



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
BROWNFIELD REDEVELOPMENT AUTHORITY  
THURSDAY, JULY 10, 2025 – 9 AM

1. CALL MEETING TO ORDER
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES
  - A. June 12, 2025
4. FINANCIAL REPORT
  - A. May Financial Report
5. PUBLIC REMARKS
6. OLD BUSINESS
  - A. Haslett Village Square Amended Brownfield Plan
7. NEW BUSINESS
  - A. Haslett Village Square Amended BRA Plan Reimbursement Agreement
  - B. Reimburse legal fees #29795 \$736.00
  - C. Issue Payment to AKT Peerless \$3430.00
8. PROJECT UPDATES
9. PUBLIC REMARKS
10. ADJOURNMENT

*NEXT MEETING: August 14, 2025 at 9 AM*

**IN PERSON MEETING**

**5151 Marsh Road**

**Town Hall Room**

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Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting: Township Manager Timothy Dempsey, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4258 - Ten Day Notice is Required.  
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

Providing a safe and welcoming, sustainable, prime community.





Charter Township of Meridian  
Brownfield Redevelopment Authority  
Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864  
Thursday, June 12, 2025– Minutes -**DRAFT**

### **Members**

**Present: Manager Tim Dempsey, Dave Ledebuhr, Jeff Theuer, Jim Houthoofd,  
And John Sarver**

### **Members**

**Absent: None**

**Others Present: Amber Clark Neighborhoods & Economic Development Director, Dave Van Haaren of Triterra, Connor Cook of Triterra, Chad Koster of SP Holding LLC**

1. **CALL MEETING TO ORDER**

Chair Theuer called the regular meeting to order at 9:00 a.m.

2. **APPROVAL OF THE AGENDA**

Director Sarver moved to approve the agenda as presented. Supported by Director Ledebuhr.

**VOICE VOTE: Motion carried unanimously.**

3. **APPROVAL OF THE MINUTES**

Director Sarver moved to approve the May 8, 2025 Meeting Minutes Draft. Supported by Manager Dempsey.

**VOICE VOTE: Motion carried unanimously.**

4. **FINANCIAL REPORT- April**

Economic Development Director Amber Clark presented the April Financial Report. She noted that no major transactions had occurred since the last BRA meeting. Key updates included: Tax Capture #3 – Elevation Apartments, has received their 2024 winter tax reimbursement. Tax Capture #4 - Joes on Jolly has received their 2024 winter tax reimbursement, tax capture #5 has outstanding Planning item for a required bike rack. Director Clark noted that Planning and Economic Development have been unable to get a hold of the property owner or representative. The Township will withhold issuance to the recipient until we are able to resolve the issue of the bike rack. Tax Capture #6 –American House Meridian has received their winter tax reimbursement, as well as, started the process to appeal their property taxes. This is an issue we will need to resolve. Tax appeal is the process by which a property appeals to the State that the taxable value they are assessed at



is incorrect. A major complication to this process is our established Brownfield Redevelopment Plan that was amended in 2022 with updated project and land values included. American House Meridian will have to prove that their agreed upon value was incorrect. There is a clause in the executed Reimbursement Agreements that forbids a Brownfield TIF recipient from submitting for a tax appeal. Until the process is finalized the Township's Treasury department will hold on to any further reimbursements. It could mean that the Township is finished with reimbursing the property should the appeal be approved. Until all of the elements are determined with the property, no other reimbursements will be issued.

Chair Theuer moved to have a motion to accept the Financial Report. Moved by Director Houthoofd and Supported by Director Ledebuhr.

**VOICE VOTE: Motion carried unanimously.**

5. **PUBLIC REMARKS**- None

6. **NEW BUSINESS**

a. Haslett Village Square Brownfield Plan Amendment- Request for the use of SET for Housing Construction.

Director Clark provided an introduction to request for the Haslett Village Square Brownfield Plan Amendment. The recent Brownfield Policy updates approved by the Brownfield Authority and the Township Board were in support of what staff believed would be a request from the Haslett Village Square development team. The Developers submitted a letter to the Township in early second quarter, detailing that the site is unable to meet the required financing without the support of a stronger and longer Brownfield Tax Increment Financing (TIF) Plan that would support the infrastructure and construction of housing units.

The Haslett Village Square Redevelopment has an approved Brownfield Plan in support of the mixed used commercial/residential plan for 1655 -1621 Haslett Road. That plan is \$2.4 Million dollars in available capture for 11 years. This is layered with a 10 year PA 210 Commercial property tax abatement on the value of the buildings on the property that will convert to multifamily residential. The project reached "site plan approval", which is the last step in the review process at the Township before approving a site for construction. At that meeting in August of 2023 the Ingham County Drain office halted further development of the site due to a storm water maintenance issue, that was found after all of the plans had been approved. This was two years after the Drain office received notification of the Township's intent to revitalize the area, and we requested comments to address any issues. The remedy for the storm water issue was not determined for another 18 months which has had significant impact on the financial capabilities of the developer and the project in general. Township staff urged the Drain office to come up with an alternative that would allow the project to proceed, and those alternatives were not guaranteed until April of 2025. That includes a provision to allow rain water to flow from the site and



settle on the land preserve to the west of the site that is owned by the Township. The Land Preservation Board was not the most pleased with the idea of additional untreated water flowing into the preservation area, however they understand the importance of this project to the entire community and see the benefit outweighs the cost of a flowage easement. This applies to the critical determination of “but/for” incentive, when deciding if this Plan serves as a Public Purpose. The project site will sit in its current condition if the proposed MUPUD is not developed. The site would be under construction now, if the Drain office had worked with the developer in the early stages of the project’s concept planning. The additional infrastructure required for the storm water management provides an update to public infrastructure and the surrounding environment that will not occur without the development. With the storm water management approved, the project financing needed to be realigned to bring the development to fruition. The approved changes to the Township’s new Brownfield Policy to allow the Meridian Township Brownfield Authority (MTBRA) the ability to request the support of the State of Michigan through the Michigan State Housing Development Authority or MSHDA, will propel the project to a stage ready for construction. The developer along with their consultants are present and prepared to walk the BRA through the proposed changes for the project.

Dave Van Haaren of TriTerra and Chad Koster of SP Holding were called to the stand to begin the presentation of the proposed Brownfield Plan Amendment. Mr. Koster wanted to provide a general thank you for taking into consideration this amendment. Mr. Koster thanked staff for their time and insight to make the project feasible. The site will have not only apartments but townhomes for sale, to create a more completed and layered neighborhood. Mr. Koster noted how excited they are to bring the finished product to the Township and asking for the MTBRA’s support to get the Plan before MSHDA to meet the projects goals. Mr. Van Haaren introduced himself and his team member Connor Cook, as the environmental and BRA consultant for the development. Mr. Van Haaren opened the presentation for the Plan. The presentation included images of the site plan, phased construction, details related to the number of units and housing types. SP Holding LLC is a Michigan real estate development team that bought the property in 2022 and ready to start today. The financing is the last element to keep the project from construction. Total investment is \$62 Million dollars with many amenities and public infrastructure. The dog park amenity will also be granted to the Township in either a land transfer or easement. The site had a previous history of development, with a dry cleaner that was in operation for a limited time. Part of the Brownfield Plan will remediate the area to the point that no long term mitigation system will have to be used for the life of the new project. Asbestos removal was also included in the BRA Plan clean up, that has been completed to date. The total requested is \$14.5 million for 23 years. The amended PA 381, has allowed for the inclusion of housing, as long as the rental rates will support incomes at or below 120% of the area median income. The Community Hub, which is a public space amenity that will provide a rest, relax, and engagement area for members of the community. It surrounds the commercial existing 9,565 sq. ft. building that will be home to three small business retailers, two of which the developers have LOI’s for



suites in the development. The new proposed 14,000 square foot building will enhance the corner of Marsh road with an additional business, hopefully a restaurant.

AKT Peerless the Township's consultant provided an overview which is included in the pack for MTBRA members to review. AKT Peerless has no major issues with the requested ask of the development. The general support of Meridian Township taxes only supports about \$3.8 Million of the reimbursable eligible activities with an additional \$1 million associated with the value of the tax abatement applied to the property. A total of about \$4.8 Million is the amount the Township will spend to have a completed project site in Meridian for 20 years.

Director Ledebuhr asked if the Drain office has given any indication that they are on board with the proposed storm water management changes, and if they will approve that plan to keep the project moving forward.

Chad Koster of SP Holding LLC responded that the Drain Office submitted a package of easements, drain maintenance, and access agreements to the development team to review and sign. That signifies that the storm water proposed plan can be adopted for the project once the developer has signed. This package includes the Township's approval for the flowage easement onto our property, the retention regional basin agreements for the retention basin on the site, and the relocation of the drain. Mr. Koster noted that once their attorneys have reviewed the agreements they can sign them and send them back to the Drain office. The Drain office did submit a letter in April to the developer and Township noting that once these agreements are signed by the developer they would be conditionally approved to being construction.

Director Ledebuhr followed up with a question regarding the State's approval process, particularly if access to the TIF is a competitive approval process.

Mr. Van Haaren reiterated that this is a part of the State's Tax Increment Financing process, that there is no competitive approval process associated with access to the TIF. Parameters need to be met with the project such as, showing how the development will manage the income verification/requirements, how the project supports a public need, the duration of the capture and total capture does not exceed the value of the overall project etc. Once submitted the State will begin review of the Plan and determine if we meet the necessary criteria. Once MSHDA determines the criteria is met, then they will process the TIF request within reason. The approval is specific to the site and possible taxes generated. This is an ongoing approval process for any project statewide.

Director Ledebuhr asked if the owner occupied units are a requirement in order for MSHDA to support the project through the TIF.

Mr. Van Haaren stated no, that the owner occupied is a not a requirement of MSHDA. The requirement for MSHDA is to prove that the income verification will occur with



the affordable for rent units. The 115 rental units will have the 20% (Township Policy Requirement) as the affordable subsidized units in the Plan. The for-sale components will have some of their infrastructure supported by the TIF Plan, but those units won't be subsidized by the Plan. This will allow the Plan to stay near a 20 year duration and keep the project concise.

Director Ledebuhr noted that he appreciates the mix of for-sale, townhomes, of multiple size to be included in the development. Creates a mix of incomes, housing types and families in the 19 acres.

Mr. Van Haaren noted it will be a mix of market rate, affordable units, and creates a missing middle haven of all income types.

Directors requested a simple walk through of the site plan of all of the unit types including the commercial components.

Chad Koster began with the properties that run along Haslett Road to the intersection of Marsh Road. Those buildings are set to be commercial, with the existing 9500 approx. Sq. ft. building to serve as the "community hub". Public/private amenity space for the development. The private spaces will be the three business establishment suites that will be open for commercial use once the development is constructed. The developers currently have two letters of interest from commercial retail parties to take over those spaces. 14,000 square feet is proposed for a new commercial building at the corner of Haslett and Marsh. On the west portion of the development site, the one and two bedroom multifamily units will be constructed. Finally the Townhomes with garages are along the backside of the project site, adjoining the Dog Park and bathrooms near the interurban trail. These units vary from 2 to 3 bedroom units. Some townhomes are built like a brownstone with the garage as the basement and the other levels constructed above. There are ground level garden style ranch townhomes with garages on the site as well.

Chair Theuer asked about the School Education Taxes in the financial component and why it is necessary for this project. Mr. Van Haaren replied that the ability to use SET provides an available taxable increases and capture of the 23 school mills to support the project. Chair Theuer asked if the original approved BRA Plan for this site included the use of SET. Mr. Van Haaren replied, yes, it was the Michigan Strategic Fund (MSF) Board to combine the SET capture with local capture to make the original plan possible. The State will make the millages whole for the schools that are impacted.

Director Clark added that a large portion of the changes requested in this Plan supports the Ingham County Drain requirements for the storm water management. This by itself is the "but-for" related to a public need and purpose. The Township has also submitted a conditional approval to the developer to begin construction of Phase I of the development based on the submitted Plans. The Ingham County Road department has submitted comments related to the project as well. They've requested that one of the drives should be eliminated to maintain traffic efficiency.



Chair Theuer spoke regarding the community's desire to see this project completed.

Manager Dempsey spoke regarding his interview with the township initially, that he suggested that additional incentives may need more support in order to see the project completed. In addition, staff, Township Board and the community wants to see a completed project. It is a bigger number but it is in line with what other developments statewide are requesting.

Director Clark hopes to bring a final Plan and Reimbursement Agreement to the BRA in July.

**No vote is required for the BRA at this time. A motion will be presented to the BRA at their next meeting.**

- b. Reimbursement to Meridian Township General Fund- Legal Fees Fahey Schultz  
Chair Theuer opened the item with a general statement that the attorney fees for Fahey Schultz Burzych and Rhodes are paid for by the Township's General Fund. It is the BRA's policy to review the fees and reimburse the Township's General Fund. Chair Theuer asked the BRA members if there were questions or comments on the items.

None were provided.

**Motion made by Director Ledebuhr to approve the following payment to be issued from the MTBRA Administrative dollars and reimburse the General Fund for legal fees, in the amount of \$3,309.00. Supported by Director Houthoofd.**

**ROLL CALL VOTE: Director Ledebuhr- Yes, Manager Dempsey- Yes, Director Theuer- Yes, Director Sarver- Yes, Director Houthoofd- Yes.**

**Motion carried unanimously.**

7. **OLD BUSINESS - NONE**

8. **PROJECT UPDATES**

Director Clark provided a general project overview during the financial discussion portion of the meeting. Director Clark had no other comments regarding projects at this time.

9. **PUBLIC REMARKS - None**

10. **ADJOURNMENT - 9:43 a.m.**

Respectfully Submitted,

Amber Clark  
Economic Development Director



230 W Main St  
Ionia, MI 48846

# Statement Ending 05/31/2025

MERIDIAN TOWNSHIP

Page 1 of 2

Account Number: XXXXXXX2377

MERIDIAN TOWNSHIP  
BROWNFIELD REDEVELOPMENT AUTHORITY  
5151 MARSH RD  
OKEMOS MI 48864-1104

## Managing Your Accounts

 Okemos

 800.355.0641

 IndependentBank.com

Due to system constraints, Independent Bank has been waiving some of your monthly service charges since May 23, 2021. Beginning June 30, 2025, the fees to which your account is subject will begin to assess. Please refer to the fee schedule, or contact us at 800.355.0641.

Roll out the red carpet—our new website is now live! We have been working behind the scenes to create a brand new and improved IndependentBank.com! The new site is easier to navigate, more user-friendly, and completely designed with you in mind! Don't worry, it won't affect the way you bank, just the way you browse. Our digital banking platform is still the same. If you haven't checked it out yet, be sure to take a look! It's a great day for site-seeing!

## Summary of Accounts

Account Type	Account Number	Ending Balance
Business Freedom Checking	XXXXXXXX2377	\$244,348.43

## Business Freedom Checking - XXXXXXX2377

### Account Summary

Date	Description	Amount
05/01/2025	Beginning Balance	\$244,348.43
	0 Credit(s) This Period	\$0.00
	0 Debit(s) This Period	\$0.00
05/31/2025	Ending Balance	\$244,348.43

### Daily Balances

Date	Amount
05/01/2025	\$244,348.43



Meridian Twp BRA/LBRF  
Preliminary Financial Statements  
Period Ending 05/31/2025 - UNAUDITED

**BALANCE SHEET**

			BRA	LBRF	Bank Balance
			Year to Date	Year to Date	
<b>ASSETS</b>					
	Cash		\$172,161.70	72,186.73	<b>\$244,348.43</b>
	Taxes Receivable		\$ -	-	
		TOTAL ASSETS	\$172,161.70	\$72,186.73	
<b>LIABILITIES</b>					
	Due to Inhgam County LBRF		\$51,102.09	-	
	Deferred Inflow		\$ -	-	
	Accounts Payable		\$ -	-	
		TOTAL LIABILITIES	\$51,102.09	\$0.00	
<b>FUND BALANCE</b>					
	Fund Balance 12/30/2024		\$86,376.32	\$52,966.40	
	2025 YTD Net Income		\$34,683.29	\$19,220.33	
	Current Year Fund Balance		\$121,059.61	\$72,186.73	
	Total Liabilities and Fund Balance		\$172,161.70	\$72,186.73	

**INCOME STATEMENT**

			March	April	May	Year to Date	Year to Date
<b>REVENUES</b>							
	Tax Capture-#3 Elevation Apartments		\$324,703.10	\$0.00		\$324,703.10	-
	Tax Capture-#4 Joe's On Jolly		\$37,384.00			\$37,384.00	
	Tax Capture-#5 Haslett Marathon - HOLD		\$11,532.21			\$11,532.21	-
	Tax Capture-#6 American House Meridian		\$173,138.87			\$173,138.87	-
	Transfer in from BRA		\$19,220.33				19,220.33
		TOTAL REVENUE	\$565,978.51			\$546,758.18	19,220.33
<b>EXPENDITURES</b>							
	Developer Reimbursement-#3 Elevation Apartments		\$292,232.80			\$292,232.80	-
	Developer Reimbursement-#4 Joe's On Jolly		\$33,645.60			\$33,645.60	
	Developer Reimbursement-#5 Haslett Marathon - HOLD		\$0.00			\$0.00	-
	Developer Reimbursement-#6 American House Meridian		\$155,824.99			\$155,824.99	-
	Contractual Services		\$8,117.58	\$3,033.59		\$11,151.17	-
	Transfer out to LBRF		\$19,220.33			\$19,220.33	
		TOTAL EXPENDITURES	\$509,041.30	\$3,033.59	\$0.00	\$512,074.89	-
		<b>2025 Net Income</b>	\$56,937.21	(\$3,033.59)	\$0.00	\$34,683.29	\$19,220.33

*Bernadette Blonde*

Bernadette Blonde (Jun 11, 2025 10:29 EDT)



**To: Brownfield Redevelopment Authority Members**  
**From: Neighborhoods & Economic Development Director, Amber Clark**  
**Date: July 10, 2025**  
**Re: Haslett Village Square Brownfield Plan Amendment – 1621-1655 Haslett Road**

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**Summary:**

At its July 10, 2025 meeting, the Meridian Township Board held a public hearing to provide an opportunity for public and tax jurisdiction input on the amended Brownfield Plan for Haslett Village Square. The Meridian Township Brownfield Redevelopment Authority (MTBRA) will hold its second discussion on the same Plan today.

The Haslett Village Square Development team, SP HOLDING LLC, presented the proposed amendment at the June 12, 2025 meeting. The developers purchased the site in 2022, received MUPUD approval for the mixed-use concept, and on September 8, 2022, the Township Board approved a Brownfield Plan for the Haslett Village Square (HVS) redevelopment. The approved Plan included the use of School Education Tax (SET) capture through the Michigan Economic Development Corporation (MEDC) for 11 years.

By August 2023, the developer submitted a site plan for approval. However, the Ingham County Drain Commission halted progress due to storm water management concerns. After an 18-month delay, the Drain Commissioner finalized a design solution. This delay placed the project in a financially vulnerable position, straining the project’s pro forma and the developer’s capacity to proceed.

The proposed amendment includes:

- Continued use of SET to support housing for households earning at or below 120% of the Area Median Income (AMI)
- Redevelopment of the full 19.03-acre site into a mixed-use commercial and residential development
- Construction of a new 14,000 sq. ft. building and 21 new buildings
- Renovation of an existing building into a “Community Hub”

The “Community Hub” will serve as a public amenity, offering a central space for dining, shopping, and relaxing, and will provide access to the interurban trail. This feature alone supports the public



purpose of the project. A general comparison of the approved Plan versus the proposed amendment is provided on the next page.

Category	Original (2022-23)	Plan	Amendment (2025)	#1	Notes
Rental Units	289 units		115 units		Reduced; now includes 23 "affordable housing" units
For-Sale Units	0 units		84 units		No For-Sale Units are included as "affordable housing"
Residential Space	274,000 sf		157,710 sf		42.44% decrease
Commercial/Retail Space	21,750 sf		23,230 sf		Slight increase
Open Space/Public Amenity Features	91,825 sf		Similar		Some community amenities now included as Eligible Activity Costs
Category	Original (2022-23)	Plan	Amendment (2025)	#1	Notes
Environmental Costs	\$57,900		\$105,100		Slight increase
Demolition	\$945,000		\$975,000		Slight increase
Site Prep & Infrastructure	\$0		\$9,731,480		Included due to Housing eligibility
Housing Subsidy	\$0		\$2,195,873		Included due to Housing eligibility
Contingency (15%)	\$250,000		\$1,224,607		Increase due to expanded Project scope
Total Eligible Activities	\$2,437,243		\$14,542,060		497% increase
Reimbursement Term	11 years		23 years		12 additional years
BRA Admin Fees	\$13,502		\$634,288		increase due to extended length of plan
LBRF Capture	\$13,502		\$602,891		increase due to extended length of plan
State BRF Fees	\$313,459		\$1,099,142		Increase due to extended length of plan
Base Taxable Value	\$953,555		Same		No change
Projected Full TV	\$16.9 million		\$17.2 million		Slight increase in value projection.
Capital Investment	\$68.3 million		\$62.2 million		Slight decrease; less residential units

**HVS Brownfield Amendment Plan Details:**

The amended plan requests the inclusion of SET in the capture for reimbursement to support the redevelopment of the 19.03 acres into a mixed commercial and residential use project. The amended plan proposes capturing SET to support redevelopment of the 19.03-acre site into a mixed-use commercial and residential project.

- **Total Tax Increment Revenue (TIR):** \$17,608,773
- **Total Reimbursement Requested:** ~\$14.5 million over 23 years
  - \$3.4 million from local Meridian Township taxes



- \$11.4 million from millages captured by the local tax jurisdictions, the Michigan Department of Great Lakes and Energy (EGLE), and the Michigan State Housing Development Authority (MSHDA)

While the core components of the project remain unchanged, the amendment reflects changes in square footage, unit count, housing eligibility, infrastructure, and capture duration. We have consulted with the Developer and their consultant, TriTerra, regarding the number of income-qualified housing units and their alignment with Township policy. The proposed plan meets the standards of a public purpose by:

- Remediating former contamination in the ground which could impact groundwater
- Removing asbestos from the commercial buildings
- Redeveloping a functionally obsolete 19.03 acres
- Updating public infrastructure
- Increasing the number of housing units and affordable housing units in the Township
- Increasing development and jobs
- Redevelopment designated to our high traffic, obsolete commercial area of Haslett, designated a Potential Intensity Change Area (PICA) in the 2017 Masterplan and updated 2023 Masterplan.

To include housing as an eligible activity under the Brownfield Redevelopment TIF program, the MTBRA must submit a request to MSHDA. This requires:

- A Township Board resolution supporting the amendment
- An adopted reimbursement agreement outlining eligibility, recordkeeping, income verification, deed covenants, and reimbursement procedures
- Notification of the public hearing submitted to MSHDA at least 10 days in advance

**Brownfield Board Members Decision Criteria:**

When considering a Brownfield Plan, Public Act 381, as amended PA 90 of 2023 requires that the highest level of a governing body, to determine whether the Plan constitutes a public purpose. Public purpose is not defined in the Act, but the Natural Resources and Environmental Protection Act, which is referenced in PA 381, provides some guidance. This includes whether or not a project provides significant and measureable environmental, community, and economic benefits. Economic benefits are generally considered private investment, increases in taxable value, and job creation. If a public purpose is identified, the Board can approve the Plan or approve the Plan with modifications.

Public purpose can be determined in several ways. This project supports a public purpose in some of the most commonly associated ways such as; the investment the development will provide the community, contamination/clean-up of an obsolete property, removal of asbestos, redevelopment of a functionally obsolete property, increased development activity. Now also included in this project with the assistance of our updated policy, housing developments that will support incomes at or below 120% of the Area Median Income (AMI). We have no major concerns with the request.



The following resolution and motion is prepared for your consideration:

**MOVE TO ADOPT THE RESOLUTION AUTHORIZING AN AMENDMENT TO THE HASLETT VILLAGE SQUARE BROWNFIELD PLAN FOR PROPERTIES AT 1621 AND 1655 HASLETT ROAD, WITH A TOTAL INCREMENT REVENUE TO BE CAPTURED NOT TO EXCEED \$14,563,048, OVER A 23 YEAR CAPTURE PERIOD.**

**Attachments:**

1. **Resolution of the MTBRA adopting an amendment to the Haslett Village Square Redevelopment Brownfield Plan**
2. **[Proposed Haslett Village Square Redevelopment Brownfield Plan](#)**
3. **DRAFT MTBRA Meeting Minutes – June 12, 2025**
4. **Consultant Review provided by AKT Peerless**

**RESOLUTION TO APPROVE**

**Haslett Village Square Amended Brownfield Plan  
1621 and 1655 Haslett Road**

**RESOLUTION**

At a regular meeting of the Meridian Township Brownfield Redevelopment Authority of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, on the 10th day of July 2025, at 6:00 p.m., Local Time.

PRESENT: \_\_\_\_\_  
\_\_\_\_\_

ABSENT: \_\_\_\_\_

The following resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

WHEREAS, SP Holding Company, LLC has requested approval of for an Amended Brownfield Plan over the Haslett Village shopping center at 1621 and 1655 Haslett Road, allowing for reimbursement of eligible costs through tax increment revenue created from development at the site; and

WHEREAS, the Meridian Township Brownfield Redevelopment Authority discussed the brownfield plan and voted to recommend approval to the Township Board at its meeting on July 10, 2025; and

WHEREAS, the Township Board held a public hearing on the plan at its meeting on July 10, 2025, as required by the Brownfield Redevelopment Financing Act; and

WHEREAS, the proposed brownfield plan constitutes a public purpose under the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, specifically in that it will clean up historic contamination from a former drycleaner, remove hazardous asbestos within the existing buildings, redevelop a functionally obsolete shopping center, and incorporate rental unit rates at or below 120% of the area median income, providing affordable housing units in Meridian Township for the duration of the Brownfield Plan, and increasing the economic activity in the Haslett Potential Intensity Change Area (PICA); and

WHEREAS, the proposed plan meets the requirements for a brownfield plan as established in Public Act 381, as amended, and the property included in the Plan was determined to be a Facility or is a directly adjacent property, which is permitted under the Act; and

WHEREAS, the proposed method of financing the costs of the eligible activities are reasonable and necessary to carry out the purposes of Public Act 381, as amended PA 90 of 2023; and

WHEREAS, the proposed eligible activities are reasonable and necessary to adequately address brownfield conditions on the site and provide protection to public health, safety and the environment; and

WHEREAS, the proposed brownfield plan is capped at \$14,563,048 over an 23 year period, with the Meridian Township Brownfield Redevelopment Authority capturing a maximum of

**Resolution to Approve  
Haslett Village Brownfield Plan  
Page 2**

\$1,342,470 for administration, \$604,112 for the Local Brownfield Revolving Fund (LBRF), the State Brownfield Revolving Fund capturing a maximum of \$1,099,142, for total tax increment reimbursement to the development, based on the actual costs of eligible activities, not to exceed \$14,563,048; and

WHEREAS, the amount of captured taxable value estimated to result from the adoption of the plan is reasonable and is expected to be created, if the development proceeds as expected; and

WHEREAS, the Township Board of the Charter Township of Meridian supports the intent of the brownfield plan to facilitate the redevelopment and restoration of environmental and economic viability to the parcel included in the plan.

NOW THEREFORE, BE IT RESOLVED THE MERIDIAN TOWNSHIP BROWNFIELD REDEVELOPMENT AUTHORITY OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves the Haslett Village Brownfield Plan, subject to the following conditions.

1. Approval is in accordance with the brownfield plan prepared by Triterra, with a revision date of June 30, 2025.

ADOPTED: YEAS: \_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_

STATE OF MICHIGAN )

) ss

COUNTY OF INGHAM )

I, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Township Board on the 10<sup>th</sup> day of July 2025.

\_\_\_\_\_  
Jeffrey Theuer  
Chair  
Meridian Township  
Brownfield Redevelopment Authority



Charter Township of Meridian  
Brownfield Redevelopment Authority  
Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864  
Thursday, June 12, 2025– Minutes -**DRAFT**

**Members**

**Present: Manager Tim Dempsey, Dave Ledebuhr, Jeff Theuer, Jim Houthoofd,  
And John Sarver**

**Members**

**Absent: None**

**Others Present: Amber Clark Neighborhoods & Economic Development Director, Dave Van Haaren of Triterra, Connor Cook of Triterra, Chad Koster of SP Holding LLC**

1. **CALL MEETING TO ORDER**

Chair Theuer called the regular meeting to order at 9:00 a.m.

2. **APPROVAL OF THE AGENDA**

Director Sarver moved to approve the agenda as presented. Supported by Director Ledebuhr.

**VOICE VOTE: Motion carried unanimously.**

3. **APPROVAL OF THE MINUTES**

Director Sarver moved to approve the May 8, 2025 Meeting Minutes Draft. Supported by Manager Dempsey.

**VOICE VOTE: Motion carried unanimously.**

4. **FINANCIAL REPORT- April**

Economic Development Director Amber Clark presented the April Financial Report. She noted that no major transactions had occurred since the last BRA meeting. Key updates included: Tax Capture #3 – Elevation Apartments, has received their 2024 winter tax reimbursement. Tax Capture #4 - Joes on Jolly has received their 2024 winter tax reimbursement, tax capture #5 has outstanding Planning item for a required bike rack. Director Clark noted that Planning and Economic Development have been unable to get a hold of the property owner or representative. The Township will withhold issuance to the recipient until we are able to resolve the issue of the bike rack. Tax Capture #6 –American House Meridian has received their winter tax reimbursement, as well as, started the process to appeal their property taxes. This is an issue we will need to resolve. Tax appeal is the process by which a property appeals to the State that the taxable value they are assessed at



is incorrect. A major complication to this process is our established Brownfield Redevelopment Plan that was amended in 2022 with updated project and land values included. American House Meridian will have to prove that their agreed upon value was incorrect. There is a clause in the executed Reimbursement Agreements that forbids a Brownfield TIF recipient from submitting for a tax appeal. Until the process is finalized the Township's Treasury department will hold on to any further reimbursements. It could mean that the Township is finished with reimbursing the property should the appeal be approved. Until all of the elements are determined with the property, no other reimbursements will be issued.

Chair Theuer moved to have a motion to accept the Financial Report. Moved by Director Houthoofd and Supported by Director Ledebuhr.

**VOICE VOTE: Motion carried unanimously.**

5. **PUBLIC REMARKS**- None

6. **NEW BUSINESS**

a. Haslett Village Square Brownfield Plan Amendment- Request for the use of SET for Housing Construction.

Director Clark provided an introduction to request for the Haslett Village Square Brownfield Plan Amendment. The recent Brownfield Policy updates approved by the Brownfield Authority and the Township Board were in support of what staff believed would be a request from the Haslett Village Square development team. The Developers submitted a letter to the Township in early second quarter, detailing that the site is unable to meet the required financing without the support of a stronger and longer Brownfield Tax Increment Financing (TIF) Plan that would support the infrastructure and construction of housing units.

The Haslett Village Square Redevelopment has an approved Brownfield Plan in support of the mixed used commercial/residential plan for 1655 -1621 Haslett Road. That plan is \$2.4 Million dollars in available capture for 11 years. This is layered with a 10 year PA 210 Commercial property tax abatement on the value of the buildings on the property that will convert to multifamily residential. The project reached "site plan approval", which is the last step in the review process at the Township before approving a site for construction. At that meeting in August of 2023 the Ingham County Drain office halted further development of the site due to a storm water maintenance issue, that was found after all of the plans had been approved. This was two years after the Drain office received notification of the Township's intent to revitalize the area, and we requested comments to address any issues. The remedy for the storm water issue was not determined for another 18 months which has had significant impact on the financial capabilities of the developer and the project in general. Township staff urged the Drain office to come up with an alternative that would allow the project to proceed, and those alternatives were not guaranteed until April of 2025. That includes a provision to allow rain water to flow from the site and



settle on the land preserve to the west of the site that is owned by the Township. The Land Preservation Board was not the most pleased with the idea of additional untreated water flowing into the preservation area, however they understand the importance of this project to the entire community and see the benefit outweighs the cost of a flowage easement. This applies to the critical determination of “but/for” incentive, when deciding if this Plan serves as a Public Purpose. The project site will sit in its current condition if the proposed MUPUD is not developed. The site would be under construction now, if the Drain office had worked with the developer in the early stages of the project’s concept planning. The additional infrastructure required for the storm water management provides an update to public infrastructure and the surrounding environment that will not occur without the development. With the storm water management approved, the project financing needed to be realigned to bring the development to fruition. The approved changes to the Township’s new Brownfield Policy to allow the Meridian Township Brownfield Authority (MTBRA) the ability to request the support of the State of Michigan through the Michigan State Housing Development Authority or MSHDA, will propel the project to a stage ready for construction. The developer along with their consultants are present and prepared to walk the BRA through the proposed changes for the project.

Dave Van Haaren of TriTerra and Chad Koster of SP Holding were called to the stand to begin the presentation of the proposed Brownfield Plan Amendment. Mr. Koster wanted to provide a general thank you for taking into consideration this amendment. Mr. Koster thanked staff for their time and insight to make the project feasible. The site will have not only apartments but townhomes for sale, to create a more completed and layered neighborhood. Mr. Koster noted how excited they are to bring the finished product to the Township and asking for the MTBRA’s support to get the Plan before MSHDA to meet the projects goals. Mr. Van Haaren introduced himself and his team member Connor Cook, as the environmental and BRA consultant for the development. Mr. Van Haaren opened the presentation for the Plan. The presentation included images of the site plan, phased construction, details related to the number of units and housing types. SP Holding LLC is a Michigan real estate development team that bought the property in 2022 and ready to start today. The financing is the last element to keep the project from construction. Total investment is \$62 Million dollars with many amenities and public infrastructure. The dog park amenity will also be granted to the Township in either a land transfer or easement. The site had a previous history of development, with a dry cleaner that was in operation for a limited time. Part of the Brownfield Plan will remediate the area to the point that no long term mitigation system will have to be used for the life of the new project. Asbestos removal was also included in the BRA Plan clean up, that has been completed to date. The total requested is \$14.5 million for 23 years. The amended PA 381, has allowed for the inclusion of housing, as long as the rental rates will support incomes at or below 120% of the area median income. The Community Hub, which is a public space amenity that will provide a rest, relax, and engagement area for members of the community. It surrounds the commercial existing 9,565 sq. ft. building that will be home to three small business retailers, two of which the developers have LOI’s for



suites in the development. The new proposed 14,000 square foot building will enhance the corner of Marsh road with an additional business, hopefully a restaurant.

AKT Peerless the Township's consultant provided an overview which is included in the pack for MTBRA members to review. AKT Peerless has no major issues with the requested ask of the development. The general support of Meridian Township taxes only supports about \$3.8 Million of the reimbursable eligible activities with an additional \$1 million associated with the value of the tax abatement applied to the property. A total of about \$4.8 Million is the amount the Township will spend to have a completed project site in Meridian for 20 years.

Director Ledebuhr asked if the Drain office has given any indication that they are on board with the proposed storm water management changes, and if they will approve that plan to keep the project moving forward.

Chad Koster of SP Holding LLC responded that the Drain Office submitted a package of easements, drain maintenance, and access agreements to the development team to review and sign. That signifies that the storm water proposed plan can be adopted for the project once the developer has signed. This package includes the Township's approval for the flowage easement onto our property, the retention regional basin agreements for the retention basin on the site, and the relocation of the drain. Mr. Koster noted that once their attorneys have reviewed the agreements they can sign them and send them back to the Drain office. The Drain office did submit a letter in April to the developer and Township noting that once these agreements are signed by the developer they would be conditionally approved to being construction.

Director Ledebuhr followed up with a question regarding the State's approval process, particularly if access to the TIF is a competitive approval process.

Mr. Van Haaren reiterated that this is a part of the State's Tax Increment Financing process, that there is no competitive approval process associated with access to the TIF. Parameters need to be met with the project such as, showing how the development will manage the income verification/requirements, how the project supports a public need, the duration of the capture and total capture does not exceed the value of the overall project etc. Once submitted the State will begin review of the Plan and determine if we meet the necessary criteria. Once MSHDA determines the criteria is met, then they will process the TIF request within reason. The approval is specific to the site and possible taxes generated. This is an ongoing approval process for any project statewide.

Director Ledebuhr asked if the owner occupied units are a requirement in order for MSHDA to support the project through the TIF.

Mr. Van Haaren stated no, that the owner occupied is a not a requirement of MSHDA. The requirement for MSHDA is to prove that the income verification will occur with



the affordable for rent units. The 115 rental units will have the 20% (Township Policy Requirement) as the affordable subsidized units in the Plan. The for-sale components will have some of their infrastructure supported by the TIF Plan, but those units won't be subsidized by the Plan. This will allow the Plan to stay near a 20 year duration and keep the project concise.

Director Ledebuhr noted that he appreciates the mix of for-sale, townhomes, of multiple size to be included in the development. Creates a mix of incomes, housing types and families in the 19 acres.

Mr. Van Haaren noted it will be a mix of market rate, affordable units, and creates a missing middle haven of all income types.

Directors requested a simple walk through of the site plan of all of the unit types including the commercial components.

Chad Koster began with the properties that run along Haslett Road to the intersection of Marsh Road. Those buildings are set to be commercial, with the existing 9500 approx. Sq. ft. building to serve as the "community hub". Public/private amenity space for the development. The private spaces will be the three business establishment suites that will be open for commercial use once the development is constructed. The developers currently have two letters of interest from commercial retail parties to take over those spaces. 14,000 square feet is proposed for a new commercial building at the corner of Haslett and Marsh. On the west portion of the development site, the one and two bedroom multifamily units will be constructed. Finally the Townhomes with garages are along the backside of the project site, adjoining the Dog Park and bathrooms near the interurban trail. These units vary from 2 to 3 bedroom units. Some townhomes are built like a brownstone with the garage as the basement and the other levels constructed above. There are ground level garden style ranch townhomes with garages on the site as well.

Chair Theuer asked about the School Education Taxes in the financial component and why it is necessary for this project. Mr. Van Haaren replied that the ability to use SET provides an available taxable increases and capture of the 23 school mills to support the project. Chair Theuer asked if the original approved BRA Plan for this site included the use of SET. Mr. Van Haaren replied, yes, it was the Michigan Strategic Fund (MSF) Board to combine the SET capture with local capture to make the original plan possible. The State will make the millages whole for the schools that are impacted.

Director Clark added that a large portion of the changes requested in this Plan supports the Ingham County Drain requirements for the storm water management. This by itself is the "but-for" related to a public need and purpose. The Township has also submitted a conditional approval to the developer to begin construction of Phase I of the development based on the submitted Plans. The Ingham County Road department has submitted comments related to the project as well. They've requested that one of the drives should be eliminated to maintain traffic efficiency.



Chair Theuer spoke regarding the community's desire to see this project completed.

Manager Dempsey spoke regarding his interview with the township initially, that he suggested that additional incentives may need more support in order to see the project completed. In addition, staff, Township Board and the community wants to see a completed project. It is a bigger number but it is in line with what other developments statewide are requesting.

Director Clark hopes to bring a final Plan and Reimbursement Agreement to the BRA in July.

**No vote is required for the BRA at this time. A motion will be presented to the BRA at their next meeting.**

- b. Reimbursement to Meridian Township General Fund- Legal Fees Fahey Schultz  
Chair Theuer opened the item with a general statement that the attorney fees for Fahey Schultz Burzych and Rhodes are paid for by the Township's General Fund. It is the BRA's policy to review the fees and reimburse the Township's General Fund. Chair Theuer asked the BRA members if there were questions or comments on the items.

None were provided.

**Motion made by Director Ledebuhr to approve the following payment to be issued from the MTBRA Administrative dollars and reimburse the General Fund for legal fees, in the amount of \$3,309.00. Supported by Director Houthoofd.**

**ROLL CALL VOTE: Director Ledebuhr- Yes, Manager Dempsey- Yes, Director Theuer- Yes, Director Sarver- Yes, Director Houthoofd- Yes.**

**Motion carried unanimously.**

7. **OLD BUSINESS - NONE**

8. **PROJECT UPDATES**

Director Clark provided a general project overview during the financial discussion portion of the meeting. Director Clark had no other comments regarding projects at this time.

9. **PUBLIC REMARKS - None**

10. **ADJOURNMENT - 9:43 a.m.**

Respectfully Submitted,

Amber Clark  
Economic Development Director

## Memorandum

**TO:** Meridian Township Brownfield Redevelopment Authority (MTBRA)

**FROM:** Jenn Gelletly, Economic Development Services, AKT Peerless

**DATE:** June 6, 2025

**SUBJECT:** Act 381 Work Plan Amendment #1 – Haslett Village  
1621 and 1655 Haslett Road, Haslett, Michigan

### PROJECT DESCRIPTION

#### Original Brownfield Plan and Act 381 Work Plan

The project described within the original brownfield plan (approved September of 2022) and the Act 381 Work Plan (approved April of 2023) includes the redevelopment of the Haslett Village Square shopping center located at 1621 and 1655 Haslett Road, Haslett, Michigan (the “Property”). The Haslett Village redevelopment (the “Project”) includes the new construction of 289 multi-family residential units totaling 274,800 square feet, new construction of 14,000 square feet of commercial/retail space and 7,750 square feet of redeveloped commercial space for restaurant and community use. Additionally, the redevelopment includes approximately 91,825 square feet of new public space including a public plaza, trailhead, dog park green space and public sidewalks.

#### Brownfield Plan Amendment #1

Amendment #1 to the Brownfield Plan (“Amendment #1”) revises the original project by reducing the total number of multi-family residential units to 115, encompassing approximately 108,400 square feet, and introducing for-sale housing units. The amendment also expands the scope of eligible activities to include site preparation work and both public and private infrastructure improvements. A housing subsidy is requested to support the affordable housing component. The plans for new construction and renovation of commercial and community space remain generally consistent with the original Brownfield Plan, as do the proposed public and community amenities.

See table below comparing the original Brownfield Plan/Act 381 Work Plan and the Amendment #1:

Category	Original Plan (2022-23)	Amendment #1 (2025)	Notes
Rental Units	289 units	115 units	Reduced; now includes 23 “affordable housing” units
For-Sale Units	0 units	84 units	No For-Sale Units are included as “affordable housing”
Residential Space	274,000 sf	157,710 sf	42.44% decrease
Commercial/Retail Space	21,750 sf	23,230 sf	Slight increase
Open Space/Public Amenity Features	91,825 sf	Similar	Some community amenities now included as Eligible Activity Costs

Category	Original Plan (2022-23)	Amendment #1 (2025)	Notes
Environmental Costs	\$57,900	\$105,100	Slight increase
Demolition	\$945,000	\$975,000	Slight increase
Site Prep & Infrastructure	\$0	\$9,731,480	Included due to Housing eligibility
Housing Subsidy	\$0	\$2,195,873	Included due to Housing eligibility
Contingency (15%)	\$250,000	\$1,224,607	Increase due to expanded Project scope
<b>Total Eligible Activities</b>	<b>\$2,437,243</b>	<b>\$14,542,060</b>	<b>497% increase</b>
Reimbursement Term	11 years	23 years	12 additional years
BRA Admin Fees	\$13,502	\$634,288	increase due to extended length of plan
LBRF Capture	\$13,502	\$602,891	increase due to extended length of plan
State BRF Fees	\$313,459	\$1,099,142	Increase due to extended length of plan
Base Taxable Value	\$953,555	Same	No change.
Projected Full TV	\$16.9 million	\$17.2 million	Slight increase in value projection.
Capital Investment	\$68.3 million	\$62.2 million	Slight decrease; less residential units

## ELIGIBLE PROPERTY QUALIFICATION

### Original Brownfield and Act 381 Work Plan

The Property qualifies as an “Eligible Property,” as defined by Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, as amended, (Act 381), Section 2 because: (a) it was previously utilized for a commercial purpose; and (b) the parcel comprising the property has been classified to be a “facility” in accordance with Part 201 of Act 451 of 1994, as amended, and (c) it is adjacent and contiguous to the “facility” parcel.

The property is not located within a Qualified Local Governmental Unit (QLGU) or “Core-Community”.

### Brownfield Plan Amendment #1

The Eligible Property retains the same qualifications outlined in the original Brownfield Plan, with the added designation of “Housing Property” as defined under Public Act 90 of 2023 (PA 90) and Act 381, as amended. Section 2(y) of PA 90 of 2023 defines “Housing Property” as follows:

- (i) A property on which 1 or more units of residential housing are proposed to be constructed, rehabilitated, or otherwise designed to be used as a dwelling.
- (ii) One or more units of residential housing proposed to be constructed or rehabilitated and located in a mixed-use project.

## ELIGIBLE ACTIVIES REVIEW

Amendment #1 adds Site Preparation, Infrastructure Improvements, and a Housing Subsidy as eligible activities. These are consistent with the expanded definitions of ‘Eligible Activities’ and ‘Housing Property’

under PA 90 of 2023, Sections 2(o) and 2(y), which permit such costs when supporting housing development in communities with identified housing needs:

(i) For all eligible properties:

- Department-specific activities
- Relocation of public buildings/operations for economic development
- Reasonable costs for environmental insurance
- Costs for developing brownfield and work plans, including legal/consulting fees not typical in real estate acquisition
- Costs for plan implementation, compliance tracking, and cost estimation by any involved party
- Demolition of structures or site improvements not considered response activities, including removal of manufactured debris (excluding interest reimbursement)
- Lead, asbestos, or mold abatement
- Repayment of principal and interest on obligations issued to fund eligible activities (except as limited above)

(ii) For housing properties in communities with demonstrated housing need and supporting data:

- All activities listed in (i)
- Housing development activities
- Infrastructure improvements needed for housing development
- Site preparation supporting housing development (excluding response activities)

Site Preparation activities and the Infrastructure Improvements included in Amendment #1 look to be applied to the entire project site. A Potential Rent Loss calculation (Table 1.b of Amendment #1) has been provided to demonstrate the financing gap for the affordable housing component, totaling the eligible amount for a Housing Subsidy.

### **BROWNFIELD TIR ESTIMATES**

Amendment #1 estimates that the first increase in taxable value will occur in Year 1 or 2026, with full assessment of the property's taxable value anticipated by 2030. An annual inflation rate of 1% is assumed thereafter. A PA 210 Commercial Rehabilitation Act tax abatement has been granted to the site and impacts local tax increment revenue (TIR) until the abatement expires by 2034.

Amendment #1 also models the capture of both School (State Education Tax) and Local TIR for Work Plan Exempt eligible activities—those that have been preapproved and do not require Act 381 Work Plan approval from state agencies— Site Preparation, Infrastructure Improvements, Housing Subsidy, Monitoring and Reporting (housing subsidy), Brownfield Plan and Act 381 Work Plan activities. Local only TIR remains utilized for environmental, Due Care activities.

The Plan's initial or base taxable value remains set to the original Brownfield Plan's base value at \$953,555, which is permitted under Act 381.

The Plan models the MTBRA's administrative fees at an annual rate of 5% of the local tax increment revenue (TIR), with total fees estimated at \$634,622 over the life of the Plan. Annual deposit to the BRA's Local Brownfield Revolving Fund calculates an annual rate of 5% on remaining local TIR (after BRA Admin fee), totaling \$602,891 over the life of the plan.

Additionally, 50% of the annual SET tax increment revenue will be used to pay the State Brownfield Revolving Fund (SBRF) fee, as is required by Act 381, and is estimated to total \$1,099,142.

## ENVIRONMENTAL CONDITIONS

Historical environmental investigations confirmed the presence of tetrachloroethylene (PERC) in soils exceeding regulatory criteria, associated with a former dry cleaner, which qualifies the site as a "facility." A vapor intrusion risk has been identified and will be mitigated. Hazardous materials surveys identified asbestos-containing materials requiring abatement prior to demolition.

The proposed environmental activities—including due care investigation, documentation of due care compliance, and asbestos abatement activities—are consistent with state regulations and best practices.

## RECOMMENDATIONS

Upon review, AKT Peerless recommends the following:

1. A thorough review of the text of the plan may help identify and refine any issues related to typographical errors, repetitive language, inconsistencies, or accidental omissions:
  - **Section 3.0** should reference whether the eligible property is located within a Qualified Local Governmental Unit, per Act 381 guidelines.
  - **Section 4.0, page 6** references the Township's 2017 Master Plan. This should be updated to reference the Township's 2023 Master Plan.
2. Amendment #1 currently includes Contingency on all eligible activities excluding Pre-Approved activities, Brownfield Plan and Act 381 Work Plan activities. However, some demolition (and presumably asbestos abatement) has been completed on the property. Therefore, it is recommended that an accurate cost accounting of completed eligible activities performed under the original Brownfield Plan and Act 381 work plan be detailed within Amendment #1 and removed from the contingency calculation (if included).
3. Per Section 6 of the 2025 Meridian Township Brownfield Program Policies and Procedures (Township Policies and Procedures), the Brownfield Plan application fee is based upon the estimated capital investment of the Project. It is recommended that the application fee be changed to \$12,000.
4. Section 4.B(6) of the Township Policies and Procedures, qualification for brownfield incentives includes (but is not limited to) providing a pro forma financial statement. It is recommended that the MTBRA receive an updated pro forma for this project with current costs if it has not done so.
5. Section 4.H(2) of the Township Policies and Procedures, approved Plans that include reimbursement of eligible housing activities, the MTBRA's percentage of local TIR increases to 10%. It is recommended Amendment #1 be updated accordingly.
6. Section 5 of the Reimbursement Agreement associated with the original Brownfield Plan states, "No activities that would otherwise be Eligible Activities, if completed after September 20, 2025, shall be considered Eligible Activities for the purposes of reimbursement under this Agreement."

It is recommended that the Reimbursement Agreement be amended, upon approval of Brownfield Plan Amendment #1, to extend this deadline in alignment with the current construction schedule and in accordance with the BRA's policies and procedures.

7. The plan does not identify which Site Preparation and Infrastructure Improvements are directly related to the affordable housing component. It is recommended that the BRA determine if it will support the Site Preparation and Infrastructure Improvement activities for the entire redevelopment project or only a portion related to the affordable housing ratio.
8. Under Michigan Public Act 90 of 2023, "housing development activities" eligible for tax increment financing (TIF) reimbursement are defined and include:
  - Reimbursement for qualified rehabilitation of rental housing.
  - Costs for public infrastructure and necessary safety improvements.
  - Demolition and renovation costs necessary to accommodate income-qualified purchasers or renters.
  - Temporary relocation costs for income-qualified households (up to one year).
  - Acquisition costs for blighted or obsolete rental units to promote rehabilitation or adaptive reuse.
  - Reimbursement to developers to fill financing gaps associated with developing housing units priced for income-qualified households, including costs related to infrastructure improvements and site preparation that are necessary for new housing development

Some of the activities detailed under the *Private* Infrastructure Improvements are for amenities which have not been traditionally considered eligible Infrastructure Improvements under MEDC guidelines:

- EV Car Charging Stations
- Pool & Sundeck
- Pickleball Courts
- Pickleball Pavilion
- Residents park

It is recommended that the private Infrastructure Improvements section of the plan be reviewed for compliance with PA 90 and the MTBRA's 2025 Policies and Procedures, including whether the proposed amenities align with established housing goals. Additionally, consultation with MSHDA is advised to determine if these amenities meet eligibility criteria. The development team should also justify the necessity of these amenities in supporting housing development.

## CONCLUSION

Amendment #1 to the Haslett Village Brownfield Plan is fairly consistent with the requirements of PA 381 and PA 90, as well as the MTBRA's 2025 Policies and Procedures. The amendment introduces significant changes in project scope and eligible activities, particularly to support housing development. While the plan is sound in concept and financial modeling, final approval should be contingent on clarifications regarding completed activities, a distinction being made between private luxury amenities and amenities for general public use, and appropriate updates to the Reimbursement Agreement and supporting

documentation. Implementation of the project will result in significant community benefits, including new housing, public amenities, and environmental remediation.

**MERIDIAN TOWNSHIP  
BROWNFIELD REDEVELOPMENT AUTHORITY**

***HASLETT VILLAGE BROWNFIELD PLAN  
AMENDMENT #1***

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

Prepared For:

Meridian Township Brownfield Redevelopment Authority  
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Okemos, Michigan 48864  
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Phone: 517-853-2152

June 30, 2025

Approved by the Meridian Township BRA on \_\_\_\_\_, 2025  
Approved by the Meridian Charter Township Board of Trustees on \_\_\_\_\_, 2025

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**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:** 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 first amendment to the Brownfield Plan. The purpose of the amendment is to: 1) update the development plans, 2) update/realign proposed eligible activity costs based on current redevelopment plans, and 3) adjust the proposed tax increment revenue (TIR) capture schedule based on the current project timeline.
- The Haslett Village project has been improved and restructured to include 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,
  - 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 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 \$14,563,048 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.

**Duration of Plan:** The duration of this Brownfield Plan is 26 years and includes 23 years of capture of state and local Tax Increment Revenue (TIR) for: 1) reimbursement to the Developer for eligible activities, 2) BRA administration of the Plan, 3) deposits into the BRA's Local Brownfield Revolving Fund (LBRF) and 4) deposits into the State Brownfield Revolving Fund (SBRF). Other economic incentives for the project include a 10-year abatement to local taxes through the Commercial Rehabilitation Act, PA 210 of 2005, as amended.

**Total Captured Tax Increment Revenue: \$17,608,772**

<b>Distribution of New Taxes Paid</b>	
Developer Reimbursement	\$14,563,048
<b><i>Sub-Total Developer Reimbursement</i></b>	<b><i>\$14,563,048</i></b>
State Brownfield Revolving Fund	\$1,099,142
BRA Plan Administrative Fees	\$1,342,470
Local Brownfield Revolving Fund (LBRF)	\$604,112
<b><i>Sub-Total LBRF Deposits, Administrative Fees, New Taxes</i></b>	<b><i>\$3,045,724</i></b>
<b>Grand Total</b>	<b><i>\$17,608,772</i></b>

## 2.0 INTRODUCTION AND PURPOSE

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

Due to the scope, additional municipal 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 Area Median Income 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. 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 \$14,563,048. The eligible activities are summarized below:

<b>Summary of Eligible Activities</b>	
<b>EGLE Eligible Activities</b>	<b>Cost</b>
Pre-Approved Activities	\$45,100
Department Specific Activities	\$60,000
<b>Total Environmental Eligible Activities</b>	<b>\$105,100</b>
<b>MSHDA Eligible Activities</b>	<b>Cost</b>
Asbestos and Lead Activities	\$225,000
Demolition	\$975,000
Site Preparation	\$3,953,700
Infrastructure Improvements	\$5,777,780
Housing Development Activities	\$2,210,381
<b>Total Non-Environmental MSHDA Eligible Activities</b>	<b>\$13,141,861</b>
Contingency (up to 15%) *	\$1,224,087
Brownfield Plan and Act 381 Work Plan Preparation	\$60,000

Brownfield Plan and Act 381 Work Plan Implementation	\$20,000
Brownfield Plan Application Fee	\$12,000
<b>Total Eligible Cost for Reimbursement</b>	<b>\$14,563,048</b>

\* 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.

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

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 2023 through 2048 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.

<b>Projected Impact on Taxing Jurisdictions</b>			
<b>Taxing Unit</b>	<b>New Taxes to Taxing Units</b>	<b>New Taxes for BRA Administration, LBRF Deposits, SBRF Deposits and Developer Reimbursement</b>	<b>Total New Taxes</b>
School Operating	\$12,980	\$2,000,267	\$2,013,248
State Education Tax (SET)	\$14,482	\$2,183,802	\$2,198,284
Ingham County (IVRF)		\$11,103	\$11,103
Farmland Preservation		\$47,221	\$47,221
Animal Control		\$50,776	\$50,776
Ingham ISD Operating		\$67,498	\$67,498
Elder Care		\$101,552	\$101,552
Potter Park Zoo		\$168,779	\$168,779
Parks/Trails		\$168,779	\$168,779
Housing/Homeless		\$169,253	\$169,253
Public Transportation		\$202,697	\$202,697
Juvenile Justice		\$203,103	\$203,103
Health Services		\$213,258	\$213,258
Capital Region Airport Authority		\$236,615	\$236,615
Jail/Justice		\$286,917	\$286,917
911 System		\$287,154	\$287,154
Ingham ISD Vocational Education		\$437,078	\$437,078
Capital Area District Library		\$527,729	\$527,729
Haslett Building and Site		\$661,033	\$661,033
CATA		\$1,011,961	\$1,011,961
Lansing Community College		\$1,275,893	\$1,275,893
Ingham ISD Special Education		\$1,603,972	\$1,603,972
Ingham County Operating		\$2,284,198	\$2,284,198
Meridian Township		\$3,408,136	\$3,408,136

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	\$3,051,951		\$3,051,951
<b>Total</b>	<b>\$3,079,413 (14.9%)</b>	<b>\$17,608,773 (85.1%)</b>	<b>\$20,688,186</b>

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

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

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

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

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

The BRA will capture 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 26 years, with 23 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**

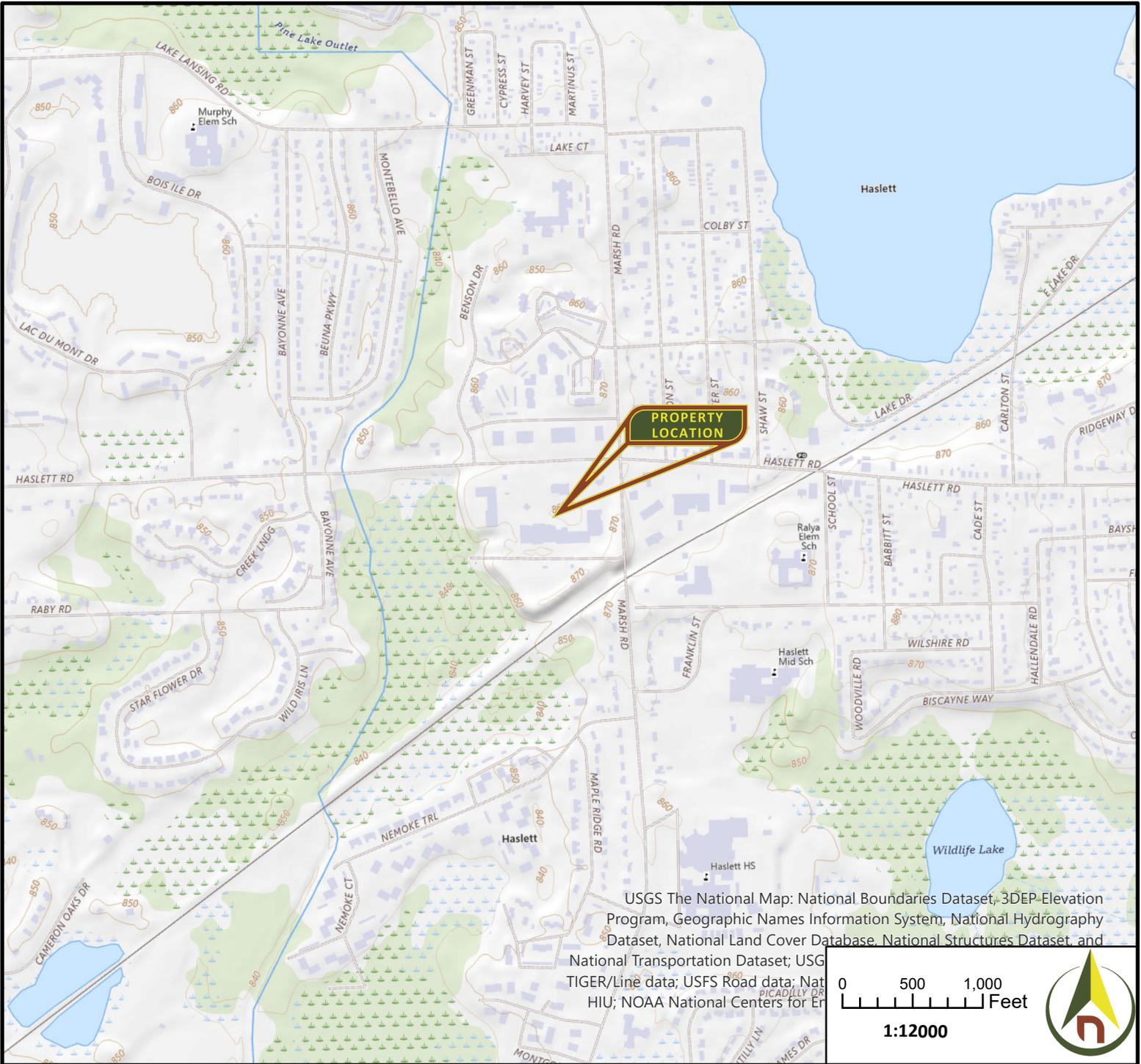
**Figure 2: Eligible Property Map**

**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

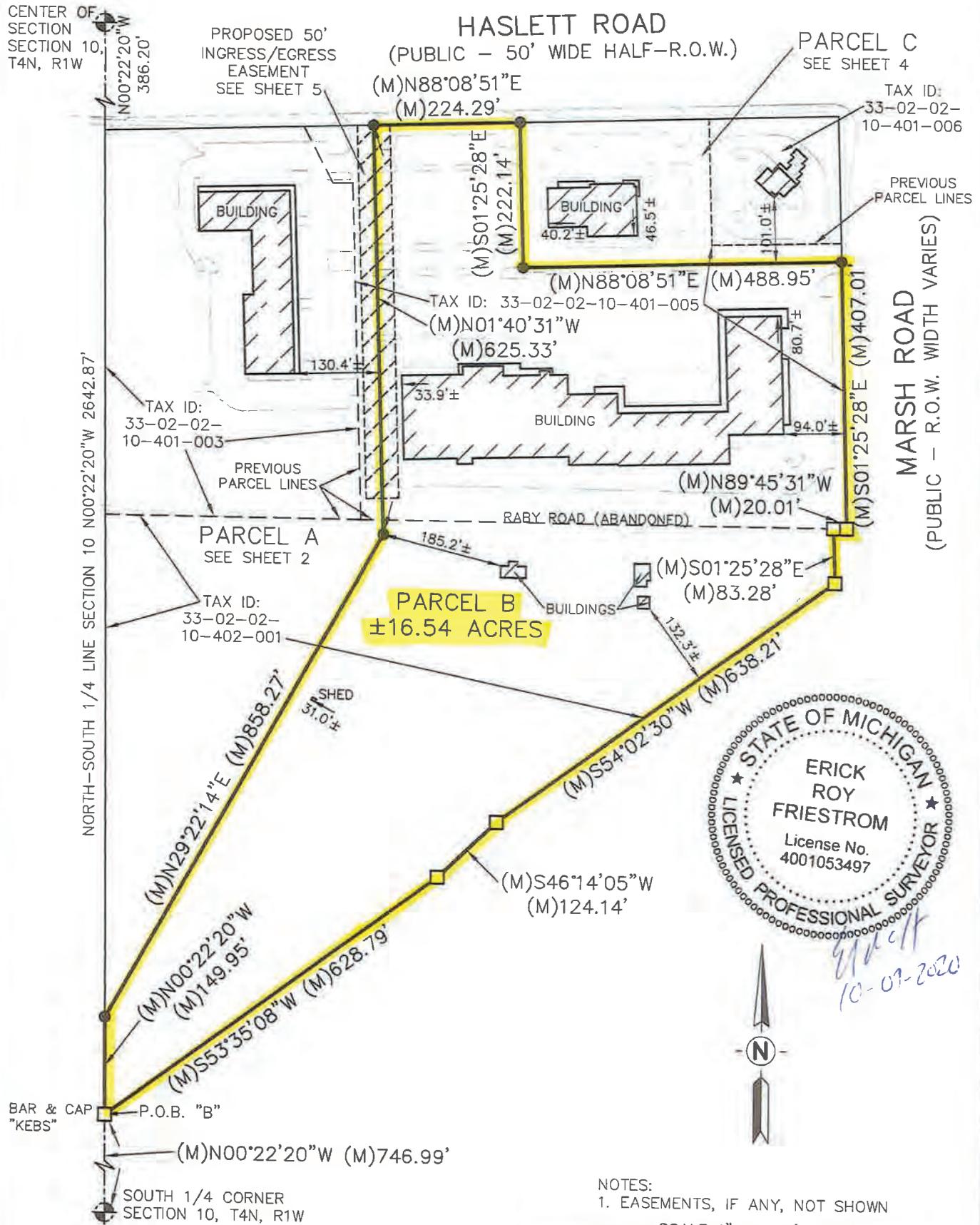
**1621 & 1655 HASLETT ROAD  
HASLETT, MICHIGAN 48840**

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

**CERTIFIED BOUNDARY SURVEY**  
**PARCEL B DETAIL**

DS *Umm* DS *MB*

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



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.

	<b>KEBS, INC.</b> 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 <b>SSF</b>	SECTION <b>10, T4N, R1W</b>	
FIELD WORK BY <b>NAW</b>	JOB NUMBER:	
SHEET <b>3</b> OF <b>8</b>	<b>95688.BND</b>	



CERTIFIED BOUNDARY SURVEY

(Continued from Page 6)

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

PARCEL A:

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.

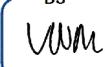
PARCEL B: 1655 Haslett Road

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  DS 



*10-09-2020*

	<b>KEBS, INC.</b> 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'

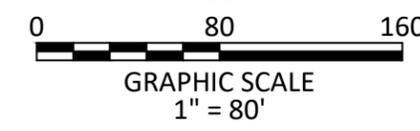
I certify that the requirements for 1970 PA 132, MCL 54.213 have been met. The relative positional precision of the corners identified for this survey and shown on the map are within the limits accepted by the professional practice of surveying.

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

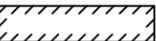
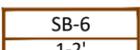
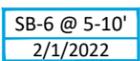
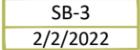


*[Handwritten Signature]*  
 Erick R. Friestrom                      Date: 10-09-2020  
 Professional Surveyor No. 53497

	<b>KEBS, INC.</b> 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 <b>SSF</b>	SECTION <b>10, T4N, R1W</b>	
FIELD WORK BY <b>NAW</b>	JOB NUMBER:	
SHEET <b>8</b> OF <b>8</b>	<b>95688.BND</b>	



### SYMBOLS LEGEND

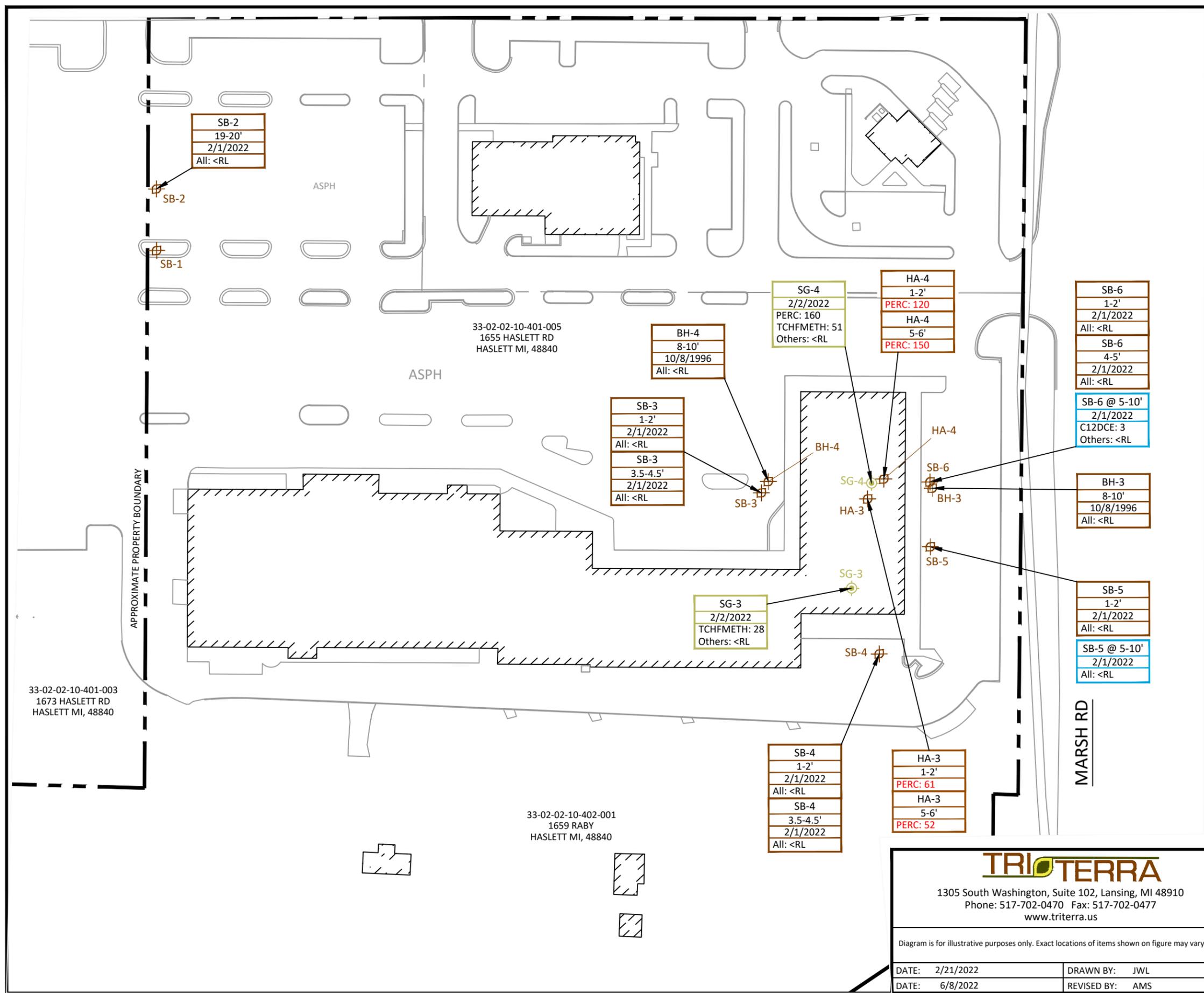
-  SOIL BORING LOCATION
-  EXISTING BUILDING
-  SOIL SAMPLE RESULTS
-  GROUNDWATER SAMPLE RESULTS
-  SOIL GAS SAMPLE RESULTS

### 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 m<sup>3</sup> (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	DRAWN BY: JWL
DATE: 6/8/2022	REVISED BY: AMS

### SAMPLE LOCATIONS WITH ANALYTICAL RESULTS

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

PROJECT NUMBER: 21-2907	FIGURE 4
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## **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	
<b>EGLE ELIGIBLE ACTIVITIES</b>								
<b>Pre-Approved Activities</b>								
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			
<b>Department Specific Activities</b>								
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	
<b>EGLE ELIGIBLE ACTIVITIES SUB-TOTAL</b>				<b>\$ 105,100</b>	<b>\$ 45,100</b>	<b>\$ -</b>	<b>\$ 60,000</b>	
<b>MSHDA ELIGIBLE ACTIVITIES</b>								
<b>Asbestos and Lead Activities</b>								
Asbestos - Survey/Assessment	1	LS	\$ 15,000	\$ 15,000		\$ 15,000		
Asbestos - Abatement	1	LS	\$ 200,000	\$ 200,000		\$ 200,000		
Asbestos Abatement - Soft Costs	1	LS	\$ 10,000	\$ 10,000		\$ 10,000		
<b>Subtotal Asbestos and Lead Activities</b>				<b>\$ 225,000</b>		<b>\$ 225,000</b>	<b>\$ -</b>	
<b>Demolition</b>								
Demolition - Building & Site	1	LS	\$ 925,000	\$ 925,000		\$ 925,000		
Demolition - Soft Costs	1	LS	\$ 50,000	\$ 50,000		\$ 50,000		
<b>Subtotal Demolition Activities</b>				<b>\$ 975,000</b>	<b>\$ -</b>	<b>\$ 975,000</b>	<b>\$ -</b>	
<b>Site Preparation</b>								
Geotechnical Investigations/Survey	1	LS	\$ 32,700	\$ 32,700		\$ 32,700		
Grading, Land Balancing and/or Onsite Cut and Fill Operations	1	LS	\$ 2,897,000	\$ 2,897,000		\$ 2,897,000		
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	\$ 188,000	\$ 188,000		\$ 188,000		
<b>Subtotal Site Preparation Activities</b>				<b>\$ 3,953,700</b>	<b>\$ -</b>	<b>\$ 3,953,700</b>	<b>\$ -</b>	
<b>Infrastructure Improvements</b>								
<b>Private Infrastructure Improvements</b>								
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		
<b>Public Infrastructure Improvements</b>								
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		
<b>Subtotal Infrastructure Improvement Activities</b>				<b>\$ 5,777,780</b>	<b>\$ -</b>	<b>\$ 5,777,780</b>	<b>\$ -</b>	
<b>Housing Development Activities</b>								
Gap Financing for Income Qualified Housing Units	1	LS	\$ 2,095,381	\$ 2,095,381		\$ 2,095,381		
Monitoring and Reporting - Income and Price	23	YR	\$ 5,000	\$ 115,000		\$ 115,000		
<b>Subtotal Housing Activities</b>				<b>\$ 2,210,381</b>	<b>\$ -</b>	<b>\$ 2,210,381</b>	<b>\$ -</b>	
<b>MSHDA ELIGIBLE ACTIVITIES SUB-TOTAL</b>				<b>\$ 13,141,861</b>	<b>\$ -</b>	<b>\$ 13,141,861</b>	<b>\$ -</b>	
<b>MSHDA AND EGLE ELIGIBLE ACTIVITIES SUB-TOTAL</b>				<b>\$ 13,246,961</b>	<b>\$ 45,100</b>	<b>\$ 13,141,861</b>	<b>\$ 60,000</b>	
Contingency (up to 15%)				\$ 1,224,087	\$ -	\$ 1,215,087	\$ 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	\$ 20,000	\$ 20,000	\$ 68	\$ 19,841	\$ 91	
Brownfield Plan Application Fee	1	LS	\$ 12,000	\$ 12,000			\$ 12,000	
<b>TOTAL ELIGIBLE COST FOR REIMBURSEMENT</b>				<b>\$ 14,563,048</b>	<b>\$ 45,168</b>	<b>\$ 14,406,790</b>	<b>\$ 111,091</b>	
State Brownfield Revolving Fund				\$ 1,099,142				
BRA Administrative Fees				\$ 1,342,470				
Local Brownfield Revolving Fund (LBRF)				\$ 604,112				
<b>GRAND TOTAL</b>				<b>\$ 17,608,772</b>				
					0.31%	98.93%	0.76%	

**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	14	12	23	\$ 1,758,120
Ingham County	2	\$ 1,127	\$ 2,818	\$ 2,093	\$ 725	9	12	23	\$ 1,799,658
<b>Total Housing Subsidy</b>						23			\$ 3,557,778
<b>Approved BRA TIF Request</b>						23			\$ 2,210,381
<b>Other Housing Activities Allowed Under PA 90 of 2023</b>									\$ 1,347,397

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

Estimated Taxable Value (TV) Increase Rate: 1% per year													
Calendar Year Plan Year Capture Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
	3	4	5	6	7	8	9	10	11	12	13	14	15
<b>Multi-Family and Commercial</b>													
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
<b>For-Sale Units</b>													
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
<b>Multi-Family and Commercial</b>													
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
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
<b>For-Sale Units</b>													
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
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
<b>Multi-Family and Commercial</b>													
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
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
<b>For-Sale Units</b>													
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
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
<b>Total Incremental Difference</b>	\$ -	\$ 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

School Capture		Millage Rate												
<b>Multi-Family and Commercial</b>														
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
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
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
<b>For-Sale Units</b>														
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
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

Local Capture		Millage Rate												
<b>Multi-Family and Commercial</b>														
Ingham County Indigent Veterans Relief Fund (IVRF)	0.0328	\$ -	\$ 3	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 7	\$ 7	\$ 165	\$ 167	\$ 169	\$ 171
Farmland Preservation	0.1395	\$ -	\$ 11	\$ 25	\$ 26	\$ 26	\$ 27	\$ 27	\$ 28	\$ 28	\$ 704	\$ 711	\$ 719	\$ 727
Animal Control	0.1500	\$ -	\$ 12	\$ 27	\$ 27	\$ 28	\$ 29	\$ 29	\$ 30	\$ 31	\$ 757	\$ 765	\$ 773	\$ 781
Ingham ISD Operating	0.1994	\$ -	\$ 16	\$ 36	\$ 36	\$ 37	\$ 38	\$ 39	\$ 40	\$ 41	\$ 1,006	\$ 1,017	\$ 1,027	\$ 1,039
Elder Care	0.3000	\$ -	\$ 24	\$ 54	\$ 55	\$ 56	\$ 57	\$ 59	\$ 60	\$ 61	\$ 1,513	\$ 1,529	\$ 1,546	\$ 1,562
Potter Park Zoo	0.4986	\$ -	\$ 40	\$ 89	\$ 91	\$ 93	\$ 95	\$ 97	\$ 100	\$ 102	\$ 2,515	\$ 2,542	\$ 2,569	\$ 2,597
Parks/Trails	0.4986	\$ -	\$ 40	\$ 89	\$ 91	\$ 93	\$ 95	\$ 97	\$ 100	\$ 102	\$ 2,515	\$ 2,542	\$ 2,569	\$ 2,597
Housing/Homeless	0.5000	\$ -	\$ 41	\$ 89	\$ 92	\$ 94	\$ 96	\$ 98	\$ 100	\$ 102	\$ 2,522	\$ 2,549	\$ 2,576	\$ 2,604
Public Transportation	0.5988	\$ -	\$ 49	\$ 107	\$ 110	\$ 112	\$ 115	\$ 117	\$ 120	\$ 122	\$ 3,020	\$ 3,053	\$ 3,086	\$ 3,119
Juvenile Justice	0.6000	\$ -	\$ 49	\$ 107	\$ 110	\$ 112	\$ 115	\$ 117	\$ 120	\$ 122	\$ 3,026	\$ 3,059	\$ 3,092	\$ 3,125
Health Services	0.6300	\$ -	\$ 51	\$ 113	\$ 115	\$ 118	\$ 120	\$ 123	\$ 126	\$ 128	\$ 3,178	\$ 3,212	\$ 3,246	\$ 3,281
Capital Region Airport Authority	0.6990	\$ -	\$ 57	\$ 125	\$ 128	\$ 131	\$ 134	\$ 137	\$ 140	\$ 142	\$ 3,526	\$ 3,564	\$ 3,602	\$ 3,641
Jail/Justice	0.8476	\$ -	\$ 69	\$ 152	\$ 155	\$ 159	\$ 162	\$ 166	\$ 169	\$ 173	\$ 4,275	\$ 4,321	\$ 4,368	\$ 4,415
911 System	0.8483	\$ -	\$ 69	\$ 152	\$ 155	\$ 159	\$ 162	\$ 166	\$ 169	\$ 173	\$ 4,279	\$ 4,325	\$ 4,371	\$ 4,418
Ingham ISD Vocational Education	1.2912	\$ -	\$ 105	\$ 231	\$ 236	\$ 242	\$ 247	\$ 252	\$ 258	\$ 263	\$ 6,513	\$ 6,583	\$ 6,653	\$ 6,725
Capital Area District Library	1.5590	\$ -	\$ 126	\$ 279	\$ 285	\$ 292	\$ 298	\$ 305	\$ 311	\$ 318	\$ 7,863	\$ 7,948	\$ 8,033	\$ 8,120
Haslett Building and Site	1.9528	\$ -	\$ 158	\$ 349	\$ 357	\$ 365	\$ 373	\$ 382	\$ 390	\$ 398	\$ 9,850	\$ 9,956	\$ 10,063	\$ 10,171
Capital Area Transportation Authority (CATA)	2.9895	\$ -	\$ 242	\$ 535	\$ 547	\$ 559	\$ 572	\$ 584	\$ 597	\$ 609	\$ 15,079	\$ 15,241	\$ 15,405	\$ 15,570
Lansing Community College	3.7692	\$ -	\$ 305	\$ 675	\$ 690	\$ 705	\$ 721	\$ 736	\$ 752	\$ 768	\$ 19,011	\$ 19,216	\$ 19,422	\$ 19,631
Ingham ISD Special Education	4.7384	\$ -	\$ 384	\$ 848	\$ 867	\$ 887	\$ 906	\$ 926	\$ 946	\$ 966	\$ 23,900	\$ 24,157	\$ 24,417	\$ 24,679
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
Meridian Township	10.0682	\$ -	\$ 816	\$ 1,802	\$ 1,843	\$ 1,884	\$ 1,925	\$ 1,967	\$ 2,009	\$ 2,052	\$ 50,783	\$ 51,329	\$ 51,881	\$ 52,438
Multi-Family and Commercial - Local Total:	39.6588	\$ -	\$ 3,213	\$ 7,098	\$ 7,258	\$ 7,420	\$ 7,583	\$ 7,748	\$ 7,915	\$ 8,084	\$ 200,034	\$ 202,186	\$ 204,359	\$ 206,554

<b>For-Sale Units</b>														
Ingham County Indigent Veterans Relief Fund	0.0328	\$ -	\$ 6	\$ 94	\$ 187	\$ 281	\$ 374	\$ 378	\$ 382	\$ 386	\$ 390	\$ 394	\$ 398	\$ 402
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
Animal Control	0.1500	\$ -	\$ 27	\$ 430	\$ 857	\$ 1,283	\$ 1,709	\$ 1,727	\$ 1,745	\$ 1,764	\$ 1,782	\$ 1,801	\$ 1,820	\$ 1,839
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
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
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
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
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
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
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
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
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
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
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
Ingham ISD Vocational Education	1.2912	\$ -	\$ 232	\$ 3,703	\$ 7,373	\$ 11,043	\$ 14,713	\$ 14,867	\$ 15,023	\$ 15,181	\$ 15,340	\$ 15,501	\$ 15,663	\$ 15,827
Capital Area District Library	1.5590	\$ -	\$ 281	\$ 4,471	\$ 8,902	\$ 13,333	\$ 17,764	\$ 17,951	\$ 18,139	\$ 18,329	\$ 18,521	\$ 18,716	\$ 18,912	\$ 19,110
Haslett Building and Site	1.9528	\$ -	\$ 352	\$ 5,601	\$ 11,151	\$ 16,701	\$ 22,251	\$ 22,485	\$ 22,721	\$ 22,959	\$ 23,200	\$ 23,443	\$ 23,689	\$ 23,937
Capital Area Transportation Authority	2.9895	\$ -	\$ 538	\$ 8,574	\$ 17,071	\$ 25,567	\$ 34,064	\$ 34,422	\$ 34,783	\$ 35,148	\$ 35,516	\$ 35,889	\$ 36,265	\$ 36,644
Lansing Community College	3.7692	\$ -	\$ 678	\$ 10,811	\$ 21,523	\$ 32,235	\$ 42,948	\$ 43,399	\$ 43,855	\$ 44,315	\$ 44,779	\$ 45,249	\$ 45,723	\$ 46,202
Ingham ISD Special Education	4.7384	\$ -	\$ 853	\$ 13,590	\$ 27,057	\$ 40,524	\$ 53,992	\$ 54,559	\$ 55,131	\$ 55,710	\$ 56,294	\$ 56,884	\$ 57,480	\$ 58,082
Ingham County Operating	6.7479	\$ -	\$ 1,215	\$ 19,354	\$ 38,532	\$ 57,710	\$ 76,889	\$ 77,696	\$ 78,512	\$ 79,336	\$ 80,167	\$ 81,008	\$ 81,856	\$ 82,714
Meridian Township	10.0682	\$ -	\$ 1,812	\$ 28,877	\$ 57,491	\$ 86,106	\$ 114,722	\$ 115,927	\$ 117,					

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

Estimated Taxable Value (TV) Increase Rate: 1%											
Calendar Year Plan Year Capture Year	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
	16	17	18	19	20	21	22	23	24	25	26
	13	14	15	16	17	18	19	20	21	22	23
<b>Multi-Family and Commercial</b>											
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
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
<b>For-Sale Units</b>											
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
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
<b>Multi-Family and Commercial</b>											
Estimated New TV for Land	\$ 450,776	\$ 455,284	\$ 459,837	\$ 464,435	\$ 469,079	\$ 473,770	\$ 478,508	\$ 483,293	\$ 488,126	\$ 493,007	\$ 497,937
Estimated New TV for Building	\$ 5,195,005	\$ 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
<b>For-Sale Units</b>											
Estimated New TV for Land	\$ 673,929	\$ 680,668	\$ 687,475	\$ 694,350	\$ 701,293	\$ 708,306	\$ 715,389	\$ 722,543	\$ 729,768	\$ 737,066	\$ 744,437
Estimated New TV for Building	\$ 12,283,991	\$ 12,406,831	\$ 12,530,900	\$ 12,656,209	\$ 12,782,771	\$ 12,910,598	\$ 13,039,704	\$ 13,170,101	\$ 13,301,803	\$ 13,434,821	\$ 13,569,169
<b>Multi-Family and Commercial</b>											
Incremental Difference for Land (New TV - Base TV)	\$ 225,708	\$ 230,216	\$ 234,769	\$ 239,367	\$ 244,011	\$ 248,702	\$ 253,440	\$ 258,225	\$ 263,058	\$ 267,939	\$ 272,869
Incremental Difference for Building (New TV - Base TV)	\$ 5,038,464	\$ 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
<b>For-Sale Units</b>											
Incremental Difference for Land (New TV - Base TV)	\$ 337,443	\$ 344,182	\$ 350,989	\$ 357,864	\$ 364,807	\$ 371,820	\$ 378,903	\$ 386,057	\$ 393,282	\$ 400,580	\$ 407,951
Incremental Difference for Building (New TV - Base TV)	\$ 12,048,531	\$ 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
<b>Total Incremental Difference</b>	<b>\$ 17,650,146</b>	<b>\$ 17,836,183</b>	<b>\$ 18,024,081</b>	<b>\$ 18,213,857</b>	<b>\$ 18,405,531</b>	<b>\$ 18,599,122</b>	<b>\$ 18,794,649</b>	<b>\$ 18,992,131</b>	<b>\$ 19,191,588</b>	<b>\$ 19,393,039</b>	<b>\$ 19,596,505</b>

School Capture		Millage Rate										
<b>Multi-Family and Commercial</b>												
School Operating	18.0000	\$ 94,755	\$ 95,771	\$ 96,798	\$ 97,834	\$ 98,881	\$ 99,939	\$ 101,007	\$ 102,086	\$ 103,175	\$ 104,276	\$ 105,387
State Education Tax (SET)	6.0000	\$ 31,585	\$ 31,924	\$ 32,266	\$ 32,611	\$ 32,960	\$ 33,313	\$ 33,669	\$ 34,029	\$ 34,392	\$ 34,759	\$ 35,129
Multi-Family and Commercial - School Total:	24.0000	\$ 126,340	\$ 127,695	\$ 129,064	\$ 130,446	\$ 131,842	\$ 133,252	\$ 134,676	\$ 136,114	\$ 137,567	\$ 139,034	\$ 140,516
<b>For-Sale Units</b>												
School Operating	18.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Education Tax (SET)	6.0000	\$ 74,316	\$ 75,093	\$ 75,879	\$ 76,672	\$ 77,473	\$ 78,282	\$ 79,099	\$ 79,924	\$ 80,758	\$ 81,600	\$ 82,450
For-Sale Units - School Total:	24.0000	\$ 74,316	\$ 75,093	\$ 75,879	\$ 76,672	\$ 77,473	\$ 78,282	\$ 79,099	\$ 79,924	\$ 80,758	\$ 81,600	\$ 82,450

Total New Taxes	Pass-Through	Captured
\$ 1,996,291	\$ 12,980	\$ 1,983,311
\$ 665,430	\$ 4,327	\$ 661,104
<b>\$ 2,661,721</b>	<b>\$ 17,307</b>	<b>\$ 2,644,414</b>
\$ 16,957	\$ -	\$ 16,957
\$ 1,532,854	\$ 10,155	\$ 1,522,698
<b>\$ 1,549,810</b>	<b>\$ 10,155</b>	<b>\$ 1,539,655</b>

Local Capture		Millage Rate										
<b>Multi-Family and Commercial</b>												
Ingham County Indigent Veterans Relief Fund (IVRF)	0.0328	\$ 173	\$ 175	\$ 176	\$ 178	\$ 180	\$ 182	\$ 184	\$ 186	\$ 188	\$ 190	\$ 192
Farmstead Preservation	0.1395	\$ 734	\$ 742	\$ 750	\$ 758	\$ 766	\$ 775	\$ 783	\$ 791	\$ 800	\$ 808	\$ 817
Animal Control	0.1500	\$ 790	\$ 798	\$ 807	\$ 815	\$ 824	\$ 833	\$ 842	\$ 851	\$ 860	\$ 869	\$ 878
Ingham ISD Operating	0.1994	\$ 1,050	\$ 1,061	\$ 1,072	\$ 1,084	\$ 1,095	\$ 1,107	\$ 1,119	\$ 1,131	\$ 1,143	\$ 1,155	\$ 1,167
Elder Care	0.3000	\$ 1,579	\$ 1,596	\$ 1,613	\$ 1,631	\$ 1,648	\$ 1,666	\$ 1,683	\$ 1,701	\$ 1,720	\$ 1,738	\$ 1,756
Potter Park Zoo	0.4986	\$ 2,625	\$ 2,653	\$ 2,681	\$ 2,710	\$ 2,739	\$ 2,768	\$ 2,798	\$ 2,828	\$ 2,858	\$ 2,888	\$ 2,919
Parks/Trails	0.4986	\$ 2,625	\$ 2,653	\$ 2,681	\$ 2,710	\$ 2,739	\$ 2,768	\$ 2,798	\$ 2,828	\$ 2,858	\$ 2,888	\$ 2,919
Housing/Homeless	0.5000	\$ 2,632	\$ 2,660	\$ 2,689	\$ 2,718	\$ 2,747	\$ 2,776	\$ 2,806	\$ 2,836	\$ 2,866	\$ 2,897	\$ 2,927
Public Transportation	0.5988	\$ 3,152	\$ 3,186	\$ 3,220	\$ 3,255	\$ 3,289	\$ 3,325	\$ 3,360	\$ 3,396	\$ 3,432	\$ 3,469	\$ 3,506
Juvenile Justice	0.6000	\$ 3,159	\$ 3,192	\$ 3,227	\$ 3,261	\$ 3,296	\$ 3,331	\$ 3,367	\$ 3,403	\$ 3,439	\$ 3,476	\$ 3,513
Health Services	0.6300	\$ 3,316	\$ 3,352	\$ 3,388	\$ 3,424	\$ 3,461	\$ 3,498	\$ 3,535	\$ 3,573	\$ 3,611	\$ 3,650	\$ 3,689
Capital Region Airport Authority	0.6990	\$ 3,680	\$ 3,719	\$ 3,759	\$ 3,799	\$ 3,840	\$ 3,881	\$ 3,922	\$ 3,964	\$ 4,007	\$ 4,049	\$ 4,093
Jail/Justice	0.8476	\$ 4,462	\$ 4,510	\$ 4,558	\$ 4,607	\$ 4,656	\$ 4,706	\$ 4,756	\$ 4,807	\$ 4,858	\$ 4,910	\$ 4,963
911 System	0.8483	\$ 4,466	\$ 4,513	\$ 4,562	\$ 4,611	\$ 4,660	\$ 4,710	\$ 4,760	\$ 4,811	\$ 4,862	\$ 4,914	\$ 4,967
Ingham ISD Vocational Education	1.2912	\$ 6,797	\$ 6,870	\$ 6,944	\$ 7,018	\$ 7,093	\$ 7,169	\$ 7,246	\$ 7,323	\$ 7,401	\$ 7,480	\$ 7,560
Capital Area District Library	1.5590	\$ 8,207	\$ 8,295	\$ 8,384	\$ 8,474	\$ 8,564	\$ 8,656	\$ 8,748	\$ 8,842	\$ 8,936	\$ 9,031	\$ 9,128
Haslett Building and Site	1.9528	\$ 10,280	\$ 10,390	\$ 10,501	\$ 10,614	\$ 10,728	\$ 10,842	\$ 10,958	\$ 11,075	\$ 11,193	\$ 11,313	\$ 11,433
Capital Area Transportation Authority (CATA)	2.9895	\$ 15,737	\$ 15,906	\$ 16,076	\$ 16,249	\$ 16,423	\$ 16,598	\$ 16,776	\$ 16,955	\$ 17,136	\$ 17,318	\$ 17,503
Lansing Community College	3.7692	\$ 19,842	\$ 20,055	\$ 20,269	\$ 20,487	\$ 20,706	\$ 20,927	\$ 21,151	\$ 21,377	\$ 21,605	\$ 21,835	\$ 22,068
Ingham ISD Special Education	4.7384	\$ 24,944	\$ 25,211	\$ 25,481	\$ 25,754	\$ 26,030	\$ 26,308	\$ 26,590	\$ 26,874	\$ 27,160	\$ 27,450	\$ 27,743
Ingham County Operating	6.7479	\$ 35,522	\$ 35,903	\$ 36,288	\$ 36,676	\$ 37,069	\$ 37,465	\$ 37,866	\$ 38,270	\$ 38,679	\$ 39,091	\$ 39,508
Meridian Township	10.0682	\$ 53,001	\$ 53,569	\$ 54,143	\$ 54,723	\$ 55,309	\$ 55,900	\$ 56,498	\$ 57,101	\$ 57,711	\$ 58,326	\$ 58,948
Multi-Family and Commercial - Local Total:	39.6588	\$ 208,771	\$ 211,010	\$ 213,271	\$ 215,555	\$ 217,862	\$ 220,192	\$ 222,545	\$ 224,922	\$ 227,323	\$ 229,747	\$ 232,196

\$ 2,723	\$ -	\$ 2,723
\$ 11,583	\$ -	\$ 11,583
\$ 12,454	\$ -	\$ 12,454
\$ 16,556	\$ -	\$ 16,556
\$ 24,909	\$ -	\$ 24,909
\$ 41,398	\$ -	\$ 41,398
\$ 41,398	\$ -	\$ 41,398
\$ 41,515	\$ -	\$ 41,515
\$ 49,718	\$ -	\$ 49,718
\$ 49,818	\$ -	\$ 49,818
\$ 52,309	\$ -	\$ 52,309
\$ 58,038	\$ -	\$ 58,038
\$ 70,376	\$ -	\$ 70,376
\$ 70,434	\$ -	\$ 70,434
\$ 107,208	\$ -	\$ 107,208
\$ 129,443	\$ -	\$ 129,443
\$ 162,140	\$ -	\$ 162,140
\$ 248,217	\$ -	\$ 248,217
\$ 312,955	\$ -	\$ 312,955
\$ 393,427	\$ -	\$ 393,427
\$ 560,274	\$ -	\$ 560,274
\$ 835,957	\$ -	\$ 835,957
<b>\$ 3,292,848</b>	<b>\$ -</b>	<b>\$ 3,292,848</b>
<b>\$ 5,954,569</b>	<b>\$ 17,307</b>	<b>\$ 5,937,262</b>

For-Sale Units		Millage Rate										
Ingham County Indigent Veterans Relief Fund	0.0328	\$ 406	\$ 411	\$ 415	\$ 419	\$ 424	\$ 428	\$ 432	\$ 437	\$ 441	\$ 446	\$ 451
Farmstead Preservation	0.1395	\$ 1,728	\$ 1,746	\$ 1,764	\$ 1,783	\$ 1,801	\$ 1,820	\$ 1,839	\$ 1,858	\$ 1,878	\$ 1,897	\$ 1,917
Animal Control	0.1500	\$ 1,858	\$ 1,877	\$ 1,897	\$ 1,917	\$ 1,937	\$ 1,957	\$ 1,977	\$ 1,998	\$ 2,019	\$ 2,040	\$ 2,061
Ingham ISD Operating	0.1994	\$ 2,470	\$ 2,496	\$ 2,522	\$ 2,548	\$ 2,575	\$ 2,602	\$ 2,629	\$ 2,656	\$ 2,684	\$ 2,712	\$ 2,740
Elder Care	0.3000	\$ 3,716	\$ 3,755	\$ 3,794	\$ 3,834	\$ 3,874	\$ 3,914	\$ 3,955	\$ 3,996	\$ 4,038	\$ 4,080	\$ 4,122
Potter Park Zoo	0.4986	\$ 6,176	\$ 6,240	\$ 6,306	\$ 6,371	\$ 6,438	\$ 6,505	\$ 6,573	\$ 6,642	\$ 6,711	\$ 6,781	\$ 6,852
Parks/Trails	0.4986	\$ 6,176	\$ 6,240	\$ 6,306	\$ 6,371	\$ 6,438	\$ 6,505	\$ 6,573	\$ 6,642	\$ 6,711	\$ 6,781	\$ 6,852
Housing/Homeless	0.5000	\$ 6,193	\$ 6,258	\$ 6,323	\$ 6,389	\$ 6,456	\$ 6,523	\$ 6,592	\$ 6,660	\$ 6,730	\$ 6,800	\$ 6,871
Public Transportation	0.5988	\$ 7,417	\$ 7,494	\$ 7,573	\$ 7,652	\$ 7,732	\$ 7,813	\$ 7,894	\$ 7,976	\$ 8,060	\$ 8,144	\$ 8,229
Juvenile Justice	0.6000	\$ 7,432	\$ 7,509	\$ 7,588	\$ 7,667	\$ 7,747	\$ 7,828	\$ 7,910	\$ 7,992	\$ 8,076	\$ 8,160	\$ 8,245
Health Services	0.6300	\$ 7,803	\$ 7,885	\$ 7,967	\$ 8,051	\$ 8,135	\$ 8,220	\$ 8,305	\$ 8,392	\$ 8,480	\$ 8,568	\$ 8,657
Capital Region Airport Authority	0.6990	\$ 8,658	\$ 8,748	\$ 8,840	\$ 8,932	\$ 9,026	\$ 9,120	\$ 9,215	\$ 9,311	\$ 9,408	\$ 9,506	\$ 9,605
Jail/Justice	0.8476	\$ 10,498	\$ 10,608	\$ 10,719	\$ 10,831	\$ 10,944	\$ 11,059	\$ 11,174	\$ 11,291	\$ 11,408	\$ 11,527	\$ 11,647
911 System	0.8483	\$ 10,507	\$ 10,617	\$ 10,728	\$ 10,840	\$ 10,953	\$ 11,068	\$ 11,183	\$ 11,300	\$ 11,418	\$ 11,537	\$ 11,657
Ingham ISD Vocational Education	1.2912	\$ 15,993	\$ 16,160	\$ 16,329	\$ 16,500	\$ 16,672	\$ 16,846	\$ 17,022	\$ 17,200	\$ 17,379	\$ 17,560	\$ 17,743
Capital Area District Library	1.5590	\$ 19,310	\$ 19,512	\$ 19,716	\$ 19,922	\$ 20,130	\$ 20,340	\$ 20,553	\$ 20,767	\$ 20,984	\$ 21,202	\$ 21,423
Haslett Building and Site	1.9528	\$ 24,187	\$ 24,440	\$ 24,696	\$ 24,954	\$ 25,215	\$ 25,478	\$ 25,744	\$ 26,013	\$ 26,284	\$ 26,558	\$ 26,835

**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	21.18%	\$ 3,084,927	\$ -	\$ 3,084,927
Local	78.82%	\$ 11,367,030	\$ 111,091	\$ 11,478,121
<b>TOTAL</b>		<b>\$ 14,451,958</b>	<b>\$ 111,091</b>	<b>\$ 14,563,048</b>
EGLE	0.3%	\$ 45,168		
MSHDA	99.7%	\$ 14,406,790		

<b>Estimated Total Years of Plan:</b>	<b>26</b>
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Administrative Fees & Loan Funds*	
State Brownfield Revolving Fund	\$ 1,099,142
BRA Administrative Fees	\$ 1,342,470
Local Brownfield Revolving Fund	\$ 604,112

\* During the life of the Plan

Calendar Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Plan Year	3	4	5	6	7	8	9	10	11	12	13	14	15
Capture Year		1	2	3	4	5	6	7	8	9	10	11	12
<b>Available Tax Increment Revenue (TIR)</b>													
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
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
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
Total Local Tax Capture Available	\$ -	\$ 10,352	\$ 120,844	\$ 233,717	\$ 346,594	\$ 459,475	\$ 464,385	\$ 469,345	\$ 474,355	\$ 479,365	\$ 484,375	\$ 489,385	\$ 494,395
Capture for BRA Administrative Fees (10%)	\$ -	\$ 1,035	\$ 12,084	\$ 23,372	\$ 34,659	\$ 45,947	\$ 46,439	\$ 46,935	\$ 47,435	\$ 47,935	\$ 48,435	\$ 48,935	\$ 49,435
Capture for Local Brownfield Revolving Fund (LBRF) (5% of available Local TIR)	\$ -	\$ 466	\$ 5,438	\$ 10,517	\$ 15,597	\$ 20,676	\$ 20,897	\$ 21,121	\$ 21,346	\$ 21,570	\$ 21,795	\$ 22,020	\$ 22,245
Local TIR Available for Reimbursement to Developer	\$ -	\$ 8,851	\$ 103,322	\$ 199,828	\$ 296,338	\$ 392,851	\$ 397,050	\$ 401,290	\$ 405,573	\$ 409,856	\$ 414,139	\$ 418,422	\$ 422,705
<b>Total State &amp; Local TIR Available for Reimbursement to Developer</b>	<b>\$ -</b>	<b>\$ 14,095</b>	<b>\$ 150,131</b>	<b>\$ 288,275</b>	<b>\$ 427,421</b>	<b>\$ 528,510</b>	<b>\$ 534,163</b>	<b>\$ 539,872</b>	<b>\$ 545,638</b>	<b>\$ 551,404</b>	<b>\$ 557,170</b>	<b>\$ 562,936</b>	<b>\$ 568,702</b>

DEVELOPER	Beginning Balance	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
	\$ 14,563,048	\$ 14,563,048	\$ 14,548,954	\$ 14,398,822	\$ 14,110,548	\$ 13,683,127	\$ 13,154,617	\$ 12,620,454	\$ 12,080,582	\$ 11,534,944	\$ 10,819,510	\$ 10,096,501	\$ 9,365,841	\$ 8,627,454
EGLE Eligible Activities	\$ 45,168	\$ 45,168	\$ 45,124	\$ 44,655	\$ 43,754	\$ 42,418	\$ 40,766	\$ 39,097	\$ 37,409	\$ 35,704	\$ 33,468	\$ 31,208	\$ 28,925	\$ 26,617
State Tax Reimbursement	\$ 9,642	\$ -	\$ 16	\$ 146	\$ 276	\$ 410	\$ 424	\$ 429	\$ 433	\$ 438	\$ 442	\$ 447	\$ 452	\$ 457
Local Tax Reimbursement	\$ 35,526	\$ -	\$ 28	\$ 323	\$ 625	\$ 926	\$ 1,228	\$ 1,241	\$ 1,254	\$ 1,268	\$ 1,794	\$ 1,813	\$ 1,832	\$ 1,851
MSHDA Eligible Activities	\$ 14,406,790	\$ 14,406,790	\$ 14,392,739	\$ 14,243,077	\$ 13,955,703	\$ 13,529,618	\$ 13,002,760	\$ 12,470,267	\$ 11,932,082	\$ 11,388,150	\$ 10,674,952	\$ 9,954,202	\$ 9,225,826	\$ 8,489,747
State Tax Reimbursement	\$ 3,075,286	\$ -	\$ 5,227	\$ 46,663	\$ 88,170	\$ 130,674	\$ 135,235	\$ 136,684	\$ 138,148	\$ 139,627	\$ 141,120	\$ 142,628	\$ 144,151	\$ 145,690
Local Tax Reimbursement	\$ 11,331,504	\$ -	\$ 8,823	\$ 102,999	\$ 199,204	\$ 295,412	\$ 391,623	\$ 395,809	\$ 400,036	\$ 404,306	\$ 572,078	\$ 578,121	\$ 584,225	\$ 590,389
LOCAL-ONLY Activities	\$ 111,091	\$ 111,091	\$ 111,091	\$ 111,091	\$ 111,091	\$ 111,091	\$ 111,091	\$ 111,091	\$ 111,091	\$ 111,091	\$ 111,091	\$ 111,091	\$ 111,091	\$ 111,091
Local-Only Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL ANNUAL DEVELOPER REIMBURSEMENT</b>	<b>\$ -</b>	<b>\$ 14,095</b>	<b>\$ 150,131</b>	<b>\$ 288,275</b>	<b>\$ 427,421</b>	<b>\$ 528,510</b>	<b>\$ 534,163</b>	<b>\$ 539,872</b>	<b>\$ 545,638</b>	<b>\$ 551,404</b>	<b>\$ 557,170</b>	<b>\$ 562,936</b>	<b>\$ 568,702</b>	<b>\$ 574,468</b>

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

	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	TOTALS
	16	17	18	19	20	21	22	23	24	25	26	
	13	14	15	16	17	18	19	20	21	22	23	
<b>Available Tax Increment Revenue (TIR)</b>												
Total State Tax Capture Available	\$ 200,656	\$ 202,788	\$ 204,942	\$ 207,118	\$ 209,315	\$ 211,534	\$ 213,775	\$ 216,039	\$ 218,325	\$ 220,634	\$ 222,966	
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)	\$ 52,950	\$ 53,509	\$ 54,072	\$ 54,642	\$ 55,217	\$ 55,797	\$ 56,384	\$ 56,976	\$ 57,575	\$ 58,179	\$ 58,790	\$ 1,099,142
State TIR Available for Reimbursement to Developer	\$ 147,706	\$ 149,280	\$ 150,870	\$ 152,476	\$ 154,098	\$ 155,736	\$ 157,391	\$ 159,062	\$ 160,750	\$ 162,455	\$ 164,177	\$ 27,462
Total Local Tax Capture Available	\$ 699,984	\$ 707,362	\$ 714,813	\$ 722,340	\$ 729,941	\$ 737,619	\$ 745,373	\$ 753,205	\$ 761,115	\$ 769,105	\$ 777,174	
Capture for BRA Administrative Fees (10%)	\$ 69,998	\$ 70,736	\$ 71,481	\$ 72,234	\$ 72,994	\$ 73,762	\$ 74,537	\$ 75,321	\$ 76,112	\$ 76,910	\$ 77,717	\$ 1,342,470
Capture for Local Brownfield Revolving Fund (LBRF) (5% of available Local TIR)	\$ 31,499	\$ 31,831	\$ 32,167	\$ 32,505	\$ 32,847	\$ 33,193	\$ 33,542	\$ 33,894	\$ 34,250	\$ 34,610	\$ 34,973	\$ 604,112
Local TIR Available for Reimbursement to Developer	\$ 598,486	\$ 604,794	\$ 611,165	\$ 617,600	\$ 624,100	\$ 630,664	\$ 637,294	\$ 643,990	\$ 650,754	\$ 657,584	\$ 664,484	
<b>Total State &amp; Local TIR Available for Reimbursement to Developer</b>	<b>\$ 746,192</b>	<b>\$ 754,074</b>	<b>\$ 762,035</b>	<b>\$ 770,076</b>	<b>\$ 778,198</b>	<b>\$ 786,400</b>	<b>\$ 794,685</b>	<b>\$ 803,053</b>	<b>\$ 811,504</b>	<b>\$ 820,039</b>	<b>\$ 828,660</b>	
<b>DEVELOPER</b>												
	\$ 7,881,263	\$ 7,127,189	\$ 6,365,153	\$ 5,595,077	\$ 4,816,879	\$ 4,030,478	\$ 3,235,793	\$ 2,432,741	\$ 1,621,237	\$ 801,198	\$ (0)	
EGLE Eligible Activities	\$ 24,285	\$ 21,928	\$ 19,546	\$ 17,140	\$ 14,707	\$ 12,250	\$ 9,766	\$ 7,256	\$ 4,720	\$ 2,157	\$ -	
State Tax Reimbursement	\$ 462	\$ 467	\$ 472	\$ 477	\$ 482	\$ 487	\$ 492	\$ 497	\$ 502	\$ 508	\$ 427	\$ 9,642
Local Tax Reimbursement	\$ 1,871	\$ 1,890	\$ 1,910	\$ 1,930	\$ 1,951	\$ 1,971	\$ 1,992	\$ 2,013	\$ 2,034	\$ 2,055	\$ 1,730	\$ 35,526
MSHDA Eligible Activities	\$ 7,745,887	\$ 6,994,170	\$ 6,234,516	\$ 5,466,847	\$ 4,691,081	\$ 3,907,138	\$ 3,114,937	\$ 2,314,394	\$ 1,505,427	\$ 687,950	\$ -	
State Tax Reimbursement	\$ 147,244	\$ 148,813	\$ 150,398	\$ 151,999	\$ 153,616	\$ 155,250	\$ 156,899	\$ 158,565	\$ 160,248	\$ 161,947	\$ 136,287	\$ 3,075,286
Local Tax Reimbursement	\$ 596,615	\$ 602,904	\$ 609,255	\$ 615,670	\$ 622,149	\$ 628,693	\$ 635,302	\$ 641,978	\$ 648,720	\$ 655,529	\$ 551,663	\$ 11,331,504
LOCAL-ONLY Activities	\$ 111,091	\$ 111,091	\$ 111,091	\$ 111,091	\$ 111,091	\$ 111,091	\$ 111,091	\$ 111,091	\$ 111,091	\$ 111,091	\$ (0)	
Local-Only Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 111,091	\$ 111,091
<b>TOTAL ANNUAL DEVELOPER REIMBURSEMENT</b>	<b>\$ 746,192</b>	<b>\$ 754,074</b>	<b>\$ 762,035</b>	<b>\$ 770,076</b>	<b>\$ 778,198</b>	<b>\$ 786,400</b>	<b>\$ 794,685</b>	<b>\$ 803,053</b>	<b>\$ 811,504</b>	<b>\$ 820,039</b>	<b>\$ 801,198</b>	<b>\$ 14,563,049</b>



TABLE 4  
SUMMARY OF SOIL 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	Statewide Default Background Levels	EGLE Part 201 Residential Generic Cleanup Criteria and Screening Levels										Volatilization to Indoor Air Pathway (VIAIP) Screening Levels		Sample ID and Collection Date																										
			Drinking Water Protection Criteria	Groundwater Surface Water Interface Protection Criteria	Soil Volatilization to Indoor Air Inhalation Criteria (PWC)	Infinite Source Volatile Soil Inhalation Criteria (PVC)	Particulate Soil Inhalation Criteria	Direct Contact Criteria	Soil Saturation Concentration Screening Level (CAS)	Residential	Nonresidential	SB-2 19-07 02/01/2022	SB-3 1.0.2.0' 02/01/2022	SB-3 3.5-4.5' 02/01/2022	SB-4 1.0.2.0' 02/01/2022	SB-4 3.5-4.5' 02/01/2022	SB-5 1.0.2.0' 02/01/2022	SB-5 4.0-5.0' 02/01/2022	SB-6 1.0.2.0' 02/01/2022	SB-6 4.0-5.0' 02/01/2022	SB-7 8-10' 10/8/1996	SB-7 8-10' 10/8/1996	NA-3 1.0.2.0' 10/8/1996	NA-3 5.0-6.0' 10/8/1996	NA-4 1.0.2.0' 10/8/1996	NA-4 5.0-6.0' 10/8/1996															
																											VIAIP Screening Levels		Sample ID and Collection Date												
<b>Volatiles, VOCs ug/kg</b>																																									
Acetone	67641	NA	15,000	34,000	290,000,000	130,000,000	390,000,000,000	21,000,000	110,000,000	260,000	3,100,000	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL			
Carbon disulfide	75150	NA	16,000	ID	76,000	1,300,000	47,000,000,000	7,200,000	280,000	52 (M)	280,000	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	
Methyl tert-butyl ether (MTBE)	1634044	NA	800	140,000 (X)	9,900,000	25,000,000	200,000,000,000	3,500,000	5,900,000	74 (M)	2,100	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
Vinyl chloride	75014	NA	40	260 (X)	270	4,200	350,000,000	3,800	490,000	0.082 (M)	8.2 (M)	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
1,1-Dichloroethane	75343	NA	18,000	15,000	230,000	2,100,000	33,000,000,000	27,000,000	890,000	2.6 (M)	74	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
Trans 1,2-Dichloroethylene	156405	NA	2,000	30,000	21,000	300,000	4,700,000,000	8,800,000	2,400,000	23(M)	310	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
cis-1,2-Dichloroethylene	156592	NA	3,400	12,000	22,000	180,000	2,300,000,000	2,500,000	640,000	2.1 (M)	37 (M)	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
Chloroform	67663	NA	1,600	7,000	7,200	45,000	1,300,000,000	1,200,000	1,500,000	0.26 (M)	7.4 (M)	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
1,1,1-Trichloroethane	71556	NA	4,000	1,800	250,000	3,800,000	67,000,000,000	500,000,000	460,000	450 (M)	7,500 (M)	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
Benzene	71432	NA	100	4,000 (X)	1,600	13,000	380,000,000	380,000	400,000	1.7 (M)	47 (M)	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
1,2-Dichloroethane	107062	NA	100	7,200 (X)	2,100	6,200	120,000,000	91,000	1,200,000	0.82 (M)	23 (M)	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
Trichloroethylene	79016	NA	100	4,900 (X)	1,900	11,000	130,000,000	110,000	500,000	0.33 (M)	4.0 (M)	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
Toluene	108683	NA	15,000	5,400	330,000	2,800,000	21,000,000,000	50,000,000	250,000	3,700	64,000	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
1,1,2-Trichloroethane	79005	NA	100	6,600 (X)	4,600	17,000	190,000,000	180,000	920,000	0.37 (M)	6.6 (M)	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
Tetrachloroethylene	127184	NA	100	1,200 (X)	11,000	170,000	2,700,000,000	200,000	88,000	6.2 (M)	74	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
Ethylbenzene	100414	NA	1,500	360	87,000	720,000	10,000,000,000	22,000,000	140,000	12 (M)	340	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
Xylenes, Total	1330207	NA	5,600	980	6,300,000	46,000,000	290,000,000,000	410,000,000	150,000	390	5,000	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
Styrene	100425	NA	2,700	2,100 (X)	250,000	970,000	5,500,000,000	400,000	520,000	150	4,300	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
Isopropylbenzene	98828	NA	91,000	3,200	400,000	17,000,000	5,800,000,000	25,000,000	390,000	3.8 (M)	110 (M)	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
n-Propylbenzene	108551	NA	2,600	ID	ID	ID	1,300,000,000	2,500,000	10,000,000	1,800	23,000	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
1,3,5-Trimethylbenzene	108678	NA	1,800	1,100	2,600,000	16,000,000	83,000,000,000	32,000,000	94,000	100 (JT)	1,800 (JT)	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
1,2,4-Trimethylbenzene	95636	NA	2,100	570	4,300,000	21,000,000	82,000,000,000	32,000,000	110,000	150 (JT)	2,600 (JT)	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
sec-Butylbenzene	139988	NA	1,600	ID	ID	ID	400,000,000	2,500,000	10,000,000	3,800	66,000	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
n-Isopropyltoluene	99876	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
1,3-Dichlorobenzene	541731	NA	170	680	26,000	79,000	200,000,000	200,000	170,000	10 (M)	180	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
1,4-Dichlorobenzene	106467	NA	1,700	360	19,000	77,000	450,000,000	400,000	400,000	NA	23(M)	660	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
1,2-Dichlorobenzene	95601	NA	14,000	280	11,000,000	39,000,000	10,000,000,000	19,000,000	210,000	1,500	26,000	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
1,2,3-Trimethylbenzene	536738	NA	NA</																																						



**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
<b>Volatiles, VOCs ug/L</b>										
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	<b>3</b>
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 CaCO<sub>3</sub> 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.



TABLE 6  
 SUMMARY OF SOIL GAS ANALYTICAL RESULTS  
 1621-1655 Haslett Road  
 Haslett, Michigan 48840  
 Triterra Project No. 21-2907

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
<b>Volatiles, VOCs <math>\mu\text{g}/\text{m}^3</math></b>					
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	<b>160</b>
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	<b>28</b>	<b>51</b>
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.



**To: Brownfield Redevelopment Authority Members**  
**From: Neighborhoods & Economic Development Director, Amber Clark**  
**Date: July 8, 2025**  
**Re: Haslett Village Square Brownfield Plan Amendment – 1621-1655 Haslett Road**

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**Summary:**

A final step to approving a Brownfield Plan, is also the approval of the reimbursement agreement for the associated Plan. The reimbursement agreement outlines, what eligible activities will be reimbursed, how a reimbursement will be approved, which sets a term of 5 years for all eligible expenses to be completed. Any eligible expense after December 31, 2030 will not be expensed. This agreement also details the specifications for the Developer to maintain records verifying incomes of the affordable dwelling units, for rent on the property. The Michigan State Housing Development Authority (MSHDA) will need to see a signed final draft of the reimbursement agreement before approving the Plan and request for the use of School Education Taxes to support the available capture to reimburse the developer.

The agreement is consistent with the typical form of our other reimbursement agreements. Staff is asking the Authority to approve as to form the Haslett Village Square Brownfield Amendment #1 Reimbursement Agreement. An approval now will allow staff to take the Plan and associated Reimbursement Agreement to the Township Board and MSDHA to expedite review. This should keep the project aligned with a fall schedule for ground work and remediation.

**The following motion is prepared for your consideration:**

**MOVE TO ADOPT THE HASLETT VILLAGE SQUARE BROWNFIELD AMENDMENT #1 REIMBURSEMENT AGREEMENT, IN SUPPORT OF THE AMENDED BRA PLAN DATED JULY 30, 2025.**

**Attachments:**

- 1. Haslett Village Square Brownfield Plan Amendment #1 Reimbursement Agreement**

**HASLETT VILLAGE SQUARE AMENDED BROWNFIELD PLAN  
REIMBURSEMENT AGREEMENT  
(AMENDMENT #1)**

THIS BROWNFIELD REIMBURSEMENT AGREEMENT (“Agreement”) is made between **SP HOLDING LLC**, with its address at 148 South River Avenue, Ste 100, Holland, MI 49423 (“Developer”), and the **MERIDIAN TOWNSHIP BROWNFIELD REDEVELOPMENT AUTHORITY** (“MTBRA”), established by the Charter Township of Meridian pursuant to the Brownfield Redevelopment Financing Act, 1996 PA 381, as amended, being MCL 125.2651 *et seq.* (“Brownfield Act”), with its address at 5151 Marsh Road, Okemos, Michigan 48864, for a commercial and residential development (the “Development”) that includes units for qualified households with income at or below 120% of the Area Median Income (AMI) more fully described in the Agreement, with Brownfield Housing Development Eligible Activities to be conducted on the Eligible Property described in the approved Brownfield Plan.

**RECITALS**

A. The primary purpose of the MTBRA, pursuant to the Brownfield Redevelopment Financing Act, is to encourage the redevelopment of contaminated, functionally obsolete, and blighted property within the Charter Township of Meridian (“Township”) by providing financial and tax incentives, without which the redevelopment would not be economically feasible.

B. Developer is the owner and/or has control of the property commonly known as 1621 and 1655 Haslett Road, Haslett, MI 48840, (“Property”), as more fully and legally described in the approved Brownfield Plan approved by MTBRA on \_\_\_\_\_ and by the Township on \_\_\_\_\_ pursuant to the Brownfield Act (“Plan”), attached as **Exhibit A**. The Property is included in the Plan as a “Facility” and “Eligible Property” due to the proposed development containing housing components for incomes at or below

one hundred twenty percent (120%) of the area median income (AMI) and/ or presence on the Property of certain hazardous substances as described in the Brownfield Act, as amended, and is therefore commonly referred to as a “brownfield.”

C. Developer plans to redevelop the Property with five new multi-family residential buildings, fourteen for-sale townhome dwellings, one for-sale row house building, one new commercial building and the rehabilitation of an existing commercial building on the Property (the “Improvements”) as described in the Plan. The Improvements include constructing new affordable housing units, supporting incomes at 120% of the AMI or less, create temporary construction jobs and new full-time jobs, increase the tax base within the Township, and otherwise enhance the economic vitality and quality of life within the Township. Developer will undertake Eligible Activities as defined in the Brownfield Redevelopment Financing Act.

D. In order to make the Improvements on the Property, the Developer will incur costs associated with Eligible Activities—including Site preparation, Infrastructure, activities related to the construction of housing, Pre-Approved Activities, Department Specific Activities, Demolition, and Preparation and Implementation of a Brownfield Plan—each of which will also require the services of the Township, income-verification consultants, contractors, engineers, environmental consultants, attorneys and other professionals. The reimbursement obligations to be paid to the Developer associated with the Eligible Activities, including contingencies, are estimated to be \$14,563,048.

E. The MTBRA plans to capture the increase in the real property taxes resulting from the redevelopment of the Property and use these funds to reimburse Developer pursuant to the Plan and the Brownfield Act. Eligible Activities and the costs of any activity may be adjusted after the date the Plan was approved by the MTBRA and the Township, so long as the reimbursement does not exceed the combined total of all Eligible Activity costs to Developer in the Plan.

F. The MTBRA has incurred and will incur certain expenses in the preparation and approval of the Plan and will incur expenses in the administration of the Plan (the “Administrative Costs”), for which it may seek reimbursement from Tax Increment Revenues, and to fund a local site remediation revolving fund pursuant to the Brownfield Act.

G. The parties are entering into this Agreement to specify the terms and conditions associated with the reimbursement of costs associated with the Eligible Activities.

## **AGREEMENTS**

NOW, THEREFORE, the parties agree with each other as follows:

1. **Definitions.** Unless otherwise specifically indicated, the words and phrases used in this Agreement shall have the definitions attributed to them in Section 2 of the Brownfield Redevelopment Financing Act, as of the effective date of this Agreement.
  
2. **The Plan.** The Plan approved by the MTBRA and as approved by the Township Board **on** \_\_\_\_\_ is incorporated herein by reference. To the extent provisions of the Plan and any subsequent amendment conflict with this Agreement, and as it may be amended, the terms and conditions of the Plan control. To the extent provisions of the Plan, and any amendment to the Plan, or this Agreement conflicts with the Brownfield Redevelopment Financing-Act, the Brownfield Act controls.
  
3. **Effective Date and Term.** This Agreement is effective as of the date of the last signature below and shall remain in effect for the duration of the Plan or until the costs of Eligible Activities, as outlined in the Plan, and all other costs and expenses are reimbursed

or paid as provided for in the Plan, whichever comes first.

**4. Tax Capture.** Pursuant to the Plan and any amendments thereto, the MTBRA shall capture the Tax Increment Revenues collected from **Local Taxes** and **taxes levied for school operating** purposes imposed on eligible real property and personal property for such period of time as required for paying costs of Eligible Activities to the Developer, to pay for administrative costs, to fund the local brownfield revolving fund, and any other allowed expenditure under the Plan and the Brownfield Act.

**5. Eligible Activities.** Developer shall diligently pursue all efforts necessary to complete the Eligible Activities set forth in the Plan, and as it may be amended. No activities that would otherwise be Eligible Activities, if completed after **December 31, 2030** shall be considered Eligible Activities for the purposes of reimbursement under this Agreement. This deadline may be extended at the sole discretion of the MTBRA by written amendment of this Agreement.

**6. Reimbursement Source.** Developer shall be reimbursed its costs for Eligible Activities solely from the Tax Increment Revenues collected from **Local Taxes** and **taxes levied for school operating** purposes imposed on eligible real property representing property improvements in accordance with the Plan and this Agreement.

**7. Shortfall in Captured Taxes.** The MTBRA or the Township shall not be responsible for reimbursing any costs if Tax Increment Revenues through the duration of the Plan are insufficient to cover any costs. Developer shall not have any recourse of any kind or nature against the Township or MTBRA. If Local Taxes and taxes levied for school operating purposes or Tax Increment Revenues are insufficient to reimburse any or all costs, the Developer assumes financial responsibility for any unreimbursed shortfall. If in the event a tax appeal reduces the overall value to a point that the Tax Increment Revenues are insufficient to reimburse any or all of the costs, the Developer assumes the

financial responsibility for any unreimbursed shortfall.

**8. Payment of Administrative Expenses.** The administrative or operating expenses of the MTBRA per the Plan shall be paid first from available Local Taxes generated from Tax Increment Revenues prior to any reimbursement commencing with the first year of capture under the Plan. The MTBRA shall document actual annual administrative and operating expenses and the balance between documented costs and annual Tax Increment Revenues shall be transferred to reimburse the Developer for the actual costs of Eligible Activities.

**9. Adjustments.** If, due to an appeal of any tax assessment or reassessment of any portion of the Property or for any other reason the MTBRA is required to reimburse any Tax Increment Revenues to the Township or any other tax levying jurisdiction, the MTBRA may deduct the amount of any such reimbursement, including interest and penalties, from any amounts due and owing Developer, in the amounts, the order, and proportions of amounts due and owing as set forth in the Plan. If all amounts due to the Developer under this Agreement have been fully paid or the MTBRA is no longer obligated to make any further payments to the Developer, the MTBRA shall invoice Developer for the amount of such reimbursement and Developer shall pay the MTBRA such invoiced amounts within 30 days of Developer's receipt of the invoices. Amounts invoiced and paid to the MTBRA by Developer pursuant to this paragraph shall be reinstated as Eligible Activities costs for which the Developer shall have the opportunity to be reimbursed in accordance with the terms, conditions and limitations of this Agreement.

**10. Transfer of Real Property.** In the event that Developer transfers ownership of all or part of the Property prior to being reimbursed in full for approved costs of Eligible Activities under the Plan, the Plan may be amended as it relates to reimbursement of incomplete activities or other Eligible Activities, on the parcel or parcels of real property that have been transferred. Such amendments will not be unreasonably withheld by the

MTBRA. Amendments to the Plan shall be subject to the limitations and procedures governing amendments to Plans set forth in the Brownfield Act. This Agreement shall be modified to reflect any such amendments to the Plan.

**11. MTBRA Review.** The MTBRA may exercise review of the Project for the purpose of verifying that the activities, invoices and accounting of the Developer are accurate, reasonable, and constitute Eligible Activities under this Agreement. The Developer will provide any authorized representative of the MTBRA access to or copies of data, reports, testing or sampling results, invoices or other such documents reasonably necessary for such review. The MTBRA, the Michigan Department of Environment, Great Lakes, and Energy, the Michigan Economic Development Corporation, and the Michigan State Housing Development Authority shall also be given access to the Property in order to review any Eligible Activities or perform any other obligations under this Agreement. The MTBRA shall give the Developer at least twenty-four (24) hour notice, except in the case of an emergency or exigent circumstance. Except for the right to review the Developer's compliance with this Agreement, nothing in this Agreement shall be interpreted to give the MTBRA any right to exercise control over the performance of Eligible Activities by the Developer. It is expressly understood and agreed that the Developer, and its subcontractors, and sub-subcontractors are independent contractors.

**12. Reimbursement Process.** Developer shall only seek reimbursement for actual costs to perform the Eligible Activities, in accordance with the approved Plan. The Developer will utilize their own funding sources to proceed with the development.

A. **Petition Submission Required After Activities.** At any time after Developer incurs costs for Eligible Activities, Developer may submit to the MTBRA Petitions for cost reimbursement for Eligible Activities paid by and on behalf of the Developer. All requests shall be in a form approved by MTBRA. The Petition shall identify whether the Eligible Activities are:

- i. Pre-Approved Activities;
- ii. Department Specific Activities;

- iii. Demolition Activities;
  - iv. Brownfield Plan Preparation and Implementation; or
  - v. Other Eligible Activities permitted under the Act, which shall be identified by Developer.
- B. The Developer shall have performed all of the covenants, obligations, terms, and conditions to be performed by them pursuant to this Agreement or other agreements with Meridian Township or the MTBRA. All preconditions to the performance of the Developer, must be satisfied in order for a reimbursement to be issued to the Developer for Eligible Activities.
- C. Petition Requirements. The Petition shall describe each individual activity claimed as an Eligible Activity and the associated costs of each individual activity. The Petition shall include:
- i. How the Eligible Activities are consistent with the Plan;
  - ii. Documentation of the costs incurred sufficient to determine whether the costs incurred were for Eligible Activities;
  - iii. Lien waivers, if available;
  - iv. Proof of payment and detailed invoices for the costs incurred; and
  - v. Be signed and notarized by a duly authorized representative of Developer that the representations, facts and documentation included therein are accurate.
- D. No Guarantee. It is expressly agreed that the MTBRA makes or gives no assurance of payment to the Developer by the mere fact that an Eligible Activity or a dollar amount for such activity is identified in the Plan, and that the MTBRA shall have the right to review and approve or deny reimbursement for any invoices for Eligible Activities under this Agreement.

- E. **MTBRA Review.** MTBRA or its authorized committee or agent shall review a Petition within thirty (60) days after its receipt. Developer shall cooperate in MTBRA's review by providing information and documentation to supplement the Petition as deemed reasonable and necessary by MTBRA or its subcommittee or agent. Any and all line items in a Petition which are not objected to by MTBRA at its next regularly scheduled meeting after 30 days shall be approved for payment as provided for herein. MTBRA may object to some lines or items within a Petition without objecting to the entire Petition, in which case those lines or items not objected to shall be considered approved.
- F. **Insufficiency Determination.** MTBRA may object to any Petition or any portion, line, or item of any Petition, may determine that insufficient information has been provided, may dispute any portion of any payment request or Petition, or may dispute the eligibility of any cost or activity of any Petition. MTBRA shall notify the Developer in writing of its determination and the reasons for its determination. The Developer then has thirty (30) days in which to provide supplemental information or documents in support of any costs deemed ineligible. During this thirty (30) day period, an authorized representative of the MTBRA and Developer shall, upon the request of either party, promptly meet to discuss the information, documentation, or other conditions required for approval of the objected request.
- G. **Board Review of Disputes; Mediation.** In the event an unresolved dispute with respect to reimbursement under paragraph 12 remains for thirty (30) days, the parties agree to submit the dispute to the full Board of the MTBRA for review. In doing so, the Developer shall provide the MTBRA a written response to the MTBRA's decision and the reasons given by the MTBRA. Thereafter, the full MTBRA Board shall make a decision on the eligibility of the disputed cost and

- inform the Developer in writing of its final determination. If the MTBRA's rejection is not resolved or cured within thirty (30) days of the full MTBRA Board's final written determination, then it shall be submitted to non-binding mediation with a mediator mutually agreed upon by the parties. If the parties cannot agree upon a mediator, then a mediator will be selected in accordance with the rules of the American Arbitration Association.
- H. Waiver of Liens. The Developer shall also provide written proof to the MTBRA of waiver of liens by the any consultant, contractors, and subcontractors performing services or providing materials for the Improvements or Eligible Activities under the Plan prior to any Tax Increment Revenue reimbursement.
- I. Litigation or Pending Litigation. The MTBRA's reimbursement obligations under this Agreement are contingent on the requirement that there shall be no action, suit, proceeding or investigation pending before any court, public board, or body to which the Developer, the Township, or the MTBRA is a party, or threatened against the Developer, the Township, or the MTBRA contesting the validity or binding effect of this Agreement or the validity of the Plan or which could result in an adverse decision which would have a material adverse effect upon the ability of the MTBRA to collect and use Tax Increment Revenues to pay the obligations; a material adverse effect upon the ability of the Developer to conduct Eligible Activities; or any other material adverse effect on the Developer's or the MTBRA's ability to comply with the obligations and terms of this Agreement, or the Plan.

**13. Income Rent Verification, Documentation and Reporting.** The Developer shall monitor and annually provide to the MTBRA, verification of the occupied affordable units, subsidized through the tax capture of the approved Brownfield Plan, that those units are occupied by households or individuals that meet the income requirements, that the rents

being charged on an annual basis are no more than thirty percent (30%) of the household income, of 120% of the Area Median Income, as defined by the Michigan State Housing Development Authority (MSHDA) for the Missing Middle Program, for Ingham County, Meridian Charter Township, MI.

- A. Households must prove eligibility at the time of initial occupancy by self-certifying using the MSHDA Household Income Self-Certification form or as otherwise approved by MSHDA.
- B. The Developer shall provide to the MTBRA and MSDHA no later than June 30 of each year as part of the Act 381 reporting requirements under MCL125.2666(7,9) a report of the following December 31 of the previous year:
  - i. Total Investment.
  - ii. Square Footage.
  - iii. New Jobs Created.
  - iv. Number of housing units produced.
  - v. Number of income qualified purchaser households served, if any.
  - vi. Number of income qualified renting households assisted, if any.
  - vii. Housing unit rental rates or prices at which the housing units were sold.
  - viii. Racial and socioeconomic data on the individuals purchasing or renting the housing units, or, if this data is not available, racial and socioeconomic data on the census tract in which the housing units are located.
  - ix. Other information required to be reported to MSHDA to verify compliance with Act 381, as amended, unless that information is readily available to the MTBRA.

**14. Prohibition of Rentals in For-Sale Dwelling Units.**

Any for-sale unit subsidized through the approved Plan to be reimbursed by Tax Increment Financing (TIF) with the support of School Education Tax (SET), are prohibited from a rental status at any time. Only the individual income qualified purchaser, or income qualified purchasing household may occupy the unit at any time. The Developer agrees to notice any income qualified purchase of a for-sale dwelling unit that rentals are prohibited on the property for the duration of the life of the Property.

**15. Payment of Approved Petitions.** After the taxes are captured and collected, the MTBRA shall reimburse Developer for approved costs of Eligible Activities from the Tax Increment Revenues available in accordance with this Agreement, the Plan, and the Brownfield Act less administrative and other expenses as set forth in this Agreement and the Plan. Payment is anticipated twice a year, after the summer and winter taxes are captured and collected. In the event there are insufficient funds available from Tax Increment Revenue to fully reimburse Developer for approved costs, MTBRA may make a partial payment and the MTBRA's repayment obligation shall carry forward to the next period in which Tax Increment Revenues are available, and MTBRA shall make additional payments toward the remaining amount at that time. The MTBRA shall not be responsible for reimbursing any costs if Tax Increment Revenues are insufficient to cover said costs.

For Developer, checks shall be made payable to: **SP HOLDING COMPANY, LLC**

Delivered to the following address: **148 SOUTH RIVER AVENUE,  
STE 100  
HOLLAND, MI 49423**

By certified mail: **SAME AS ABOVE**

**16. Expiration of Reimbursement Obligation.** The reimbursement obligation under this Agreement shall expire at the earliest of the following:

- A. Payment by MTBRA to the Developer of all amounts due to Developer under this Agreement;
- B. Expiration of the reimbursement period as defined in the Plan; or
- C. Expiration of the reimbursement period as defined in the Brownfield Act.

**17. Maximum Reimbursement Amount.** The amount to be reimbursed under this Agreement shall not exceed the following, whichever is less:

- A. The maximum amount of Eligible Activities in the Plan; or
- B. The maximum amount of approved costs for Eligible Activities as determined by this Agreement.

**18. Delinquent Real Property Taxes.** The MTBRA may withhold reimbursement of Eligible Activities or payment of Tax Increment Revenues if there are any delinquent real property taxes outstanding for the Property regardless of the tax year or if the Property falls out of substantial compliance with the approved site plan or any of the conditions of approval of the site plan unless lack of substantial compliance is beyond the control of Developer. Upon payment of all delinquent real property taxes or cure of site plan deficiencies, the MTBRA shall effectuate reimbursement of available Tax Increment Revenues for approved costs of Eligible Activities provided all other terms under this Agreement are met.

**19. Tax Appeals.** Developer and MTBRA have entered into the Plan and this Agreement in reliance on certain assumptions about the increase in taxable value of the Property created from the Improvements. The Developer, its successors and assigns, and on behalf of itself and any current or future tenants, expressly waives its rights to appeal property tax assessments under State law. The Developer expressly waives any right to reimbursement for previous year's taxes. Property owners of the for-sale dwelling units, are units that will be sold market rate. The resident owners of the for-sale dwelling units are exempt from this provision.

**20. Insurance.** The Developer or any contractor(s) or subcontractor(s) shall purchase and maintain insurance not less than the limits set forth below. The Developer or contractor(s) and subcontractor(s) shall maintain such other insurances as it deems appropriate for its own protection.

- A. **Worker's Compensation.** Worker's Disability Compensation Insurance including Employers Liability Coverage in accordance with all applicable statutes of the State of Michigan.
- B. **Commercial General Liability.** Commercial General Liability Insurance on an "Occurrence Basis" with limits of liability not less than \$1,000,000 per occurrence and \$2,000,000 aggregate combined single limit. Coverage shall include the following:
  - i. Contractual Liability;
  - ii. Products;
  - iii. Completed Operations;
  - iv. Independent Contractors Coverage;
  - v. Broad Form General Liability Endorsement or Equivalent.
- C. **Motor Vehicle.** Motor Vehicle Liability Insurance, including Michigan No-Fault Coverage, with limits of liability of not less than \$1,000,000 per occurrence for Bodily Injury and Property Damage. Coverage shall include all owned vehicles, all non-owned vehicles and all hired vehicles.
- D. **Contractor's Pollution Liability.** Contractor's Pollution Liability Insurance provided by Contractors, subcontractors and site work contractors engaging in environmental response activities, covering any sudden and non-sudden pollution or environmental impairment, including clean-up costs and defense, with limits of liability of not less than \$1,000,000 per occurrence (with first party and third party coverage).
- E. **Additional Insured.** All policies issued or required under this Agreement or the Plan shall have an endorsement including the Charter Township of Meridian and the Meridian Township Brownfield Redevelopment Authority as additional

insureds.

- F. **Cancellation Notice.** It is understood and agreed that thirty (30) days advanced written notice of cancellation, non-renewal, reduction and/or material change shall be sent to the MTBRA except for cancellation for non-payment of premium for which ten (10) days advanced written notice shall be given to the MTBRA.
- G. **Proof of Insurance.** The Developer shall make copies of all policies issued or required under this Agreement available to the MTBRA, including certificates of insurance, declarations, and endorsements upon request. If requested, certified copies of all policies will be furnished to the MTBRA.

**21. Default.** Upon the occurrence of an event of default, the non-defaulting party shall give written notice to the defaulting party, and the defaulting party shall have 30 days to cure the default. If the default is not cured within this time period, then the non-defaulting party may obtain any form of relief permitted under this Agreement, and any applicable laws and court rules of the State of Michigan, including the right to seek and obtain a decree of specific performance of a court of competent jurisdiction. If the MTBRA, in its sole discretion, determines that any cure proposed by the Developer may take more than 30 days to complete, the MTBRA may permit the Developer to complete the cure in a time and manner agreeable to the MTBRA. Any right or remedy provided by a specific provision of this Agreement shall be deemed cumulative to, and not conditioned on, any other remedies upon default.

**22. Accounting Procedures.** Developer shall maintain the financial information and data used in support of the requests for reimbursement for Eligible Activities in accordance with generally accepted accounting principles consistently applied in accordance with its past practices. The MTBRA shall have access to these records during normal business hours, provided the MTBRA submits a request to the Developer to review the records with reasonable advance notice. The Developer's accounting procedures and internal financial controls shall conform to generally accepted accounting

principles consistently applied in accordance with its past practices in order that the costs allowed by this Agreement can be readily ascertained and expenditures verified therefrom.

**23. Permits.** The Developer shall obtain and maintain all permits and licenses pertaining to the Project that are required by federal, state, or local law, rule, regulation, or ordinance and shall provide copies to the MTBRA, or allow its inspection, upon request. The Developer shall immediately advise the MTBRA of any suspension loss or surrender of any such permit or license. Nothing in this Agreement shall abrogate the effect of any local ordinance.

**24. Audit of MTBRA.** In addition to any other remedies provided in this Agreement, if any payment made by the MTBRA is determined by audit, the State of Michigan, or a court of appropriate jurisdiction to be improper or outside of the scope of obligations under this Agreement, or in the event of the Developer's breach or default of this Agreement, the Developer shall, at the request of the MTBRA, repay or return any monies paid by the MTBRA that are directly related to the breach, default or improper payment, within sixty (60) days of notice, given in writing by the MTBRA. Failure to remit said funds will result in a late fee penalty in the amount of an additional 10%, accrued annually from the date of notice of the outstanding balance.

**25. Indemnification and Hold Harmless.** The Developer indemnifies, defends and holds harmless the MTBRA, the Township, and their officers, officials, employees, and agents from all claims, liability, damages, lawsuits, settlements, costs and expenses, including without limitation reasonable attorneys' fees, that are incurred as a result of any acts, errors, omissions or negligence of the Developer, or their members, officers, directors, managers, affiliates, employees, agents, consultants, contractors or subcontractors, successors, or assigns related to its performance under this Agreement. This indemnification obligation includes any damages, amounts, costs and expenses,

regardless of whether the same are in excess of any limits set forth in any policy of insurance of the Developer. The Developer hereby indemnifies the MTBRA, the Township, and any of the listed entities' officers, officials, employees and agents from all reasonable costs and expenses, including without limitation attorneys' fees, incurred in the enforcement of any obligation or claim against or by any Developer that arises out of, in connection with, or relates to this Agreement. These indemnification provisions will survive the termination of this Agreement. Nothing contained in this Agreement shall be construed or interpreted as a waiver of any immunity provided under state or federal law, which immunities and protections afforded thereby are hereby acknowledged by the Parties to be in full force and effect.

**26. Eligible Property Access.** The Developer shall grant to the MTBRA or its agents, access to the Eligible Property to exercise the MTBRA's right to administer or oversee Eligible Activities related to the purposes and pursuant to the terms of this Agreement. The MTBRA shall give twenty-four (24) hour written notice of its intent to access the Site whenever possible. If notice cannot be given due to emergency or any other unforeseen circumstance the MTBRA shall give notice as reasonable and practical under the circumstances.

**27. Separate Covenants and Obligations.** Except as expressly provided in this Agreement, the covenants and obligations are separate covenants solely running to and enforceable by the MTBRA and or MSHDA as provided by law, and to no other party person, or entity.

**28. Legislative Authorization.** This Agreement is governed by and subject to the restrictions set forth in the Brownfield Redevelopment Financing Act and the Michigan General Property Tax Act. In the event that there is legislation enacted in the future which restricts or adversely affects the amount of Tax Increment Revenues capturable, Eligible Properties, or Eligible Activities relating to already approved Plan, then any of Developer's rights and the MTBRA's obligations under this Agreement may be eliminated or modified

accordingly.

**29. Freedom of Information Act.** Developer stipulates that all Petitions and documentation submitted by them shall be open to the public under the Freedom of Information Act, Act No. 442 of the Public Acts of 1976, being MCL 15.231 *et seq.* and no claim of trade secrets or other privilege or exception to the Freedom of Information Act will be claimed by it in relation to this Agreement, Petitions for Reimbursement and supporting documentation.

**30. Plan Modification.** The Plan may be modified to the extent allowed under the Brownfield Act by mutual agreement in writing of the Parties.

**31. Notices.** All notices shall be given by registered or certified mail addressed to the parties at their respective addresses in this Agreement. Either party may change the address by written notice sent by registered or certified mail to the other party.

**32. Assignment.** This Agreement and the rights and obligations under this Agreement shall not be assigned or otherwise transferred by any party without the consent of the other party, which shall not be unreasonably withheld. Developer may make a collateral assignment of the Tax Increment Revenues after review of such assignment by MTBRA's legal counsel and approval of the MTBRA's administrative staff, which shall not be unreasonably withheld. A copy of any assignment shall be provided to the MTBRA within 10 days of the execution thereof.

**33. Entire Agreement.** This Agreement supersedes all agreements previously made among the parties relating to the subject matter, if any. There are no other understandings or agreements between them concerning the subject matter except as contained herein.

**34. Severability.** If any clause or provision of this Agreement is rendered invalid or unenforceable because of any State or Federal statute or regulation or ruling by any tribunal of competent jurisdiction, that clause or provision shall be null and void, and any such invalidity or unenforceability shall not affect the validity or enforceability of the remainder of this Agreement.

**35. Non-Waiver, Time of the Essence.** No delay or failure by either party to exercise any right under this Agreement, and no partial or single exercise of that right, shall constitute a waiver of that or any other right, unless otherwise expressly provided herein. Time is of the essence.

**36. No Third Party Beneficiaries.** This Agreement shall not be deemed or construed to create any rights to reimbursement or otherwise in any consultant, contractors, subcontractors or any third parties. This Agreement shall not be construed to create any third party beneficiary contract or claim, and the parties intend there to be no third party beneficiaries.

**37. Headings.** Headings in this Agreement are for convenience only and shall not be used to interpret or construe its provisions.

**38. Governing Law.** This Agreement shall be construed in accordance with and governed by the laws of the State of Michigan.

**39. Counterparts.** This Agreement may be executed in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

**40. Binding Effect.** Subject to the terms herein, the provisions of this Agreement shall be binding upon and inure to the benefit of each of the parties and their respective heirs,

legal representatives, successors, and assigns.

**41. Authorization to Sign.** The people signing on behalf of the parties to this Agreement certify by their signatures that they are duly authorized to sign this Agreement on behalf of the party they represent and that this Agreement has been authorized by the party they represent.

**In witness whereof** the parties have executed this Agreement, by their duly authorized representatives, as of the last date set forth below.

MERIDIAN TOWNSHIP  
BROWNFIELD REDEVELOPMENT AUTHORITY  
A public body corporate

SP HOLDING COMPANY, LCC

By: \_\_\_\_\_

Jeffrey Theuer

Its: CHAIR

DATE: \_\_\_\_\_

By: \_\_\_\_\_

Chad Koster

Its: Authorized Representative

DATE: \_\_\_\_\_

**EXHIBIT A**

Haslett Village Brownfield Plan  
Approved by the Meridian Township Board  
DRAFT JULY \_\_, 2025



**To: Meridian Brownfield Redevelopment Authority**

**From: Amber Clark Neighborhoods &  
Economic Development Director**

**Date: July 10, 2025**

**Re: Brownfield Administrative Costs- Fahey Schultz Invoice #29795**

To fund fees associated with the creation & management of brownfield plans each approved plan supports a 5% administrative fee to the Township. This fee is permitted by law and supports legal fees to reimburse the general fund.

The BRA has elected to approve the payment of legal fees and to reimburse the Township's general fund, as the Township initially covers all legal expenses through this fund. These fees pertain to services provided by the Township's attorneys and will be reimbursed by the BRA at its next available meeting.

The payments that the BRA will approve today are:

- Reimbursement to the Meridian Township general fund for legal fees
  - *Fahey Schultz Burzych and Rhodes PLC Invoice# 29795 for \$736.00*
- Payment to Fahey Schultz for preparation for the May BRA meeting to discuss the assignment of the Elevation Apartments to a new financial lender. In addition this invoice includes the final review of the newly adopted Brownfield Redevelopment Program Policies and Procedures.

A recommendation is provided for your consideration:

**MOVE TO APPROVE AND AUTHORIZE A REIMBURSEMENT TO THE TOWNSHIP'S GENERAL FUND FOR LEGAL FEES PAID TO FAHEY SCHULTZ, TO BE ISSUED FROM THE MTBRA ADMINISTRATIVE FUNDS IN THE AMOUNT OF \$736.00.**

# Fahey Schultz Burzych Rhodes PLC

4151 Okemos Road  
Okemos, MI, 48864  
www.fsbrlaw.com  
O: (517) 381-0100

# INVOICE

Invoice Number	29795
Invoice Date	6/2/2025
Due Date	7/2/2025
Matter	Brownfield Matters

## Bill To:

Meridian Township  
5151 Marsh Road  
Okemos, MI 48864

## Time Entries

Time Entries	Billed By	Rate	Hours	Sub
5/7/2025 Prepare for Meridian BRA meeting	Matthew A. Kuschel	\$230.00	1.60	\$368.00
5/8/2025 Attend Meridian BRA meeting; Conference w/ co-counsel re: policy and plan implementation	Matthew A. Kuschel	\$230.00	1.40	\$322.00
5/8/2025 Correspondence w/ co-counsel re: follow-up on BRA Guidelines and housing TIF legal requirements	Wayne R. Beyea	\$230.00	0.20	\$46.00
		<b>Time Entries Total</b>	<b>3.20</b>	<b>\$736.00</b>

Total (USD)	\$736.00
Paid	\$0.00
Balance	\$736.00
Total Outstanding	\$736.00

Please remit payment to: Fahey Schultz Burzych Rhodes PLC, 4151 Okemos Road, Okemos, MI 48864



**To: Meridian Brownfield Redevelopment Authority**

**From: Amber Clark Neighborhoods &  
Economic Development Director**

**Date: July 10, 2025**

**Re: Brownfield Administrative Costs- AKT Peerless Invoice #81506**

To support the creation and management of brownfield plans, each approved plan includes a 5% administrative fee payable to the Township. This fee, permitted by law, helps cover legal expenses and reimburses the Township's general fund.

The BRA has elected to approve the payment of consultant fees during the course of the next available meeting. These fees pertain to services provided by the Township's consultant AKT Peerless and will be reimbursed by the BRA at its next available meeting.

The payment that the BRA will approve today are:

- Payment to AKT Peerless for the review of the amended Haslett Village Square Brownfield Plan. The Plan was reviewed with concise accuracy during the Memorial Holiday. A big thank you to AKT Peerless for taking on the review of the Plan to allow the Developer the chance to keep their schedule.
  - *Invoice # 81506 for \$3430.00*

The following motion is prepared for your consideration:

**MOVE TO APPROVE AND AUTHORIZE PAYMENT ISSUED FROM THE MTBRA ADMINISTRATIVE FUNDS IN THE AMOUNT OF \$3430 TO AKT PEERLESS.**



214 Janes Avenue  
Saginaw, MI 48607

P: 989-754-9896  
F: 989-754-3804

# Invoice

June 30, 2025

Invoice No: 81506

Amber Clark  
Meridian Township  
5151 Marsh Road  
Okemos, MI 48864

**Please reference this invoice  
no. on your remittance.**

Project Manager Jennifer Gelletly

<b>Total Due This Invoice (see breakdown below):</b>	<b>\$3,430.00</b>
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**Project 19359F00 Meridian Township | 5151 Marsh Road, Okemos, MI**

**Professional Services for the Period: June 1, 2025 to June 30, 2025**

Billing Group: 1 Brownfield Consulting Services

Professional services rendered and project costs incurred to provide Brownfield Consulting Services for Meridian Township, 5151 Marsh Road, Okemos, Michigan. Reference AKT Peerless proposal number PF-34419, dated March 15, 2024, for details.

Phase 25 Brownfield Consulting Services

**Professional Personnel**

	Hours	Amount
Project Management	3.50	490.00
Report Activity/Production	21.00	2,940.00
	24.50	3,430.00
Totals	24.50	3,430.00
<b>Total Labor</b>		<b>3,430.00</b>
	<b>Total Phase</b>	<b>\$3,430.00</b>
	<b>Total Billing Group</b>	<b>\$3,430.00</b>
	<b>Invoice Amount</b>	<b>\$3,430.00</b>

All invoices shall be payable within 30 days of the invoice date. Any payments not received within that period shall bear interest at the rate of 1.5% per month. A surcharge will be applied for credit card transactions. Make checks payable to AKT Peerless Environmental Services, LLC, 214 Janes Ave. Saginaw, MI 48607.

EFT Payment beneficiary Account: AKT Peerless Environmental Services, LLC; Huntington Bank; 101 N Washington St., Saginaw, MI 48607; ACH - ABA routing #072403473; Account #01388362854--WIRE ABA ROUTING # 044000024 Remittance advice to: lewisk@aktpeerless.com

AKT Peerless Environmental Services, LLC.

Accepts:

