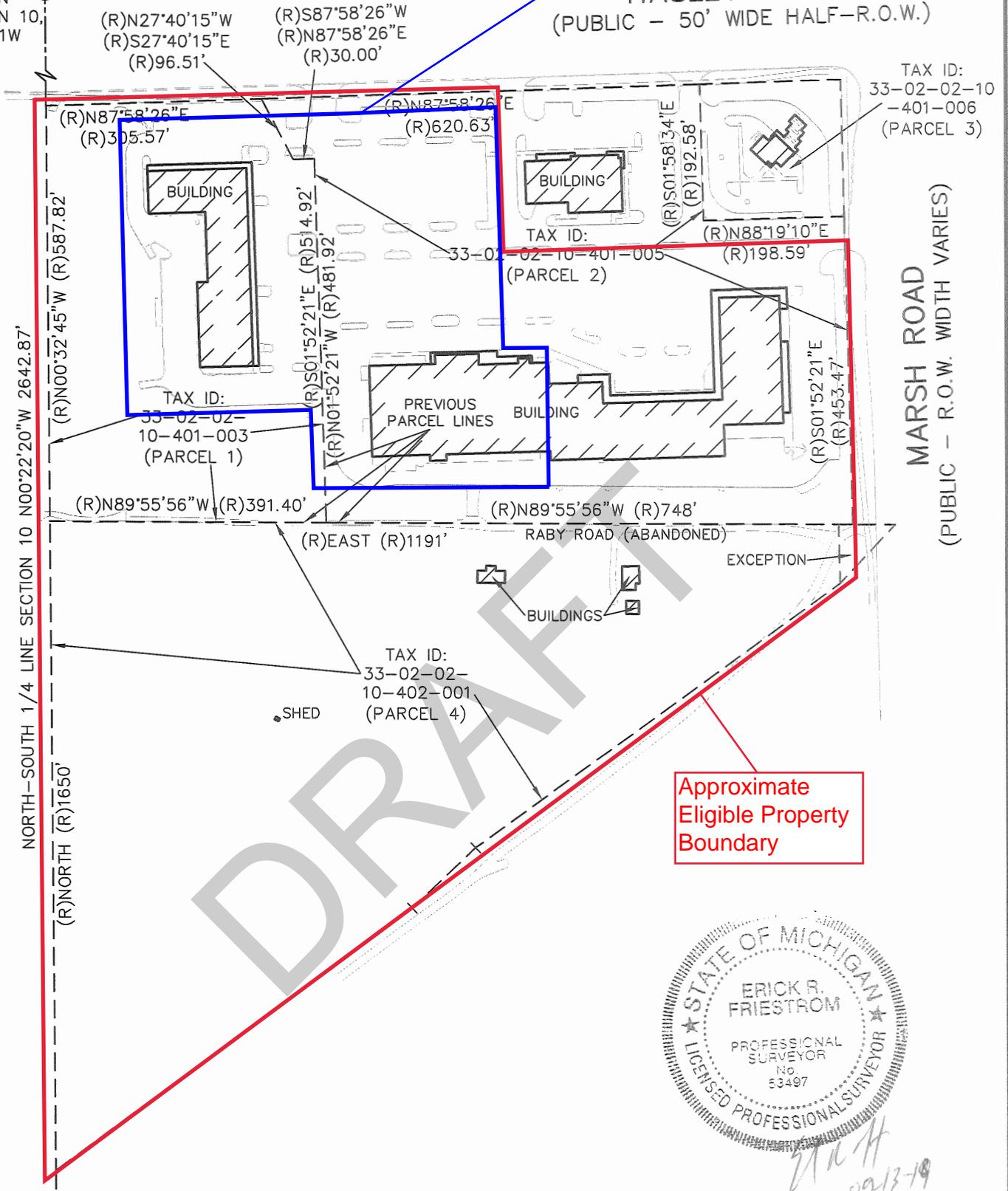
CERTIFIED BOUNDARY SURVEY EXISTING PARCEL CONFIGURATION

FOR: CYPRESS PARTNERS, LLC
HASLETT VILLAGE SQUARE, LLC

Approximate
Demolition
Boundary

CENTER OF SECTION 10, T4N, R1W

HASLETT ROAD
(PUBLIC - 50' WIDE HALF-R.O.W.)



MARSH ROAD
(PUBLIC - R.O.W. WIDTH VARIES)

Approximate
Eligible Property
Boundary



ERH
0913-19

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



LEGEND

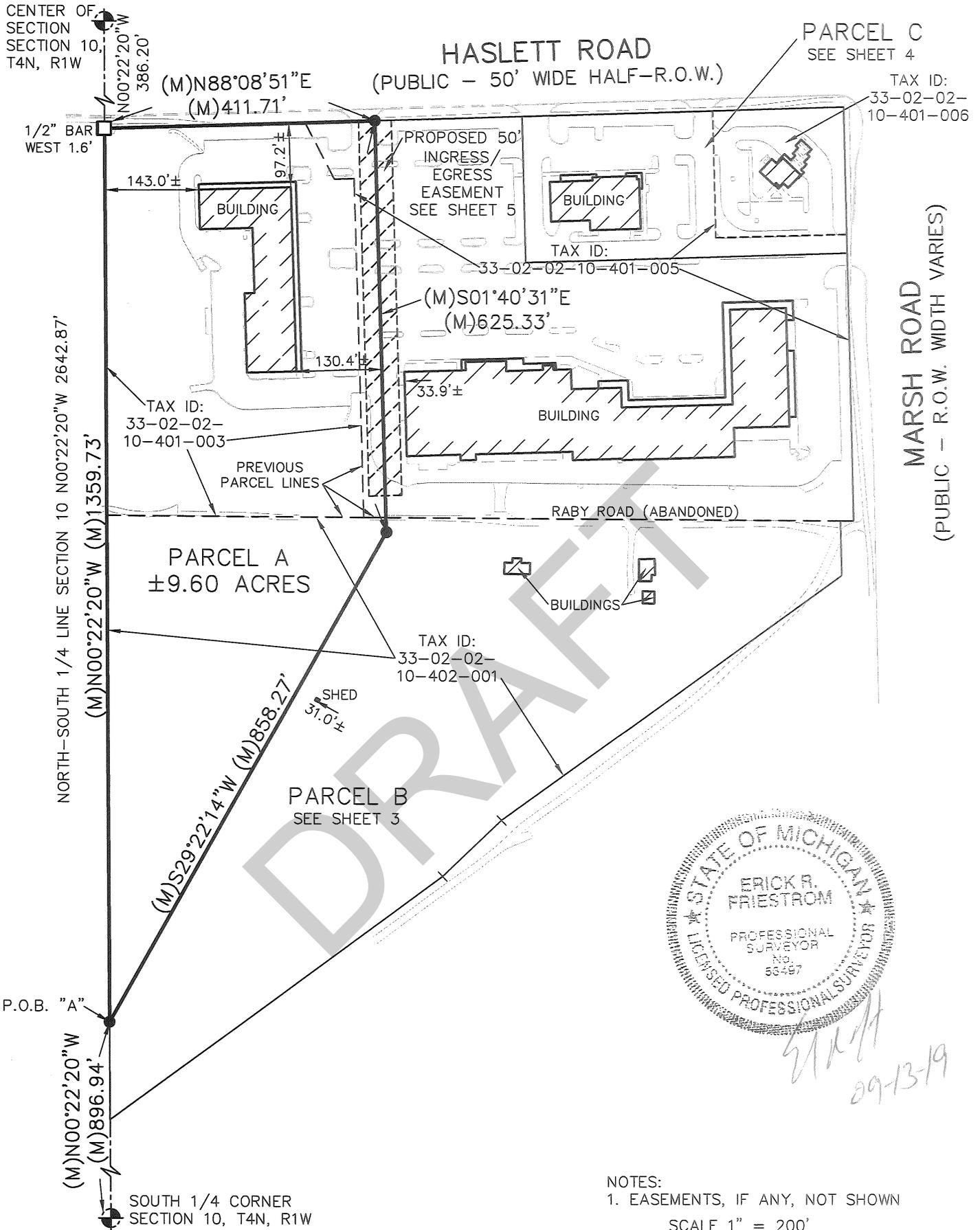
- (M) = Measured Distance
- (R) = Record Distance
- = Set 1/2" Bar with Cap
- = Found Bar & Cap #53497 Unless Noted
- = Survey Boundary Line
- = Distance Not to Scale
- x—x— = Fence
- ← 0.0'± = Denotes Distance to the Survey Line

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 1 OF 8	95688.BND	

CERTIFIED BOUNDARY SURVEY PARCEL A DETAIL

FOR: CYPRESS PARTNERS, LLC
HASLETT VILLAGE SQUARE, LLC



Handwritten signature and date: 29-13-19

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

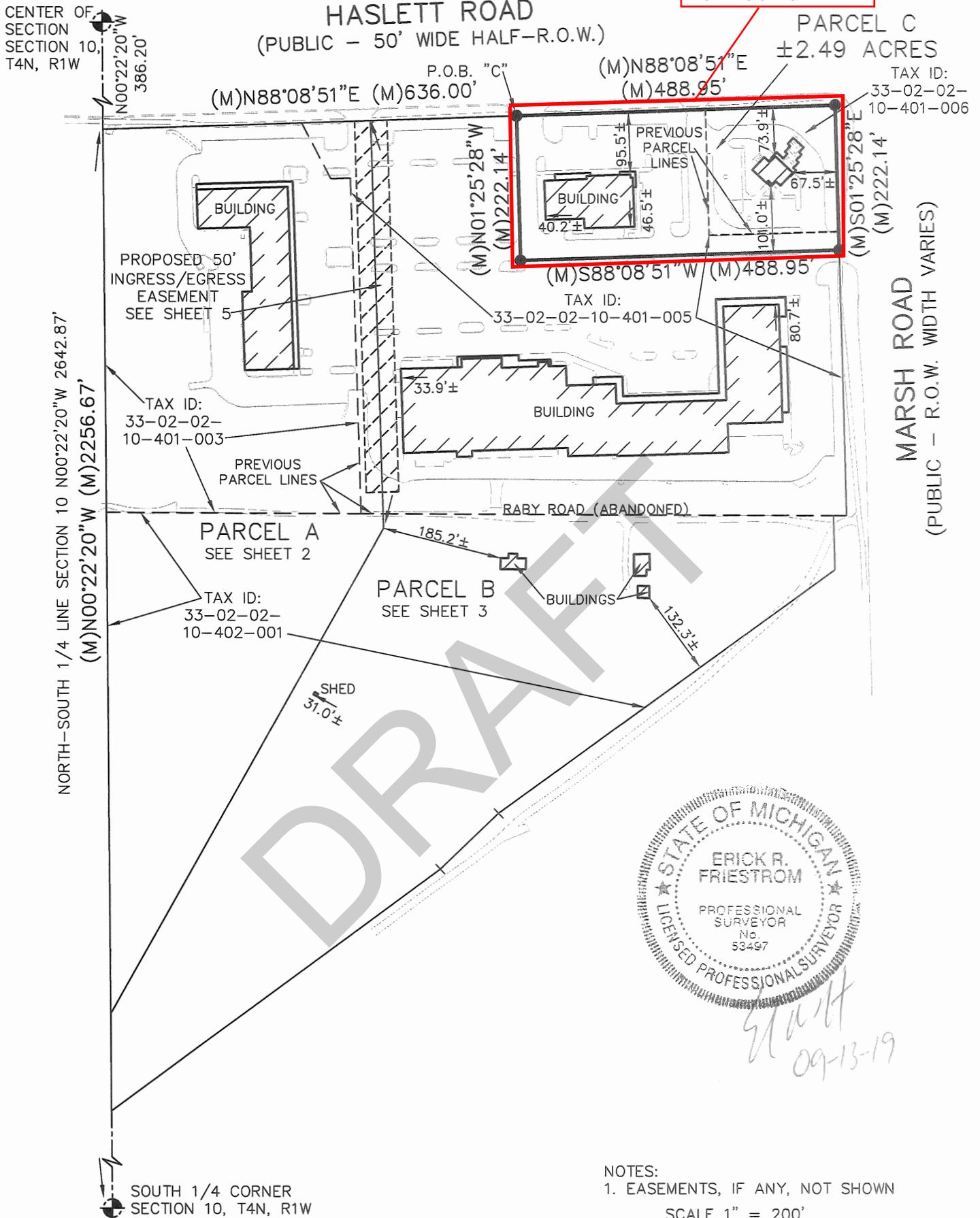
All Dimensions are in Feet and Decimals Thereof.

	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 PARCEL C DETAIL

FOR: CYPRESS PARTNERS, LLC
HASLETT VILLAGE SQUARE, LLC

Parcel C boundary is not included within the Brownfield Plan



DRAFT



E. Friestrom
09-13-19

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



LEGEND

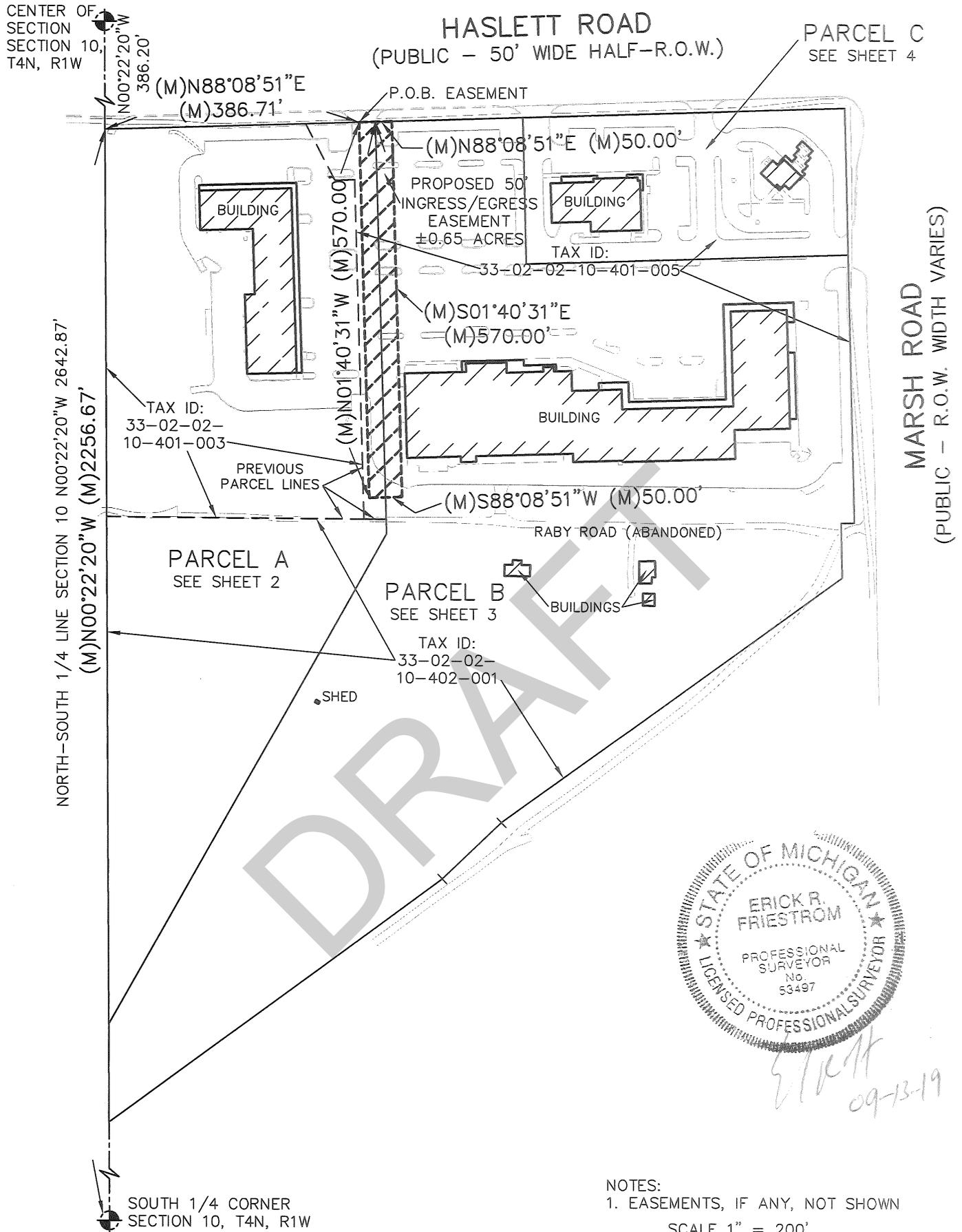
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- (R) = Record Distance
- = Set 1/2" Bar with Cap
- = Found Bar & Cap #53497 Unless Noted
- = Survey Boundary Line
- = Distance Not to Scale
- × — × = Fence
- ← 0.0'± = Denotes Distance to the Survey Line

All Dimensions are in Feet and Decimals Thereof.

	KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS	
	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 4 OF 8	95688.BND	

CERTIFIED BOUNDARY SURVEY INGRESS/EGRESS EASEMENT DETAIL

FOR: CYPRESS PARTNERS, LLC
HASLETT VILLAGE SQUARE, LLC



DRAFT



E.R.F.
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
- × — × = 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	5 OF 8	95688.BND

CERTIFIED BOUNDARY SURVEY

CERTIFICATE OF SURVEY:

I hereby certify only to the parties named hereon that we have surveyed and divided into two parcels, at the direction of said parties, three parcels of land previously described as:

(As provided by Transnation Title Agency, underwritten by Fidelity National Title Insurance Company, Commitment No. 183976LANS, dated June 13, 2016)

PARCEL 1 (33-02-02-10-401-003): included in the Brownfield Plan
 A parcel of land in the Southeast 1/4 of Section 10, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, described as: Commencing at the center of Section 10, Town 4 North, Range 1 West; thence South 00°32'45" East 386.20 feet along the North-South 1/4 line of said Section 10 to the point of beginning, said point being on the Southerly right of way line of Haslett Road; thence North 87°58'26" East 305.57 feet along said right of way line of Haslett Road; thence South 27°40'15" East 96.51 feet; thence North 87°58'26" East 30.00 feet parallel with said right of way line of Haslett Road; thence South 01°52'21" East 514.92 feet to a point on the centerline of Raby Road; thence North 89°55'56" West 391.40 feet along said centerline of Raby Road to the North-South 1/4 line of said Section 10; thence North 00°32'45" West 587.82 feet along said North-South 1/4 line to the point of beginning.

PARCEL 2 (33-02-02-10-401-005): A portion of the parcel is included in the Brownfield Plan
 Commencing at the center of Section 10, South 00°32'45" East 386.2 feet along the North-South 1/4 line of Section 10; thence North 87°58'26" East 305.57 feet along the Southerly right of way line of Haslett Road to point of beginning; thence North 87°58'26" East 620.63 feet along said right of way; thence South 01°58'34" East 192.58 feet; thence North 88°19'10" East 198.59 feet to the Westerly right of way line of Marsh Road; thence South 01°52'21" East 453.47 feet along said right of way line to a point on the centerline of Raby Road; thence North 89°55'56" West 748 feet on said right of way line; thence North 01°52'21" West 481.92 feet; thence South 87°58'26" West 30 feet; thence North 27°40'15" West 96.51 feet to beginning, in Section 10, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan. ALSO that part of abandoned Raby Road right of way recorded in Liber 2594, Page 568.

PARCEL 3 (33-02-02-10-401-006): not included in the Brownfield Plan
 Commencing at the center of Section 10, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, South 00°32'45" East 386.2 feet along the North-South 1/4 line of said Section 10 to the South right of way line of Haslett Road, being 50 feet South of the centerline of said road, North 87°58'26" East 1125.14 feet on said South right of way line of Haslett Road to its intersection with the West right of way of Marsh Road, being 60 feet West of the centerline of said Road, said intersection of right of way's being point of beginning; thence South 01°52'21" East 193.78 feet on the West right of way line of Marsh Road; thence South 88°19'10" West 198.59 feet along the back of a curb of a Private Drive; thence North 01°58'34" West 192.58 feet along the back of the curb of the Private Drain to said South right of way line of Haslett Road; thence North 87°28'26" East 198.94 feet along said South right of way line to the point of beginning.

PARCEL 4 (33-02-02-10-402-001): included in the Brownfield Plan
 A parcel of land in the Southeast 1/4 of Section 10, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, described as: Beginning at a point on the North and South 1/4 line of said Section 1650 feet North of the South 1/4 post thereof; thence East 1191 feet to the center of the Okemos-Haslett Road; thence South in the center of said Road to the Northerly line of the Old M.U.R. right of way; thence Southwesterly along the Northerly line of said right of way to its intersection with the North and South 1/4 line; thence North to the place of beginning. EXCEPT: The East 80 feet thereof. ALSO EXCEPT: Easement for tower line granted to Consumers Power Company.

(Continued on Page 7)



KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS	
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DRAWN BY SSF	SECTION 10, T4N, R1W
FIELD WORK BY NAW	JOB NUMBER:
SHEET 6 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: FUTURE PARCEL CONFIGURATION - "Eligible Property" in the Brownfield Plan

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: FUTURE PARCEL CONFIGURATION - "Eligible Property" in the Brownfield Plan

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: NOT part of the "Eligible Property" in the Brownfield Plan

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

CERTIFIED BOUNDARY SURVEY

(Continued from Page 7)

PROPOSED INGRESS/EGRESS EASEMENT: included within the Eligible Property in the Brownfield Plan

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.



Erick R. Friestrom
Professional Surveyor No. 53497

09-13-19
Date:

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DRAWN BY SSF	SECTION 10, T4N, R1W
FIELD WORK BY NAW	JOB NUMBER:
SHEET 8 OF 8	95688.BND



SME

MEMORANDUM

DATE: August 17, 2020

TO: Peter Menser
Principal Planner
Meridian Township
5151 Marsh Road, Okemos, MI 48864

FROM: Bret Stuntz
Senior Consultant

SUBJECT: Pine Village of Meridian Redevelopment Project
1673 Haslett Road
Haslett, MI
SME Project No.: 084733.00

SME reviewed the Brownfield Plan prepared for the Pine Village of Meridian Redevelopment Project (the “Plan”) to address the following:

- Compliance with Michigan’s brownfield statute
- Eligibility of activities included in the plan
- A financial review of the tax increment revenue projections

Compliance with Michigan’s Brownfield Statute

Michigan’s Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, (the “Act”) specifies required elements for brownfield plans. These elements are listed in Section 13(2)(a)-(m) of the Act. We reviewed the current draft of the Plan and are of the opinion that it complies with the Act’s requirements.

Eligibility of Activities

We reviewed the eligible activities and other reimbursable costs included in the Plan. Since Meridian Township is a “non-core” community, eligible activities are limited to:

- Department Specific Activities (i.e., environmental activities including assessment and response activities or corrective actions);
- Relocation of public buildings for economic development purposes;
- Costs of environmental insurance;
- Costs incurred to prepare a brownfield plan and Act 381 Work Plan;
- Costs for brownfield plan implementation;
- Demolition of structures;
- Lead, mold, or asbestos surveys and abatement;
- And repayment of principal or interest on obligations issued by a brownfield authority.

Pursuant to the Act, an authority may also reimburse interest on eligible activity repayment, as well as reimburse brownfield redevelopment authority (BRA) administrative and operating costs, and make deposits into a BRA's Local Brownfield Redevelopment Fund (LBRF).

The Plan includes costs for Department Specific Activities (assessment, due care planning/compliance, vapor mitigation, contaminated soil management, and associated costs), asbestos and lead activities, demolition, brownfield plan preparation and implementation, and interest. Based on the provided site plan and documents included for current conditions, it is our opinion that the eligible activity costs are reasonable and appropriate estimates.

Review of TIF Projections

We conducted a review of the Plan's financial assumptions and projections, including taxable values, tax increment revenue projections, and reimbursement projections. It is our opinion that the estimates and projections included are reasonable and in accordance with generally accepted brownfield practice in Michigan.

Prepared By:

Reviewed By:

Bret B. Stuntz
Senior Consultant

Daniel R. Cassidy
Principal Consultant/Vice President