



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
BROWNFIELD REDEVELOPMENT AUTHORITY
July 18, 2019 8AM

1. CALL MEETING TO ORDER
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES FROM JUNE 20, 2019
4. PUBLIC REMARKS
5. NEW BUSINESS
 - A. None
6. OLD BUSINESS
 - A. 2360 Jolly Road brownfield plan
7. PUBLIC REMARKS
8. ADJOURNMENT

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

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CHARTER TOWNSHIP OF MERIDIAN
BROWNFIELD REDEVELOPMENT AUTHORITY
REGULAR MEETING MINUTES

DRAFT

June 20, 2019

5151 Marsh Road, Okemos, MI 48864-1198

517-853-4560, Town Hall Room, 8:00 A.M.

PRESENT: Chairperson John Scott-Craig, Vice-Chair Jeff Theuer, Township Manager Frank Walsh, Joyce Van Coevering (via telephone), John Matuszak, Ned Jackson
ABSENT: Jade Sims
STAFF: Director of Community Planning & Development Mark Kieselbach, Economic Development Director Chris Buck, Principal Planner Peter Menser
OTHER: Township brownfield consultant representatives Dave Van Haaren and Dawn Van Hulst

1. **Call meeting to order**

Chairperson Scott-Craig called the regular meeting to order at 8:00 a.m.

2. **Approval of Agenda**

Director Matuszak moved to approve the agenda as written.

Supported by Director Jackson.

VOICE VOTE: Motion carried unanimously.

3. **Approval of Minutes**

Director Director Jackson moved to approve the meeting minutes of April 18, 2019 as written.

Supported by Director Matuszak.

VOICE VOTE: Motion carried unanimously.

4. **Public Remarks** – None

5. **New Business**

A. Elevation at Okemos Pointe brownfield plan amendment

Township brownfield consultant Dave Van Haaren provided an introduction to the brownfield plan, which is an amendment to a previously approved plan for the Elevation at Okemos Pointe development located on the west side of Jolly Oak Road, north of Jolly Road. Mr. Van Haaren summarized the project, including the number of years in the plan, total capture, and administrative and local brownfield revolving fund capture. The Meridian BRA watched a video from the October 18, 2016 Township Board meeting when the public hearing on the original brownfield was held. BRA discussion on the request included the following:

- Site work related to the project has been completed for Phase 1, but bills for the completed work have not yet been submitted for reimbursement.
- The brownfield plan is for 19 years, which is an additional 8 years to the original plan.
- The plan is local only, no school taxes are involved.
- Activities proposed in the plan are eligible under the state act and sufficient to address the environmental issues identified in the plan.

- BRA Chair shared concern that there are only minimal standards/criteria for considering brownfield plans.
- Concern over taxes collected and costs related to services to the proposed development while the brownfield plan is in place.
- Nature and process of removal of urban debris identified in the plan.
- Understanding by the BRA and applicant that future brownfield plan requests will not be approved by the BRA.
- Costs in the plan cover both Phase 1 and Phase 1A of the project.

Motion by Vice-Chair Theuer to recommend approval of the Elevation at Okemos Pointe Amendment #1 Brownfield Plan.

Supported by Director Matuszak

Roll call vote: 6-0

B. 2360 Jolly Road brownfield plan

Township brownfield consultant Dave Van Haaren provided an introduction to the brownfield plan, which is a new for rehabilitation of an existing building located at 2360 Jolly Road. Mr. Van Haaren summarized the project, including the number of years in the plan, total capture, and administrative and local brownfield revolving fund capture. He noted that no interest in proposed in the plan.

BRA discussion on the request included the following:

- The project entails the renovation of the existing building, including the removal and replacement of the flood and roof, which will require lead and asbestos abatement.
- Activities proposed in the plan are eligible under the state act and sufficient to address the environmental issues identified in the plan.
- Costs/benefits to renovating existing building vs. demolishing it and building new.
- Questions/concerns with taxable value and assessed value of the property.

The BRA decided to table the request for a future meeting pending answers from the applicant related to the taxable and assessed value of the property.

6. **Old Business** – None

8. **Public Remarks** – None

9. **Adjournment** – The meeting was adjourned at 9:37 a.m.

Respectfully Submitted,

Peter Menser
Principal Planner

2360 JOLLY ROAD REDEVELOPMENT PROJECT

2360 Jolly Road (portion) – Tax ID #33-02-02-33-376-010
Okemos, Meridian Charter Township, Michigan

Brownfield Plan

Revised May 23, 2019

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



Meridian Township Brownfield Redevelopment Authority

Meridian Charter Township
5151 Marsh Road | Okemos, MI 48864
Contact: Peter Menser
Principal Planner, Department of Community Planning and Development
Phone: (517) 853-4576

Approved by the Meridian Township Brownfield Redevelopment Authority –
____/____/2019

Approved by the Meridian Charter Township Board of Trustees –
____/____/2019

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PROJECT SUMMARY SHEET: BROWNFIELD PLAN –
2360 Jolly Road Redevelopment Project

The purpose of this Brownfield Plan (the “Plan”) is to identify eligible activities and cost estimates for redevelopment of the property located at 2360 Jolly Road, Okemos, Meridian Charter Township, Michigan. Brownfield tax increment financing is necessary to support redevelopment of this property.

Project Name: 2360 Jolly Road Redevelopment Project

Applicant/Developer: Entity Name: 2360 Jolly Road, LLC (“Developer”)
Contact: Will Randle
Mailing Address: 2410 Woodlake Dr.
Okemos, MI 48864
Phone: 517-580-2550

Eligible Property Location: The Eligible Property (“Property”) consists of one parcel (portion) located at:
2360 Jolly Road

Parcel Information: 2360 Jolly Road (portion) – Tax ID #33-02-02-33-376-010
Okemos, Meridian Charter Township, Michigan

Property Size: Approximately 1.64-acres

Type of Eligible Property: Facility (Contaminated)

Project Description: 2360 Jolly Road, LLC is a single-purpose company formed to develop, construct, finance, and own the 2360 Jolly Road Redevelopment Project, a commercial redevelopment (the “Project”). The proposed redevelopment of the Project, which is the subject of this Plan, will redevelop the entire building that includes an estimated 17,323 square feet of small business spaces. The current warehouse will create three (3) separate commercial business spaces. There will be a large outdoor gathering area allowing for interaction between at least two (2) business’s for customers.

New construction (not including environmental) is scheduled to begin in October 2019 and anticipated to be completed by the end of 2020, pending incentive approvals. All eligible activities identified in this Plan are required to allow for the successful completion of the Project.

Total Capital Investment: This Brownfield Plan (the “Plan”) anticipates approximately \$4,000,000 in Total Capital Investments by 2360 Jolly Road, LLC for this Project.

Estimated Job Creation: Upon Project completion, up to 60 new local full-time equivalent jobs are projected to be created.

Estimated Duration of Plan Capture: 24 years (2021-2044), total estimated Plan capture duration for reimbursement of Eligible Activities, Brownfield Plan costs,

Brownfield Plan Implementation Fees, Authority/BRA Administration & Application Fees, and LBRF capture.

Estimated Duration of Plan: 26 years (2019-2044) estimated but valid up to 35 years. NOTE: Plan capture of tax increment revenues shall not exceed 30 years.

Base Year of Plan: 2020. NOTE: The initial taxable value/base year of the Eligible Property identified in and subject to this Plan shall be the next assessment roll for which equalization will be completed following the date the resolution adding the Eligible Property in the Plan is adopted. Therefore, the initial taxable value of the Eligible Property shall be determined by the use of tax year 2020 tax values.

First Year of Plan Capture: 2021

Estimated Gain in Taxes:
(after Project completion)

	Base Year Taxable Value	Future Taxable Value (Estimate)	Increased/ Taxable Value (Increment)
	2020	Starting in 2021	Starting in 2021
	\$ 213,409	\$ 582,000	\$ 368,591
Annual Taxes Paid	\$ 14,210	\$ 38,752	\$ 24,542

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

Total New Taxes Received by Taxing Units	\$ 407,088
Total New Taxes Captured	\$ 457,020
Total New Taxes	\$ 864,108

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

Total Taxes Captured During Brownfield Plan Tax Capture Period	Total/ Cumulative	Annual Average
Meridian Township BRA Administration	\$ 22,960	\$ 957
Meridian Township BRA Local Brownfield Revolving Fund (LBRF)	\$ 22,960	\$ 957
Local Taxes to Developer * (to Reimburse Eligible Activities)	\$ 411,100	\$ 17,129
Total New Tax Capture (See Table 1a)	\$ 457,020	\$ 19,042
* To meet Developer Reimbursement Obligations.		

**Total New (Incremental) Taxes Received (Gain/Not Captured) by Taxing Units
Breakdown Estimate:
(Total Plan Duration)**

New/Incremental Tax Gain (not captured) Breakdown			
Total New/Incremental Tax Revenue Received by each Taxing Unit/ Entity (taxes not captured by the Brownfield Plan)	Percentage of Pass-Through/ Sharing to Taxing Unit	Estimated Tax Capture Period in Number of Years =	24
		New Tax Revenue Received	
		Total/ Cumulative	Annual Average
MERIDIAN CHARTER TOWNSHIP			
Operating	0%	\$ 257	\$ 11
Pathways	0%	\$ 20	\$ 1
CATA Redi Ride	0%	\$ 12	\$ 1
Fire Protection	0%	\$ 39	\$ 2
Police Protection	0%	\$ 37	\$ 2
Land Preservation	0%	\$ 20	\$ 1
Community Services	0%	\$ 9	\$ 0
Local Roads	0%	\$ 15	\$ 1
Parks/Recreation	0%	\$ 41	\$ 2
Debt	100%	\$ 2,596	\$ 108
Police & Fire Protection	0%	\$ 91	\$ 4
<i>Subtotal to Above</i>	-	\$ 3,138	\$ 131
INGHAM COUNTY			
County Operating	0%	\$ 417	\$ 17
Indigent Veterans Relief Fund	0%	\$ 4	\$ 0
Potter Park Zoo	0%	\$ 25	\$ 1
Public Transportation	0%	\$ 37	\$ 2
911 System	0%	\$ 52	\$ 2
Juvenile Justice	0%	\$ 37	\$ 2
Farmland Preservation	0%	\$ 9	\$ 0
Health Services	0%	\$ 22	\$ 1
Parks/Trails	0%	\$ 31	\$ 1
Animal Control	0%	\$ 15	\$ 1
<i>Subtotal to Above</i>	-	\$ 648	\$ 27
Capital Region Airport Authority - CRAA	0%	\$ 43	\$ 2
Capital Area Transportation Authority - CATA	0%	\$ 185	\$ 8
LIBRARY			
Capital Area District Library - CADL	0%	\$ 96	\$ 4
INTERMEDIATE SCHOOL DISTRICTS (ISD)			
RESA Operating	0%	\$ 12	\$ 1
RESA Special Education	0%	\$ 278	\$ 12
RESA Vocational Education	0%	\$ 80	\$ 3
COMMUNITY COLLEGE			
Lansing Community College - LCC	0%	\$ 235	\$ 10
<i>Subtotal to Above</i>	-	\$ 929	\$ 39
LOCAL SCHOOL MILLAGES: excludes State School millages			
School Debt	100%	\$ 90,845	\$ 3,785
School Building and Site ("Sinking Fund" millage available for tax capture)	0%	\$ 61	\$ 3
<i>Subtotal to Above</i>	-	\$ 90,906	\$ 3,788
<i>Subtotal of All of the Above</i>	-	\$ 95,620	\$ -
STATE SCHOOL MILLAGES: excludes Local School millages			
State Education Tax - SET	100%	\$ 77,867	\$ 3,244
Local School Operating - LSO (18 mills for Real Property; only 6 mills for Personal Property)	100%	\$ 233,601	\$ 9,733
<i>Subtotal to Above</i>	-	\$ 311,468	\$ 12,978
GRAND TOTAL OF NEW TAX REVENUE TO THE ABOVE	-	\$ 407,088	-

Eligible Activities and Eligible Costs:

Eligible activities are estimated at approximately \$457,020 (inclusive of fees associated with Authority/BRA Administration, Local Brownfield Revolving Fund (LBRF), Local Application Fees, and Brownfield Plan Implementation) of which the projected costs of developer eligible activities are \$411,100. By way of adoption of this Plan, the Brownfield Plan will cap developer eligible activity costs at \$411,100 so long as there are available revenues.

Eligible Activities	Eligible Costs
DEQ Eligible Activities	
Department-Specific Activities	
Baseline Environmental Assessment (BEA) Activities	\$ 14,000
Due Care Activities	\$ 30,000
Additional Response Activities	\$ 70,000
MSF Non-Environmental Eligible Activities	
Demolition Activities	\$ 160,000
Lead and Asbestos Abatement Activities	\$ 40,000
Infrastructure Improvements Activities	\$ -
Site Preparation Activities	\$ -
Contingency (15%)	\$ 47,100
Interest (0% Simple Interest)	\$ -
<i>Subtotal</i>	\$ 361,100
Brownfield Plan Preparation	\$ 30,000
Brownfield Plan Implementation (to Developer)	\$ 15,000
Local Application Fees	\$ 5,000
<i>Subtotal: To Developer *</i>	\$ 411,100
Meridian Township BRA Administration	\$ 22,960
Meridian Township BRA Local Brownfield Revolving Fund (LBRF)	\$ 22,960
<i>Subtotal: To BRA</i>	\$ 45,920
GRAND TOTAL	\$ 457,020
* To meet Developer Reimbursement Obligations.	

INTRODUCTION

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

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

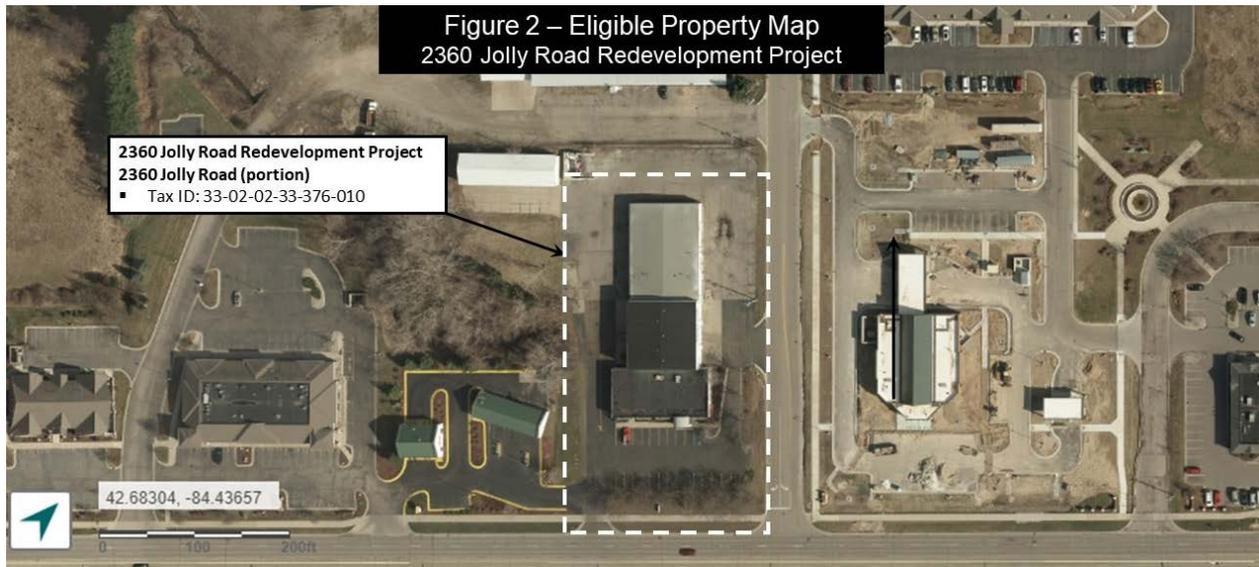
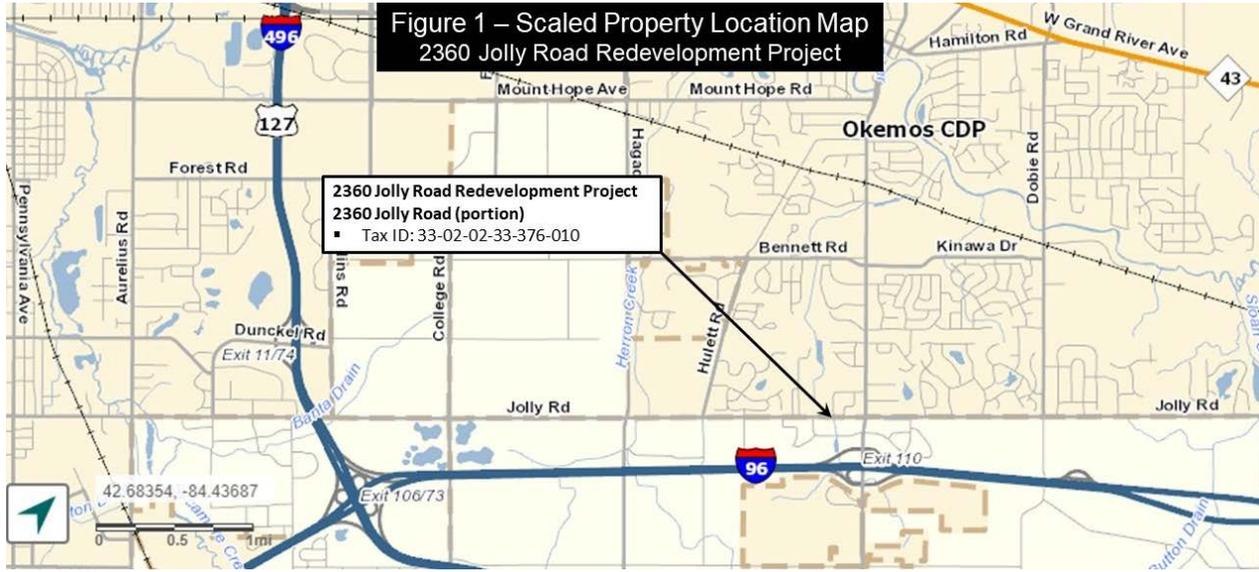
The identification or designation of a developer or proposed use for the Eligible Property that is the subject of this Plan shall not be integral to the effectiveness or validity of this Plan. This Plan is intended to apply to the Eligible Property identified in this Plan and, if tax increment revenues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

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

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

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

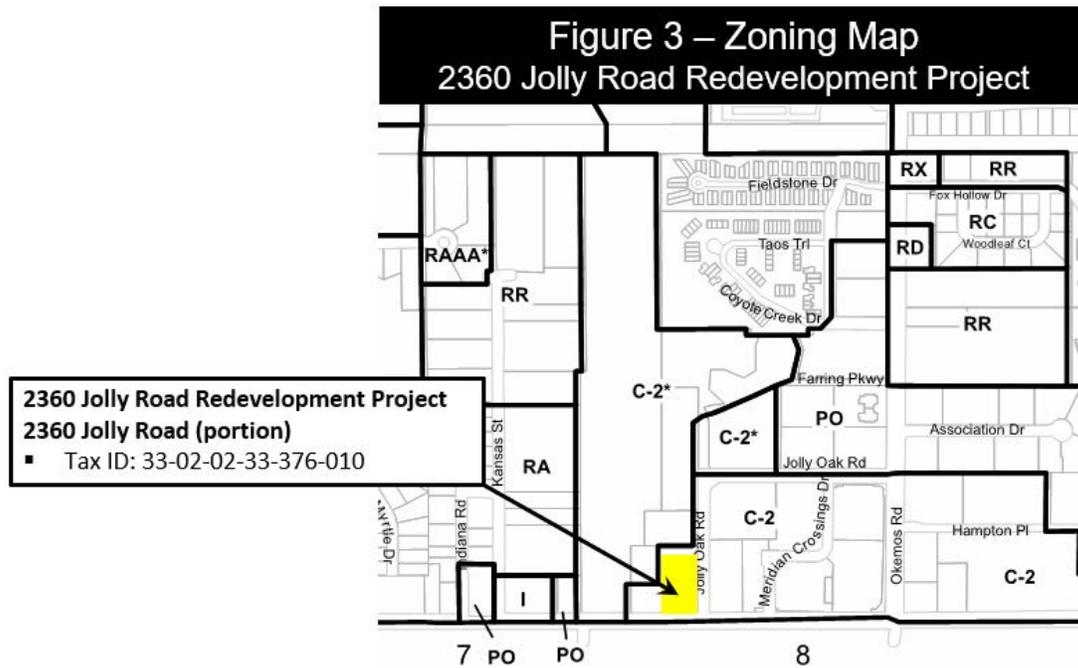
The Eligible Property (“Property”) consists of a portion of one (1) parcel and is located at 2360 Jolly Road, Okemos, Meridian Township, Ingham County, Michigan. The Property is situated to the north of Jolly Road and west of Jolly Oak Road as depicted on Figure 1 – Scaled Property Location Map. The Property contains approximately 1.64-acres in Meridian Township (“Township”) on one parcel as depicted on Figure 2 – Eligible Property Map.



The Eligible Property parcel is summarized in the below table. See Exhibit A, Eligible Property – Legal Descriptions and Eligible Property Boundary Map. Please note that the Eligible Property in the table below identifies one (1) parcel with a portion of that Tax ID number being included as Eligible Property. As such, the Legal Descriptions and Eligible Property Boundary Map in Exhibit A shall govern as the Eligible Property in this Plan Amendment.

Eligible Property		
Address	Tax ID	Basis of Eligibility
2360 Jolly Road (portion)	33-02-02-33-376-010	Facility

The Property is surrounded by commercial operations. The Property is zoned “C-2” Commercial District and this zoning district allows for the proposed Project development. All other planned uses are permitted uses under the current zoning. See below Figure 3 – Zoning Map.

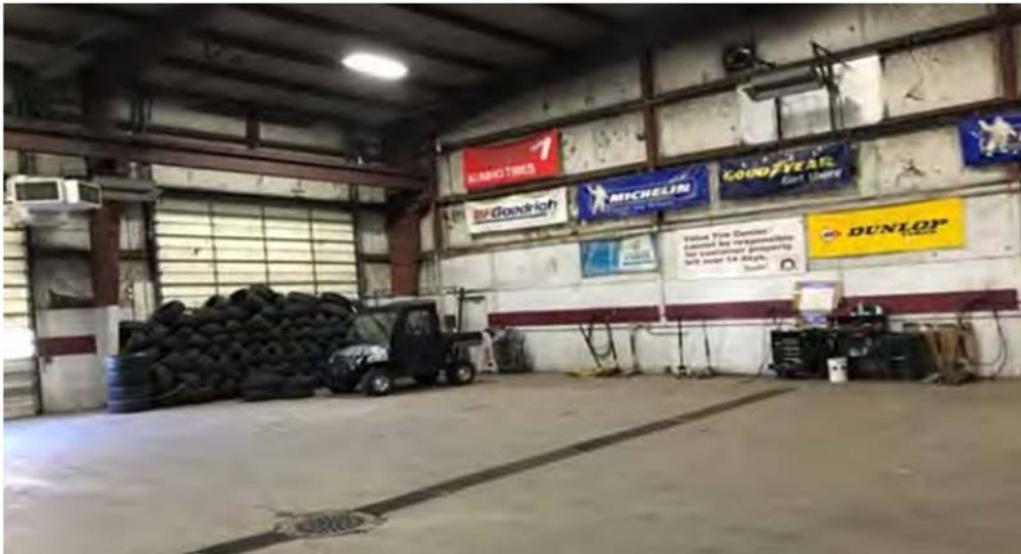


The Property is abutted by surface roadways, municipal water, sanitary and storm sewer services, and electrical and gas utilities. The proposed use on the Property is adequately served by essential public facilities and services, such as police and fire.

The Property contains a large tire service store with warehouse, maintenance facility and office. 2360 Jolly Road Redevelopment Project is bordered on its west and east by commercial businesses.

The Property consists of one parcel of land that has been deemed a “facility” in accordance with Act 381 forming the parcel’s basis of eligibility. The parcel is located within the boundaries of Meridian Township, Michigan.





The Project proposes to redevelop an underutilized and contaminated property into a commercial redevelopment for Meridian Township and State of Michigan, both during Project construction and subsequent operations. The proposed redevelopment of the Project, which is the subject of this Plan, will redevelop the entire building that includes an estimated 17,323 square feet of small business spaces. The current warehouse will create three (3) separate commercial business spaces. There will be a large outdoor gathering area allowing for interaction between at least two (2) business's for customers. The redevelopment integrates design elements, environmental activities, and economic development to further goals of the Township, the Michigan Department of Environmental Quality ("MDEQ") and the Michigan Economic Development Corporation ("MEDC"). It will result in: (1) the community and municipal benefits of increased property taxes on the Property; (2) due care and additional response activities that will address the contamination on the Property, reducing the threat to human health and the environment; and (3) a substantial improvement to the appearance and aesthetics of the Property which will assist in increasing the property values of the neighboring community. The overall redevelopment of this site will include lead, cadmium and asbestos abatement, select demolition of the building, environmental due care and additional response activities, and redevelopment into a commercial development project. The applicant has a strong desire to put this Property back to productive use and drastically improve the aesthetics of the area.

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

New construction (not including environmental) is scheduled to begin in October 2019 and anticipated to be completed by the end of 2020, pending incentive approvals. All eligible activities identified in this Plan are required to allow for the successful completion of the Project.



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

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized or is currently utilized for commercial purpose; (b) the parcel comprised by the Property has been determined to be a “facility”; and, (c) the Property is in Meridian Charter Township, which is not a qualified local governmental unit..

Eligible Property		
Address	Tax ID	Basis of Eligibility
2360 Jolly Road (portion)	33-02-02-33-376-010	Facility

The current owner, Okemos Pointe, LLC, completed a Baseline Environmental Assessment Report dated April 25, 2018 (“BEA Report”) which was filed with the Michigan Department of Environmental Quality (DEQ) on September 26, 2018. The BEA Report includes a history of the Property and an overview of the environmental conditions on the Property as it is related to its basis of eligibility and inclusion in the Plan. The DEQ transmitted an Acknowledgement of Receipt of a Baseline Environmental Assessment letter dated September 28, 2018 (“DEQ BEA Letter”). Exhibit B includes a copy of the DEQ BEA Letter. As Eligible Property, the Property is eligible for Brownfield redevelopment incentives from the Authority. The Developer, and future owner, is in the process of completing its own Baseline Environmental Assessment Report which will be filed prior to Property acquisition.

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

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include Baseline Environmental Assessment (BEA) {Phase I ESA, Phase II ESA, and BEA}, due care activities, additional response activities, lead & asbestos survey and abatement, demolition, preparation of an Brownfield Plan, Brownfield Plan implementation, contingency, LBRF capture, and administration & application fees. Interest is not included in this Plan.

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

The Eligible Activities projected in this Plan may switch categories if site or environmental conditions change. If conditions change, an eligible activity may fall under a different category (such as an Environmental or Non-Environmental eligible activity) so long as the Plan does not involve the capture of State School Tax Increment Revenue (i.e., an Act 381 Work Plan). Local-only Tax Capture Plans can adjust between Environmental and Non-Environmental activity categories. Furthermore, for the eligible activities identified in the Plan, the costs of any activities may be adjusted after the date the Plan is approved by the Authority, so long as the costs do not exceed the combined total of all eligible activity costs (combined Environmental and Non-Environmental costs) plus a pro-rata contingency amount, to the extent that the adjustments do not violate the terms of any approved documents, such as a Development Reimbursement Agreement, or Public Act 381 of 1996, as amended.

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

In accordance with this Plan and the associated Development Reimbursement Agreement

(the “Agreement”) with the Authority, the amount advanced by the Developer will be repaid by the Authority, solely from the tax increment revenues realized from the Eligible Property.

Tax increment revenues generated by this Project will be governed by the Agreement. No state school tax capture was assumed to reimburse eligible activity costs in this Plan. The eligible activities identified in the Plan are as a local-only tax capture cost by the Authority.

The costs listed in the tables are estimated costs and may increase or decrease depending on the nature and extent of the actual conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the Authority from the Property shall be governed by the terms of the Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Agreement.

Eligible activities are estimated at approximately \$457,020 (inclusive of fees associated with Authority/BRA Administration, Local Brownfield Revolving Fund (LBRF), Local Application Fees, and Brownfield Plan Implementation) of which the projected costs of Developer eligible activities are \$411,100. By way of adoption of this Plan, the Brownfield Plan will cap Developer eligible activity costs at \$411,100 so long as there are available revenues. If the actual costs of eligible activities are lower than the estimates identified in this Plan capture to Developer may be lower or if the Taxable Value is higher than estimated Developer reimbursement may be sooner.

The Project is planned to be completed by the end of 2020.

Table 1a - Itemized Eligible Activities	Notes	Eligible Activity Amount Supported in Brownfield Plan (Local Tax Capture Only)
DEQ Eligible Activities		
Department-Specific Activities		
Baseline Environmental Assessment (BEA) Activities		\$ 14,000
Due Care Activities		\$ 30,000
Additional Response Activities		\$ 70,000
DEQ Environmental Eligible Activities Total		\$ 114,000
MSF Eligible Activities		
Demolition Activities		\$ 160,000
Lead and Asbestos Abatement Activities		\$ 40,000
Infrastructure Improvements Activities		\$ -
Site Preparation Activities		\$ -
MSF Non-Environmental Eligible Activities Total		\$ 200,000
	Percentage/ Rate	
Contingency: DEQ Environmental	15.0%	\$ 17,100
Contingency: MSF Non-Environmental	15.0%	\$ 30,000
<i>Sub Total: Contingencies</i>		\$ 47,100
Interest: DEQ Environmental (Simple Interest)	0.0%	\$ -
Interest: MSF Non-Environmental (Simple Interest)	0.0%	\$ -
<i>Sub Total: Interest</i>		\$ -
<i>Sub Total: EAs + Contingencies + Interest</i>		\$ 361,100
Brownfield Plan Preparation		\$ 30,000
Brownfield Plan Implementation (to Developer)		\$ 15,000
Local Application Fees		\$ 5,000
Total Developer Administration: Brownfield Plan Preparation + Brownfield Plan Implementation (to Developer) + Application Fees		\$ 50,000
<i>Sub Total: EAs + Contingencies + Interest + Developer Administration</i>		\$ 411,100
Meridian Township BRA Administration		\$ 22,960
Meridian Township BRA Local Brownfield Revolving Fund (LBRF)		\$ 22,960
Total BRA : BRA Administration + LBRF		\$ 45,920
GRAND TOTAL: EAs + Contingencies + Interest + Developer Administration + Total BRA		\$ 457,020

Table 1b - Summary of Eligible Activities	Eligible Activity Amount Supported in Brownfield Plan
Total Local Tax Capture to Developer for Eligible Activities, Contingency and Interest	\$ 411,100
Total Local Taxes to Meridian Township BRA Administration	\$ 22,960
Total Local Taxes to Meridian Township BRA (LBRF)	\$ 22,960
Total Local Tax Capture to BRA	\$ 45,920
GRAND TOTAL	\$ 457,020

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

This Plan anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this Plan in accordance with the Reimbursement Agreement. Initial taxable value/base year of the Eligible Property identified in and subject to this Plan shall be the next assessment roll for which equalization will be completed following the date the resolution adding the Eligible Property in the Plan is adopted. Therefore, the initial taxable value of the Eligible Property shall be determined by the use of tax year 2020 tax values. Tax increment revenue is expected to be available for capture by the redevelopment on the Property in 2021. Estimates project that the Authority is expected to capture the tax increment revenues from 2021 through 2044 which will be generated by the increase in taxable value. The following table provides a summary of the captured incremental taxable values and tax increment revenues captured which it will provide after completion of the redevelopment Project. In addition, detailed tables of estimated tax increment revenues to be captured is attached to this Plan as Exhibit C, Table 4 - Tax Increment Financing Estimates.

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

Table 2 - Estimated Captured Incremental Taxable Values & Tax Increment Revenues Captured

Tax Year	Captured Incremental Taxable Values	Tax Increment Revenues Captured
2020 - Base Year	\$ -	\$ -
2021 - Start of Tax Capture	\$ 368,591	\$ 13,042
2022	\$ 381,278	\$ 13,491
2023	\$ 394,242	\$ 13,950
2024	\$ 407,489	\$ 14,418
2025	\$ 421,025	\$ 14,897
2026	\$ 434,855	\$ 15,387
2027	\$ 448,988	\$ 15,887
2028	\$ 463,428	\$ 16,398
2029	\$ 478,183	\$ 16,920
2030	\$ 493,260	\$ 17,453
2031	\$ 508,665	\$ 17,998
2032	\$ 524,406	\$ 18,555
2033	\$ 540,491	\$ 19,124
2034	\$ 556,926	\$ 19,706
2035	\$ 573,719	\$ 20,300
2036	\$ 590,878	\$ 20,907
2037	\$ 608,412	\$ 21,528
2038	\$ 626,328	\$ 22,162
2039	\$ 644,634	\$ 22,809
2040	\$ 663,339	\$ 23,471
2041	\$ 682,452	\$ 24,147
2042	\$ 701,982	\$ 24,839
2043	\$ 721,938	\$ 25,545
2044	\$ 742,328	\$ 26,266
Total	-	\$ 459,200
<i>Total of "Surplus Revenue/Surplus Incremental Taxes Paid" to be returned to the applicable Taxing Jurisdictions on a pro-rata basis</i>		\$ 2,180
Total Estimated Tax Increment Revenues Captured		\$ 457,020

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

Eligible activities in this Plan are to be financed by the Developer. The Developer will obtain conventional bank financing for a construction loan equal to approximately 75% loan to cost. The Developer will fulfill the obligation for the remaining 25% balance of funds needed through a combination of cash and land equity. As the Developer is still finalizing the Project costs, they have not yet selected a lender. However, the Developer has had preliminary discussions with several banks that they have existing relationships with and they are excited about the opportunity to provide construction financing for this Project along the terms they are seeking. Financial close and the start of construction is expected in October 2019 and is anticipated to be completed by the end of 2020, pending incentive approvals.

The Developer will be reimbursed for eligible costs as listed in Tables 1a and 1b above. The current estimated amount of required capture used to reimburse the Developer for costs in this Plan is \$411,100 so long as there are available revenues.

All reimbursements authorized under this Plan shall be governed by the Agreement. The Authority shall not incur any note or bonded indebtedness to finance the purposes of this Plan. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan is intended to authorize the Authority to fund such reimbursements from tax increment revenues generated by this Project and does not obligate the Authority or Township to fund any reimbursement or to enter into the Agreement providing for the reimbursement of any costs for which tax increment revenues may be captured under this Plan, or which are permitted to be reimbursed under this Plan. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Plan, will be provided solely under the Agreement contemplated by this Plan.

The Authority anticipates collecting under this Plan \$22,960 for LBRF and \$22,960 for Authority Administration. LBRF and Authority Administration capture is reflective of the redevelopment project being completed.

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

The Authority will not incur a note or bonded indebtedness for this Brownfield Project under this Plan.

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

Subject to Section 13b(16) of Act 381, the date of tax capture shall commence no earlier than 2021 or the immediate following year—as increment revenue becomes available, but the beginning date of tax increment revenues capture shall not exceed five years beyond the date of the governing body resolution approving the Plan. In no event shall this Plan extend beyond the maximum term allowed by Section 13(2)(f) of Act 381 for the duration of this Plan. Total estimated Plan capture duration for reimbursement of Eligible Activities, Brownfield Plan Preparation costs, Brownfield Plan Implementation Fees, Authority Administration & Application Fees, and LBRF capture is estimated at 24 years (2021-2044).

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

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

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

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

The following table presents a summary of the impact to taxing jurisdictions (if the redevelopment Project is completed). The impact to each individual taxing jurisdiction may be as much as their proportionate share of \$457,020. Table 1a identifies the total amount required for the Project's eligible activities so long as there are sufficient revenues available to capture. Additional information related to the impact of tax increment financing on the various taxing jurisdictions is presented Exhibit C, Table 4.

Table 3 - Impact to Taxing Jurisdictions			
Taxing Unit	Incremental Taxes Paid	Taxes Returned to Taxing Unit	Impact to Taxing Jurisdiction
MERIDIAN CHARTER TOWNSHIP	-	-	-
Operating	\$ 54,079	\$ 257	\$ 53,822
Pathways	\$ 4,303	\$ 20	\$ 4,283
CATA Redi Ride	\$ 2,574	\$ 12	\$ 2,561
Fire Protection	\$ 8,245	\$ 39	\$ 8,206
Police Protection	\$ 7,826	\$ 37	\$ 7,788
Land Preservation	\$ 4,248	\$ 20	\$ 4,227
Community Services	\$ 1,930	\$ 9	\$ 1,921
Local Roads	\$ 3,217	\$ 15	\$ 3,202
Parks/Recreation	\$ 8,581	\$ 41	\$ 8,540
Debt	\$ 2,596	\$ 2,596	\$ -
Police & Fire Protection	\$ 19,212	\$ 91	\$ 19,121
INGHAM COUNTY	-	-	-
County Operating	\$ 87,821	\$ 417	\$ 87,404
Indigent Veterans Relief Fund	\$ 857	\$ 4	\$ 852
Potter Park Zoo	\$ 5,321	\$ 25	\$ 5,296
Public Transportation	\$ 7,787	\$ 37	\$ 7,750
911 System	\$ 11,031	\$ 52	\$ 10,979
Juvenile Justice	\$ 7,787	\$ 37	\$ 7,750
Farmland Preservation	\$ 1,817	\$ 9	\$ 1,808
Health Services	\$ 4,542	\$ 22	\$ 4,521
Parks/Trails	\$ 6,489	\$ 31	\$ 6,458
Animal Control	\$ 3,115	\$ 15	\$ 3,100
Capital Region Airport Authority - CRAA	\$ 9,072	\$ 43	\$ 9,028
Capital Area Transportation Authority - CATA	\$ 39,024	\$ 185	\$ 38,839
LIBRARY	-	-	-
Capital Area District Library - CADL	\$ 20,245	\$ 96	\$ 20,149
INTERMEDIATE SCHOOL DISTRICTS (ISD)	-	-	-
RESA Operating	\$ 2,596	\$ 12	\$ 2,583
RESA Special Education	\$ 58,481	\$ 278	\$ 58,203
RESA Vocational Education	\$ 16,774	\$ 80	\$ 16,694
COMMUNITY COLLEGE	-	-	-
Lansing Community College - LCC	\$ 49,409	\$ 235	\$ 49,175
LOCAL SCHOOL MILLAGES: excludes State School millages	-	-	-
School Debt	\$ 90,845	\$ 90,845	\$ -
School Building and Site ("Sinking Fund" millage available for tax capture)	\$ 12,820	\$ 61	\$ 12,759
STATE SCHOOL MILLAGES: excludes Local School millages	-	-	-
State Education Tax - SET	\$ 77,867	\$ 77,867	\$ -
Local School Operating - LSO (18 mills for Real Property; only 6 mills for Personal Property)	\$ 233,601	\$ 233,601	\$ -
Totals	\$ 864,108	\$ 407,088	\$ 457,020
Total Tax Increment Revenues Captured			\$ 457,020

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

The Property will become vacant sometime in June 2019 when the existing business closes. There are no persons residing on the Property and the existing businesses that will close in June 2019 on the Property is not relocating. Additionally, there are no residences or businesses that will be acquired to be cleared; therefore, there will be no adverse displacement or adverse relocation of persons or businesses under this Plan.

10. LOCAL BROWNFIELD REVOLVING FUND (SECTION 8)

The Authority has established a Local Brownfield Revolving Fund (LBRF). If the redevelopment Project is completed and all eligible activities are incurred as summarized in Table 1a, the Authority anticipates capturing incremental local taxes to fund the Authority's LBRF up to \$22,960, to the extent allowed by law. See Table 4d for LBRF distribution. The Authority's LBRF will be used to fund other projects within the Township. All funds deposited in the LBRF shall be in accordance with Section 8 of Act 381.

11. STATE BROWNFIELD REDEVELOPMENT FUND (SECTION 8A)

The Authority shall not pay to the Department of Treasury any millages captured under this Plan Amendment for the State of Michigan Brownfield Redevelopment Fund (MBRF).

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

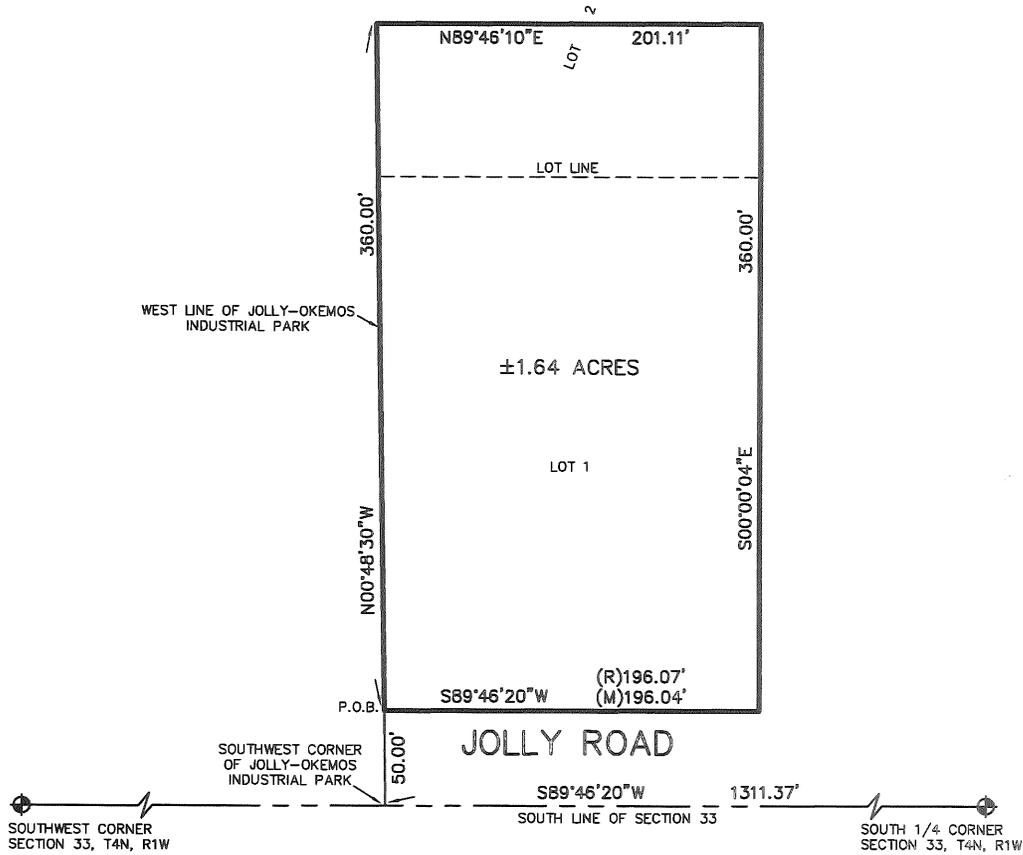
The Authority and the Township, in accordance with the Act, may amend this Plan in the future in order to fund additional eligible activities associated with the Project described herein.

Exhibit A

**Eligible Property - Legal Description
And
Eligible Property Boundary Map**

SKETCH PLAN

Revised Tire Store Parcel Description: A parcel of land in the Southwest 1/4 of Section 33, T4N, R1W, Meridian Township, Ingham County, Michigan, being a part of Lots 1 & 2, Jolly-Okemos Industrial Park as recorded in Liber 27, Pages 20-21, Ingham County Records, the boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 33; thence S89°46'20"W along the South line of said Section 33 a distance of 1311.37 feet to the Southwest corner of said Jolly-Okemos Industrial Park; thence N00°48'30"W along the West line of said Jolly-Okemos Industrial Park 50.00 feet to the point of beginning of this description; thence N00°48'30"W continuing along said West line 360.00 feet to the North line of the South 80 feet of said Lot 2; thence N89°46'10"E along said North line 201.11 feet to the West line of Jolly Oak Road; thence S00°00'04"E along said West right of way line 360.00 feet to the Southeast corner of said Lot 1 of Jolly-Okemos Industrial Park; thence S89°46'20"W along the South line of said Lot 1 a distance of 196.04 feet to the point of beginning; said parcel containing 1.64 acres, more or less; said parcel subject to all easements and restrictions if any.



SCALE 1" = 100'



LEGEND

- = Survey Boundary Line
 - = Distance Not to Scale
 - = Fence
 - = Concrete Areas
 - = Asphalt Areas
- All Dimensions are in Feet and Decimals Thereof.

	KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS
	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 13432 PRESTON DRIVE, MARSHALL, MI 49068 PH. 269-781-9800 FAX. 269-781-9805
DRAWN BY KDB	SECTION 33, T4N, R1W
FIELD WORK BY ---	JOB NUMBER:
SHEET 1 OF 1	88667.BND-BROWNFIELD2

E R F

03/25/19

ERICK R. FRIESTROM DATE
 PROFESSIONAL SURVEYOR NO. 53497

Exhibit B

**Basis of Eligibility - DEQ Acknowledgement of Receipt of a Baseline
Environmental Assessment letter dated September 28, 2018**



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
LANSING DISTRICT OFFICE



C. HEIDI GREYER
DIRECTOR

September 28, 2018

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

BEA ID: B201802511LA

Legal Entity: Okemos Pointe LLC, 2422 Jolly Road, Suite 200, Okemos, Michigan 48864

Property Address: 2360 Jolly Road, Okemos, Ingham County

On September 26, 2018, the Department of Environmental Quality (DEQ) received a Baseline Environmental Assessment (BEA) dated April 25, 2018, for the above legal entity and property. This letter is your acknowledgement that the DEQ has received and recorded the BEA. The DEQ maintains an administrative record of each BEA as received.

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

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

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

The legal entity, as the owner and/or operator of a facility or property, may have Due Care responsibilities under Section 20107a of Part 201, Environmental Remediation, and/or Section 21304c of Part 213, Leaking Underground Storage Tanks, of the NREPA.

The legal entity may also have responsibility under applicable state and federal laws, including, but not limited to, Part 201, Environmental Remediation; Part 111, Hazardous Waste Management; Part 211, Underground Storage Tank Regulations; Part 213, Leaking Underground Storage Tanks; Part 615, Supervisor of Wells, of the NREPA; and the Michigan Fire Prevention Code, 1941 PA 207, as amended.

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

Authorized signature:



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

Enclosure

cc: SME

Exhibit C

Table 4 - Tax Increment Financing Estimates

Table 4a1 - Base Year/Initial Taxable Value (ITV) Information

**2360 JOLLY ROAD - MERIDIAN CHARTER TOWNSHIP
BROWNFIELD PLAN
Table 4a1 - Base Year/ Initial Taxable Value (ITV) Information**

Notes	Property Identification		Estimated Base Year/ Initial Taxable Value (ITV) of All Eligible Property in the Brownfield Plan by Property Classification									Estimated Total Taxes Paid on Base Year/ ITV		Notes	
			Land (entire parcel; includes area not in BP)	% of Existing Parcel (Land Area) to be included in BP	Notes	Land Portion in BP	Land Improvements in BP	Building in BP	Real Property Subtotal in BP	Personal Property in BP	TOTAL in BP	Real Property	Personal Property		
	Address	Tax Parcel Number													BASE YEAR = 2020
	2360 Jolly Road	Major Portion of 33-02-02-33-376-010	\$ 260,800	62.5475%	Total Land Area = 2.661 Acres (115,913.16 SF) but only a portion is included in BP, as follows: Subtract Land Area of 39,387.32 SF (33.98%) and 4,025 SF (3.472%) from adjoining BP, totaling 43,412.32 SF. Remaining Land Area = 115,913.16 SF Minus 43,412.32 = 72,500.84 SF (62.5475%).	\$ 163,124	\$ 3,712	\$ 46,574	\$ 213,409	\$ -	\$ 213,409	\$ 14,210	\$ -	Estimated Taxable Value for 2020 (as of 12/31/2019 based on actual Value for entire parcel for 2018). Includes building of approximately 16,900 SF.	
	2360 Jolly Road	33-02-02-90-525-743	\$ -	-	Personal Property Only	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Removed in 2019	
	Totals		\$ 260,800	-	-	\$ 163,124	\$ 3,712	\$ 46,574	\$ 213,409	\$ -	\$ 213,409	\$ 14,210	\$ -	-	
												Real & Personal Combined =		\$ 14,210	

Notes:

Initial Taxable Value (ITV)/ Base Year of eligible property identified in and subject to this Brownfield Plan shall be the next assessment roll for which equalization will be completed following the date the resolution adding the eligible property in the Brownfield Plan is adopted. Therefore, the initial taxable value of the Property shall be determined by the use of tax year 2020 tax values.

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

**2360 JOLLY ROAD - MERIDIAN CHARTER TOWNSHIP
BROWNFIELD PLAN**

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

	AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS	Millage Rate Paid on Real Property	Millage Rate Paid on Commercial Personal Property	Base Year	2020
				BP Year Number	0
-	MERIDIAN CHARTER TOWNSHIP	-	-	-	-
-	Operating	4.1670	4.1670		\$ 889
-	Pathways	0.3316	0.3316		\$ 71
-	CATA Redi Ride	0.1983	0.1983		\$ 42
-	Fire Protection	0.6353	0.6353		\$ 136
-	Police Protection	0.6030	0.6030		\$ 129
-	Land Preservation	0.3273	0.3273		\$ 70
-	Community Services	0.1487	0.1487		\$ 32
-	Local Roads	0.2479	0.2479		\$ 53
-	Parks/Recreation	0.6612	0.6612		\$ 141
-	Debt	0.2000	0.2000		\$ 43
-	Police & Fire Protection	1.4804	1.4804		\$ 316
-	<i>Subtotal of Local Government Unit (LGU): Annual</i>	<i>9.0007</i>	<i>9.0007</i>		<i>\$ 1,921</i>
-	INGHAM COUNTY	-	-	-	-
-	County Operating	6.7670	6.7670		\$ 1,444
-	Indigent Veterans Relief Fund	0.0660	0.0660		\$ 14
-	Potter Park Zoo	0.4100	0.4100		\$ 87
-	Public Transportation	0.6000	0.6000		\$ 128
-	911 System	0.8500	0.8500		\$ 181
-	Juvenile Justice	0.6000	0.6000		\$ 128
-	Farmland Preservation	0.1400	0.1400		\$ 30
-	Health Services	0.3500	0.3500		\$ 75
-	Parks/Trails	0.5000	0.5000		\$ 107
-	Animal Control	0.2400	0.2400		\$ 51
-	Capital Region Airport Authority - CRAA	0.6990	0.6990		\$ 149
-	Capital Area Transportation Authority - CATA	3.0070	3.0070		\$ 642
-	LIBRARY	-	-	-	-
-	Capital Area District Library - CADL	1.5600	1.5600		\$ 333
-	INTERMEDIATE SCHOOL DISTRICTS (ISD)	-	-	-	-
-	RESA Operating	0.2000	0.2000		\$ 43
-	RESA Special Education	4.5062	4.5062		\$ 962
-	RESA Vocational Education	1.2925	1.2925		\$ 276
-	COMMUNITY COLLEGE	-	-	-	-
-	Lansing Community College - LCC	3.8072	3.8072		\$ 812
-	LOCAL SCHOOL MILLAGES: excludes State School millages	-	-	-	-
-	School Debt	7.0000	7.0000		\$ 1,494
-	School Building and Site ("Sinking Fund" millage available for tax capture)	0.9878	0.9878		\$ 211
-	<i>Subtotal of Non-Local Government Unit (LGU) Local: Annual</i>	<i>33.5827</i>	<i>33.5827</i>		<i>\$ 7,167</i>
-	Total Local: Annual	42.5834	42.5834		\$ 9,088
-	STATE SCHOOL MILLAGES: excludes Local School millages	-	-	-	-
-	State Education Tax - SET	6.0000	6.0000		\$ 1,280
-	Local School Operating - LSO (18 mills for Real Property; only 6 mills for Personal Property)	18.0000	6.0000		\$ 3,841
-	Total State & Local School: Annual	24.0000	12.0000		\$ 5,122
-	TOTAL LOCAL AND STATE & LOCAL SCHOOL: ANNUAL	66.5834	54.5834		\$ 14,210

Table 4b - Estimated Future Taxable Value (FTV) Information

2360 JOLLY ROAD - MERIDIAN CHARTER TOWNSHIP

BROWNFIELD PLAN

Table 4b - Estimated Future Taxable Value (FTV) Information

Tax Year =

Estimated Percentage (%) Change In Future Taxable Values (TV) of Building(s), Land Improvements & Land shown below (excludes any Personal Property): Upon 100% Completion						
Estimated Percentage (%) Change In Future Taxable Values (TV) of Land shown below						
Estimated Future Taxable Value (FTV) and True Cash Value (TCV) of Building(s), Land Improvements & Land Upon Completion	Estimated FTV	Estimated TCV	Notes	Tax Year		
				Assumes \$ Invested In:	2020 % Completed by 12/31/19	2021 % Completed by 12/31/20
Commercial Space	\$ 582,000	\$ -	-	2019-20	0%	100%
Subtotal	\$ 582,000	\$ -	-		-	-
Existing Building (16,900 SF) & Land Improvements. The Taxable Value of the building is included in the FTV of the renovated Commercial Space above once construction starts.	\$ 50,285	\$ -	Existing Building & Land Improvements	Completed prior to 2019	100%	100%
Subtotal	\$ 50,285	\$ -	-	-	-	-
Subtotal	\$ 632,285	\$ -				
Subtotal Future Taxable Value (FTV) of Building(s), Land Improvements, and Land						
Estimated Future Taxable Value (FTV) of Land	Existing TV (as of 2019)	Notes				
Tax Parcel Number	-	Assumes all FTV for Land is removed upon completion of construction because the FTV is already included above in the FTV for each type of development. The FTV on Land, or a portion of FTV on Land, may remain up to the point of completion, but this table assumes that there is no FTV during the term of construction for conservative estimation purposes only.				
Major Portion of 33-02-02-33-376-010	\$ 163,124					
Subtotal Future Taxable Value (FTV) of Land	\$ 163,124					
Total Future Taxable Value (FTV) of Building(s) and Land Improvements, Land & Any Pre-Existing Personal Property						
Total Captured Taxable Value (= to Total FTV of Building(s) and Land Improvements, Land & Personal Property minus Base Year/ ITV)						

Notes:

All Future Taxable Values (FTV)/Future Assessed Values (FAV) are estimates only; the actual FTV/FAV may be higher or lower than estimated, and must be determined upon project completion by the governing body's Assessing personnel. FTV/FAV per square foot and/or per room/unit for both new construction and renovations may vary widely depending on the quality, quantity, type of improvements, and the property's location. Additionally, for any renovations (if applicable), the FTV/FAV depends on whether improvements are assessed as "new improvements" or just "replacement/repair," as determined by Assessing personnel. Until improvements are completed and assessed, it is only possible to estimate the FTV/FAV based on various assumptions.

The Brownfield Plan will also capture all Personal Property taxes allowed for tax capture. The estimates of Future Taxable Value and Tax Increment Revenues exclude any estimate of the value of Personal Property because the actual values of Personal Property and any associated property taxes generated are difficult to estimate due to the following: (a) uncertainty regarding the amount, value and type of Personal Property to be included in the project; (b) different depreciation rates applying to the various categories of Personal Property, such as Furniture and Fixtures, Office and Electronic Equipment, Machinery and Equipment, Computer Equipment, etc.; and (c) Personal Property being exempt from taxes if its True Cash Value (after depreciation) is less than \$80,000 and the proper forms are submitted to the local unit of government (pursuant to Michigan Public Act 153 of 2013, as amended). No Personal Property is included in the Plan's Base Year/Initial Taxable Value.

Base Year	FIRST YEAR OF TAX CAPTURE
-----------	---------------------------------

Calendar/ Tax Year	2019	2020	2021	2022	2023	2024	2025	2026
FYE	2020	2021	2022	2023	2024	2025	2026	2027
BP Year Number	0	0	1	2	3	4	5	6
	0.00%	0.00%	0.00%	2.18%	2.18%	2.18%	2.18%	2.18%
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	-	-	-	-	-	-	-	-
	-	-	582,000	594,688	607,652	620,899	634,434	648,265
	-	-	582,000	594,688	607,652	620,899	634,434	648,265
	50,285	50,285	-	-	-	-	-	-
	50,285	50,285	-	-	-	-	-	-
	50,285	50,285	582,000	594,688	607,652	620,899	634,434	648,265
	50,285	50,285	582,000	594,688	607,652	620,899	634,434	648,265
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	163,124	163,124	-	-	-	-	-	-
	163,124	163,124	-	-	-	-	-	-
	213,409	213,409	582,000	594,688	607,652	620,899	634,434	648,265
	\$ -	\$ -	\$ 368,591	\$ 381,278	\$ 394,242	\$ 407,489	\$ 421,025	\$ 434,855

2027	2028	2029	2030	2031	2032	2033	2034	2035
2028	2029	2030	2031	2032	2033	2034	2035	2036
7	8	9	10	11	12	13	14	15
2.18%	2.18%	2.18%	2.18%	2.18%	2.18%	2.18%	2.18%	2.18%
0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
-	-	-	-	-	-	-	-	-
662,397	676,837	691,592	706,669	722,074	737,816	753,900	770,335	787,128
662,397	676,837	691,592	706,669	722,074	737,816	753,900	770,335	787,128
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
662,397	676,837	691,592	706,669	722,074	737,816	753,900	770,335	787,128
662,397	676,837	691,592	706,669	722,074	737,816	753,900	770,335	787,128
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
662,397	676,837	691,592	706,669	722,074	737,816	753,900	770,335	787,128
\$ 448,988	\$ 463,428	\$ 478,183	\$ 493,260	\$ 508,665	\$ 524,406	\$ 540,491	\$ 556,926	\$ 573,719

2036	2037	2038	2039	2040	2041	2042	2043	2044
2037	2038	2039	2040	2041	2042	2043	2044	2045
16	17	18	19	20	21	22	23	24
2.18%	2.18%	2.18%	2.18%	2.18%	2.18%	2.18%	2.18%	2.18%
0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
-	-	-	-	-	-	-	-	-
804,288	821,821	839,737	858,043	876,749	895,862	915,391	935,347	955,738
804,288	821,821	839,737	858,043	876,749	895,862	915,391	935,347	955,738
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
804,288	821,821	839,737	858,043	876,749	895,862	915,391	935,347	955,738
<i>804,288</i>	<i>821,821</i>	<i>839,737</i>	<i>858,043</i>	<i>876,749</i>	<i>895,862</i>	<i>915,391</i>	<i>935,347</i>	<i>955,738</i>
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
804,288	821,821	839,737	858,043	876,749	895,862	915,391	935,347	955,738
\$ 590,878	\$ 608,412	\$ 626,328	\$ 644,634	\$ 663,339	\$ 682,452	\$ 701,982	\$ 721,938	\$ 742,328

Table 4c - Impact of Tax Capture on Taxing Jurisdictions

**2360 JOLLY ROAD - MERIDIAN CHARTER TOWNSHIP
BROWNFIELD PLAN**

Table 4c - Impact of Tax Capture on Taxing Jurisdictions

	Real Property: Retail/ Commercial/ Office					Commercial Personal Property					Percent (%) of Millage Rate Captured
	Buildings, Improvements to Land & Land					Furniture & Fixtures, Machinery & Equipment; Other					
	2018 Millage Rate Paid	Millages Not Allowed for Capture	Millage Rate Captured	% of Local/ Regional Millages Captured	% of All Millages Captured	2018 Millage Rate Paid	Millages Not Allowed for Capture	Millage Rate Captured	% of Local/ Regional Millages Captured	% of All Millages Captured	
	BP Years 1-End					BP Years 1-End					BP Years: All Years
MERIDIAN CHARTER TOWNSHIP	-	-	-	-	-	-	-	-	-	-	-
- Operating	4.1670	0.0000	4.1670	11.78%	11.78%	4.1670	0.0000	4.1670	11.78%	11.78%	100.00%
- Pathways	0.3316	0.0000	0.3316	0.94%	0.94%	0.3316	0.0000	0.3316	0.94%	0.94%	100.00%
- CATA Redi Ride	0.1983	0.0000	0.1983	0.56%	0.56%	0.1983	0.0000	0.1983	0.56%	0.56%	100.00%
- Fire Protection	0.6353	0.0000	0.6353	1.80%	1.80%	0.6353	0.0000	0.6353	1.80%	1.80%	100.00%
- Police Protection	0.6030	0.0000	0.6030	1.70%	1.70%	0.6030	0.0000	0.6030	1.70%	1.70%	100.00%
- Land Preservation	0.3273	0.0000	0.3273	0.93%	0.93%	0.3273	0.0000	0.3273	0.93%	0.93%	100.00%
- Community Services	0.1487	0.0000	0.1487	0.42%	0.42%	0.1487	0.0000	0.1487	0.42%	0.42%	100.00%
- Local Roads	0.2479	0.0000	0.2479	0.70%	0.70%	0.2479	0.0000	0.2479	0.70%	0.70%	100.00%
- Parks/Recreation	0.6612	0.0000	0.6612	1.87%	1.87%	0.6612	0.0000	0.6612	1.87%	1.87%	100.00%
- Debt	0.2000	0.2000	0.0000	0.00%	0.00%	0.2000	0.2000	0.0000	0.00%	0.00%	0.00%
- Police & Fire Protection	1.4804	0.0000	1.4804	4.18%	4.18%	1.4804	0.0000	1.4804	4.18%	4.18%	100.00%
- <i>Subtotal of Local Government Unit (LGU): Annual</i>	9.0007	0.2000	8.8007	24.87%	24.87%	9.0007	0.2000	8.8007	24.87%	24.87%	-
- <i>Local Government Unit (LGU): Cumulative</i>											
INGHAM COUNTY	-	-	-	-	-	-	-	-	-	-	-
- County Operating	6.7670	0.0000	6.7670	19.12%	19.12%	6.7670	0.0000	6.7670	19.12%	19.12%	100.00%
- Indigent Veterans Relief Fund	0.0660	0.0000	0.0660	0.19%	0.19%	0.0660	0.0000	0.0660	0.19%	0.19%	100.00%
- Potter Park Zoo	0.4100	0.0000	0.4100	1.16%	1.16%	0.4100	0.0000	0.4100	1.16%	1.16%	100.00%
- Public Transportation	0.6000	0.0000	0.6000	1.70%	1.70%	0.6000	0.0000	0.6000	1.70%	1.70%	100.00%
- 911 System	0.8500	0.0000	0.8500	2.40%	2.40%	0.8500	0.0000	0.8500	2.40%	2.40%	100.00%
- Juvenile Justice	0.6000	0.0000	0.6000	1.70%	1.70%	0.6000	0.0000	0.6000	1.70%	1.70%	100.00%
- Farmland Preservation	0.1400	0.0000	0.1400	0.40%	0.40%	0.1400	0.0000	0.1400	0.40%	0.40%	100.00%
- Health Services	0.3500	0.0000	0.3500	0.99%	0.99%	0.3500	0.0000	0.3500	0.99%	0.99%	100.00%
- Parks/Trails	0.5000	0.0000	0.5000	1.41%	1.41%	0.5000	0.0000	0.5000	1.41%	1.41%	100.00%
- Animal Control	0.2400	0.0000	0.2400	0.68%	0.68%	0.2400	0.0000	0.2400	0.68%	0.68%	100.00%
- Capital Region Airport Authority - CRAA	0.6990	0.0000	0.6990	1.98%	1.98%	0.6990	0.0000	0.6990	1.98%	1.98%	100.00%
- Capital Area Transportation Authority - CATA	3.0070	0.0000	3.0070	8.50%	8.50%	3.0070	0.0000	3.0070	8.50%	8.50%	100.00%
- LIBRARY	-	-	-	-	-	-	-	-	-	-	-
- Capital Area District Library - CADL	1.5600	0.0000	1.5600	4.41%	4.41%	1.5600	0.0000	1.5600	4.41%	4.41%	100.00%
INTERMEDIATE SCHOOL DISTRICTS (ISD)	-	-	-	-	-	-	-	-	-	-	-
- RESA Operating	0.2000	0.0000	0.2000	0.57%	0.57%	0.2000	0.0000	0.2000	0.57%	0.57%	100.00%
- RESA Special Education	4.5062	0.0000	4.5062	12.74%	12.74%	4.5062	0.0000	4.5062	12.74%	12.74%	100.00%
- RESA Vocational Education	1.2925	0.0000	1.2925	3.65%	3.65%	1.2925	0.0000	1.2925	3.65%	3.65%	100.00%
- COMMUNITY COLLEGE	-	-	-	-	-	-	-	-	-	-	-
- Lansing Community College - LCC	3.8072	0.0000	3.8072	10.76%	10.76%	3.8072	0.0000	3.8072	10.76%	10.76%	100.00%
LOCAL SCHOOL MILLAGES: excludes State School millages	-	-	-	-	-	-	-	-	-	-	-
- School Debt	7.0000	7.0000	0.0000	0.00%	0.00%	7.0000	7.0000	0.0000	0.00%	0.00%	0.00%
- School Building and Site ("Sinking Fund" millage available for tax capture)	0.9878	0.0000	0.9878	2.79%	2.79%	0.9878	0.0000	0.9878	2.79%	2.79%	100.00%
- <i>Subtotal of Non-LGU Local: Annual</i>	33.5827	7.0000	26.5827	75.13%	75.13%	33.5827	7.0000	26.5827	75.13%	75.13%	-
- <i>Non-LGU Local: Cumulative</i>											
Total Local Tax Capture: Annual	42.5834	7.2000	35.3834	100.00%	100.00%	42.5834	7.2000	35.3834	100.00%	100.00%	
- <i>Total Local Tax Capture: Cumulative</i>											
STATE SCHOOL MILLAGES: excludes Local School millages	-	-	-	-	-	-	-	-	-	-	-
- State Education Tax - SET	6.0000	6.0000	0.0000	0.00%	0.00%	6.0000	6.0000	0.0000	0.00%	0.00%	0.00%
- Local School Operating - LSO (18 mills for Real Property; only 6 mills for Personal Property)	18.0000	18.0000	0.0000	0.00%	0.00%	6.0000	6.0000	0.0000	0.00%	0.00%	0.00%
- Total State & Local School: Annual	24.0000	24.0000	0.0000	0.00%	0.00%	12.0000	12.0000	0.0000	0.00%	0.00%	-
- <i>Total State & Local School: Cumulative</i>											
TOTAL LOCAL and STATE & LOCAL SCHOOL TAX CAPTURE: ANNUAL	66.5834	31.2000	35.3834	-	100.00%	54.5834	19.2000	35.3834	-	100.00%	
- <i>TOTAL LOCAL and STATE & LOCAL SCHOOL TAX CAPTURE: CUMULATIVE</i>											
Percentage of Local Millages/ Taxes Available & Captured	63.95%	-	100.00%	-	-						
Percentage of State & Local School Millages/ Taxes Available & Captured	36.05%	-	0.00%	-	-						

Notes:

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

Calendar/ Tax Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
BP Year Number	1	2	3	4	5	6	7	8	9	10	11	12	13

-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,536	1,589	1,643	1,698	1,754	1,812	1,871	1,931	1,993	2,055	2,120	2,185	2,252	
122	126	131	135	140	144	149	154	159	164	169	174	179	
73	76	78	81	83	86	89	92	95	98	101	104	107	
234	242	250	259	267	276	285	294	304	313	323	333	343	
222	230	238	246	254	262	271	279	288	297	307	316	326	
121	125	129	133	138	142	147	152	157	161	166	172	177	
55	57	59	61	63	65	67	69	71	73	76	78	80	
91	95	98	101	104	108	111	115	119	122	126	130	134	
244	252	261	269	278	288	297	306	316	326	336	347	357	
-	-	-	-	-	-	-	-	-	-	-	-	-	
546	564	584	603	623	644	665	686	708	730	753	776	800	
3,244	3,356	3,470	3,586	3,705	3,827	3,951	4,078	4,208	4,341	4,477	4,615	4,757	
3,244	6,599	10,069	13,655	17,360	21,188	25,139	29,217	33,426	37,767	42,243	46,859	51,615	
-	-	-	-	-	-	-	-	-	-	-	-	-	
2,494	2,580	2,668	2,757	2,849	2,943	3,038	3,136	3,236	3,338	3,442	3,549	3,657	
24	25	26	27	28	29	30	31	32	33	34	35	36	
151	156	162	167	173	178	184	190	196	202	209	215	222	
221	229	237	244	253	261	269	278	287	296	305	315	324	
313	324	335	346	358	370	382	394	406	419	432	446	459	
221	229	237	244	253	261	269	278	287	296	305	315	324	
52	53	55	57	59	61	63	65	67	69	71	73	76	
129	133	138	143	147	152	157	162	167	173	178	184	189	
184	191	197	204	211	217	224	232	239	247	254	262	270	
88	92	95	98	101	104	108	111	115	118	122	126	130	
258	267	276	285	294	304	314	324	334	345	356	367	378	
1,108	1,147	1,185	1,225	1,266	1,308	1,350	1,394	1,438	1,483	1,530	1,577	1,625	
-	-	-	-	-	-	-	-	-	-	-	-	-	
575	595	615	636	657	678	700	723	746	769	794	818	843	
-	-	-	-	-	-	-	-	-	-	-	-	-	
74	76	79	81	84	87	90	93	96	99	102	105	108	
1,661	1,718	1,777	1,836	1,897	1,960	2,023	2,088	2,155	2,223	2,292	2,363	2,436	
476	493	510	527	544	562	580	599	618	638	657	678	699	
-	-	-	-	-	-	-	-	-	-	-	-	-	
1,403	1,452	1,501	1,551	1,603	1,656	1,709	1,764	1,821	1,878	1,937	1,997	2,058	
-	-	-	-	-	-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	-	-	
364	377	389	403	416	430	444	458	472	487	502	518	534	
9,798	10,135	10,480	10,832	11,192	11,560	11,935	12,319	12,711	13,112	13,522	13,940	14,368	
9,798	19,934	30,414	41,246	52,438	63,997	75,933	88,252	100,963	114,075	127,597	141,537	155,905	
13,042	13,491	13,950	14,418	14,897	15,387	15,887	16,398	16,920	17,453	17,998	18,555	19,124	
13,042	26,533	40,483	54,901	69,798	85,185	101,072	117,469	134,389	151,842	169,840	188,396	207,520	
-	-	-	-	-	-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	-	-	
13,042	13,491	13,950	14,418	14,897	15,387	15,887	16,398	16,920	17,453	17,998	18,555	19,124	
13,042	26,533	40,483	54,901	69,798	85,185	101,072	117,469	134,389	151,842	169,840	188,396	207,520	

2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Total Tax Capture During Brownfield Plan Tax Capture Period
14	15	16	17	18	19	20	21	22	23	24	
-	-	-	-	-	-	-	-	-	-	-	-
2,321	2,391	2,462	2,535	2,610	2,686	2,764	2,844	2,925	3,008	3,093	54,079
185	190	196	202	208	214	220	226	233	239	246	4,303
110	114	117	121	124	128	132	135	139	143	147	2,574
354	364	375	387	398	410	421	434	446	459	472	8,245
336	346	356	367	378	389	400	412	423	435	448	7,826
182	188	193	199	205	211	217	223	230	236	243	4,248
83	85	88	90	93	96	99	101	104	107	110	1,930
138	142	146	151	155	160	164	169	174	179	184	3,217
368	379	391	402	414	426	439	451	464	477	491	8,581
-	-	-	-	-	-	-	-	-	-	-	-
824	849	875	901	927	954	982	1,010	1,039	1,069	1,099	19,212
4,901	5,049	5,200	5,354	5,512	5,673	5,838	6,006	6,178	6,354	6,533	114,214
56,517	61,566	66,766	72,120	77,632	83,306	89,143	95,150	101,327	107,681	114,214	-
-	-	-	-	-	-	-	-	-	-	-	-
3,769	3,882	3,998	4,117	4,238	4,362	4,489	4,618	4,750	4,885	5,023	87,821
37	38	39	40	41	43	44	45	46	48	49	857
228	235	242	249	257	264	272	280	288	296	304	5,321
334	344	355	365	376	387	398	409	421	433	445	7,787
473	488	502	517	532	548	564	580	597	614	631	11,031
334	344	355	365	376	387	398	409	421	433	445	7,787
78	80	83	85	88	90	93	96	98	101	104	1,817
195	201	207	213	219	226	232	239	246	253	260	4,542
278	287	295	304	313	322	332	341	351	361	371	6,489
134	138	142	146	150	155	159	164	168	173	178	3,115
389	401	413	425	438	451	464	477	491	505	519	9,072
1,675	1,725	1,777	1,829	1,883	1,938	1,995	2,052	2,111	2,171	2,232	39,024
-	-	-	-	-	-	-	-	-	-	-	-
869	895	922	949	977	1,006	1,035	1,065	1,095	1,126	1,158	20,245
-	-	-	-	-	-	-	-	-	-	-	-
111	115	118	122	125	129	133	136	140	144	148	2,596
2,510	2,585	2,663	2,742	2,822	2,905	2,989	3,075	3,163	3,253	3,345	58,481
720	742	764	786	810	833	857	882	907	933	959	16,774
-	-	-	-	-	-	-	-	-	-	-	-
2,120	2,184	2,250	2,316	2,385	2,454	2,525	2,598	2,673	2,749	2,826	49,409
-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-
550	567	584	601	619	637	655	674	693	713	733	12,820
14,805	15,251	15,707	16,173	16,649	17,136	17,633	18,141	18,661	19,191	19,733	344,986
170,709	185,960	201,668	217,841	234,490	251,626	269,260	287,401	306,062	325,253	344,986	-
19,706	20,300	20,907	21,528	22,162	22,809	23,471	24,147	24,839	25,545	26,266	459,200
227,226	247,526	268,433	289,961	312,123	334,932	358,403	382,551	407,389	432,934	459,200	-
-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-
19,706	20,300	20,907	21,528	22,162	22,809	23,471	24,147	24,839	25,545	26,266	459,200
227,226	247,526	268,433	289,961	312,123	334,932	358,403	382,551	407,389	432,934	459,200	-

Table 4d - Reimbursement of Eligible Activities & Disbursements

**2360 JOLLY ROAD - MERIDIAN CHARTER TOWNSHIP
BROWNFIELD PLAN
Table 4d - Reimbursement of Eligible Activities & Disbursements¹**

DISBURSEMENTS TO BROWNFIELD REDEVELOPMENT AUTHORITY & MBRF				Totals	Calendar/ Tax Year	2019	2020	2021
					BP Year Number	0	0	1
-	Local Brownfield Redevelopment Authority (LBRA): Reimbursement of Administration Expenses	5.00%	of Local Tax Capture annually	\$ 22,960	Annual	\$ -	\$ -	\$ 652
-					Cumulative	\$ 0	\$ 0	\$ 652
-	Meridian Township Local Brownfield Revolving Fund (LBRF): Local Tax Capture	5.00%	of Local Tax Capture annually ²	\$ 22,960	Annual	\$ -	\$ -	\$ 652
-					Cumulative	\$ 0	\$ 0	\$ 652
-	Local Tax Increment: <u>Annual</u> Remaining Revenue Available for Reimbursement					\$ 0	\$ 0	\$ 11,738
-	Local Tax Increment: <u>Cumulative</u> Remaining Revenue Available for Reimbursement					\$ 0	\$ 0	\$ 11,738
-	State Education Tax (SET) Increment: <u>Annual</u> Remaining Revenue Available for Reimbursement					\$ 0	\$ 0	\$ 0
-	State Local School Operating (LSO) Increment: <u>Annual</u> Remaining Revenue Available for Reimbursement					\$ 0	\$ 0	\$ 0
-	Total State & Local School Tax Increment: <u>Annual</u> Remaining Revenue Available for Reimbursement					\$ 0	\$ 0	\$ 0
-	Total State & Local School Tax Increment: <u>Cumulative</u> Remaining Revenue Available for Reimbursement					\$ 0	\$ 0	\$ 0
-	Total of Local Tax Increment and State & Local School Tax Increment: <u>Annual</u> Remaining Revenue Available to Reimburse Developer					\$ 0	\$ 0	\$ 11,738
-	Total of Local Tax Increment and State & Local School Tax Increment: <u>Cumulative</u> Remaining Revenue Available for Reimbursement					\$ 0	\$ 0	\$ 11,738

REIMBURSEMENT OF ELIGIBLE ACTIVITIES	Year that Expenses Identified in the Eligible Activities Table Will Be Recognized			Totals	Year of Tax Capture ³	2019	2020	2021
	2019	2020						
-	Environmental Activities: Michigan Dept. of Environmental Quality (DEQ)							
-	Local Tax Increment Reimbursement	\$ 151,100	\$ 15,000	\$ 166,100		\$ 0	\$ 0	\$ 11,738
-	State & Local School Tax Increment Reimbursement (LSO & SET)	\$ -	\$ -	\$ 0		\$ 0	\$ 0	\$ 0
-	TOTAL MDEQ REIMBURSEMENT (Eligible Costs)	\$ 151,100	\$ 15,000	\$ 166,100		\$ 0	\$ 0	\$ 11,738
-	Cumulative Reimbursement: MDEQ					\$ 0	\$ 0	\$ 11,738
-	Remaining Environmental Activities to be Reimbursed: with Local Taxes					\$ 151,100	\$ 166,100	\$ 154,362
-	Remaining Environmental Activities to be Reimbursed: with Non- Local Taxes, e.g., LSO & SET					\$ 0	\$ 0	\$ 0
-	Non-Environmental Activities: Michigan Strategic Fund (MSF)							
-	Local Tax Increment Reimbursement	\$ 245,000	\$ -	\$ 245,000		\$ 0	\$ 0	\$ 0
-	State & Local School Tax Increment Reimbursement (LSO & SET)	\$ -	\$ -	\$ 0		\$ 0	\$ 0	\$ 0
-	TOTAL MSF REIMBURSEMENT (Eligible Costs)	\$ 245,000	\$ 0	\$ 245,000		\$ 0	\$ 0	\$ 0
-	Cumulative Reimbursement: MSF					\$ 0	\$ 0	\$ 0
-	Remaining Non-Environmental Activities to be Reimbursed: with Local Taxes					\$ 245,000	\$ 245,000	\$ 245,000
-	Remaining Non-Environmental Activities to be Reimbursed: with Non-Local Taxes, e.g., LSO & SET					\$ 0	\$ 0	\$ 0
-	TOTAL ANNUAL REIMBURSEMENT: MDEQ & MSF	\$ 396,100	\$ 15,000	\$ 411,100		\$ 0	\$ 0	\$ 11,738
-	TOTAL CUMULATIVE REIMBURSEMENT: MDEQ & MSF					\$ 0	\$ 0	\$ 11,738
-	Remaining Unreimbursed Balance					\$ 396,100	\$ 411,100	\$ 399,362
-	<i>Surplus Revenue from Local Tax Increment =</i>					\$ 0	\$ 0	\$ 0
-	<i>Surplus Revenue from State & Local School Tax Increment =</i>					\$ 0	\$ 0	\$ 0

Notes:

¹ Unless amended by the local unit of government, the Plan is anticipated to remain in effect until all approved activities in the Plan are reimbursed, or the 30-year tax capture period ends.

² Under the Brownfield Redevelopment Financing Act, the maximum total allocation to the LBRF is the lesser of: 1. The total amount of tax increment capture to be generated over a five (5) year period at the end of the Brownfield Plan (BP) after all Eligible Activities (EAs) have been reimbursed; 2. The excess local tax increment capture shall not exceed the total cost of EAs approved in the BP. Allocations may also be made during BP tax capture, subject to the above.

³ The "Year of Tax Capture" indicates the year that any allowed tax increment will be captured by the Brownfield Plan, but not necessarily distributed as Reimbursement Payments; generally, Reimbursement Payments for Eligible Activities, Bonds, etc., will be distributed in the following year, but the specific terms and conditions of reimbursement will be subject to a Development Reimbursement Agreement with the local unit of government.

2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
\$ 675	\$ 697	\$ 721	\$ 745	\$ 769	\$ 794	\$ 820	\$ 846	\$ 873	\$ 900	\$ 928	\$ 956	\$ 985	\$ 1,015	\$ 1,045	\$ 1,076
\$ 1,327	\$ 2,024	\$ 2,745	\$ 3,490	\$ 4,259	\$ 5,054	\$ 5,873	\$ 6,719	\$ 7,592	\$ 8,492	\$ 9,420	\$ 10,376	\$ 11,361	\$ 12,376	\$ 13,422	\$ 14,498
\$ 675	\$ 697	\$ 721	\$ 745	\$ 769	\$ 794	\$ 820	\$ 846	\$ 873	\$ 900	\$ 928	\$ 956	\$ 985	\$ 1,015	\$ 1,045	\$ 1,076
\$ 1,327	\$ 2,024	\$ 2,745	\$ 3,490	\$ 4,259	\$ 5,054	\$ 5,873	\$ 6,719	\$ 7,592	\$ 8,492	\$ 9,420	\$ 10,376	\$ 11,361	\$ 12,376	\$ 13,422	\$ 14,498
\$ 12,142	\$ 12,555	\$ 12,977	\$ 13,408	\$ 13,848	\$ 14,298	\$ 14,758	\$ 15,228	\$ 15,708	\$ 16,198	\$ 16,700	\$ 17,212	\$ 17,735	\$ 18,270	\$ 18,817	\$ 19,375
\$ 23,880	\$ 36,434	\$ 49,411	\$ 62,818	\$ 76,666	\$ 90,964	\$ 105,722	\$ 120,950	\$ 136,658	\$ 152,856	\$ 169,556	\$ 186,768	\$ 204,503	\$ 222,774	\$ 241,590	\$ 260,965
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 12,142	\$ 12,555	\$ 12,977	\$ 13,408	\$ 13,848	\$ 14,298	\$ 14,758	\$ 15,228	\$ 15,708	\$ 16,198	\$ 16,700	\$ 17,212	\$ 17,735	\$ 18,270	\$ 18,817	\$ 19,375
\$ 23,880	\$ 36,434	\$ 49,411	\$ 62,818	\$ 76,666	\$ 90,964	\$ 105,722	\$ 120,950	\$ 136,658	\$ 152,856	\$ 169,556	\$ 186,768	\$ 204,503	\$ 222,774	\$ 241,590	\$ 260,965
2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
\$ 12,142	\$ 12,555	\$ 12,977	\$ 13,408	\$ 13,848	\$ 14,298	\$ 14,758	\$ 15,228	\$ 15,708	\$ 16,198	\$ 13,244	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 12,142	\$ 12,555	\$ 12,977	\$ 13,408	\$ 13,848	\$ 14,298	\$ 14,758	\$ 15,228	\$ 15,708	\$ 16,198	\$ 13,244	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 23,880	\$ 36,434	\$ 49,411	\$ 62,818	\$ 76,666	\$ 90,964	\$ 105,722	\$ 120,950	\$ 136,658	\$ 152,856	\$ 166,100	\$ 166,100	\$ 166,100	\$ 166,100	\$ 166,100	\$ 166,100
\$ 142,220	\$ 129,666	\$ 116,689	\$ 103,282	\$ 89,434	\$ 75,136	\$ 60,378	\$ 45,150	\$ 29,442	\$ 13,244	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 3,456	\$ 17,212	\$ 17,735	\$ 18,270	\$ 18,817	\$ 19,375
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 3,456	\$ 17,212	\$ 17,735	\$ 18,270	\$ 18,817	\$ 19,375
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 3,456	\$ 20,668	\$ 38,403	\$ 56,674	\$ 75,490	\$ 94,865
\$ 245,000	\$ 245,000	\$ 245,000	\$ 245,000	\$ 245,000	\$ 245,000	\$ 245,000	\$ 245,000	\$ 245,000	\$ 245,000	\$ 241,544	\$ 224,332	\$ 206,597	\$ 188,326	\$ 169,510	\$ 150,135
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 12,142	\$ 12,555	\$ 12,977	\$ 13,408	\$ 13,848	\$ 14,298	\$ 14,758	\$ 15,228	\$ 15,708	\$ 16,198	\$ 16,700	\$ 17,212	\$ 17,735	\$ 18,270	\$ 18,817	\$ 19,375
\$ 23,880	\$ 36,434	\$ 49,411	\$ 62,818	\$ 76,666	\$ 90,964	\$ 105,722	\$ 120,950	\$ 136,658	\$ 152,856	\$ 169,556	\$ 186,768	\$ 204,503	\$ 222,774	\$ 241,590	\$ 260,965
\$ 387,220	\$ 374,666	\$ 361,689	\$ 348,282	\$ 334,434	\$ 320,136	\$ 305,378	\$ 290,150	\$ 274,442	\$ 258,244	\$ 241,544	\$ 224,332	\$ 206,597	\$ 188,326	\$ 169,510	\$ 150,135
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Tax Capture
Period Ends for
Developer
Reimbursement

2038	2039	2040	2041	2042	2043	2044	Totals
18	19	20	21	22	23	24	-
\$ 1,108	\$ 1,140	\$ 1,174	\$ 1,207	\$ 1,242	\$ 1,277	\$ 1,313	\$ 22,960
\$ 15,606	\$ 16,747	\$ 17,920	\$ 19,128	\$ 20,369	\$ 21,647	\$ 22,960	-
\$ 1,108	\$ 1,140	\$ 1,174	\$ 1,207	\$ 1,242	\$ 1,277	\$ 1,313	\$ 22,960
\$ 15,606	\$ 16,747	\$ 17,920	\$ 19,128	\$ 20,369	\$ 21,647	\$ 22,960	-
\$ 19,945	\$ 20,528	\$ 21,124	\$ 21,733	\$ 22,355	\$ 22,990	\$ 23,639	\$ 413,280
\$ 280,910	\$ 301,439	\$ 322,563	\$ 344,296	\$ 366,650	\$ 389,640	\$ 413,280	-
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	-
\$ 19,945	\$ 20,528	\$ 21,124	\$ 21,733	\$ 22,355	\$ 22,990	\$ 23,639	\$ 413,280
\$ 280,910	\$ 301,439	\$ 322,563	\$ 344,296	\$ 366,650	\$ 389,640	\$ 413,280	-
2038	2039	2040	2041	2042	2043	2044	Totals
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 166,100
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 166,100
\$ 166,100	\$ 166,100	\$ 166,100	\$ 166,100	\$ 166,100	\$ 166,100	\$ 166,100	-
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	-
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	-
\$ 19,945	\$ 20,528	\$ 21,124	\$ 21,733	\$ 22,355	\$ 22,990	\$ 21,460	\$ 245,000
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 19,945	\$ 20,528	\$ 21,124	\$ 21,733	\$ 22,355	\$ 22,990	\$ 21,460	\$ 245,000
\$ 114,810	\$ 135,339	\$ 156,463	\$ 178,196	\$ 200,550	\$ 223,540	\$ 245,000	-
\$ 130,190	\$ 109,661	\$ 88,537	\$ 66,804	\$ 44,450	\$ 21,460	\$ 0	-
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	-
\$ 19,945	\$ 20,528	\$ 21,124	\$ 21,733	\$ 22,355	\$ 22,990	\$ 21,460	\$ 411,100
\$ 280,910	\$ 301,439	\$ 322,563	\$ 344,296	\$ 366,650	\$ 389,640	\$ 411,100	-
\$ 130,190	\$ 109,661	\$ 88,537	\$ 66,804	\$ 44,450	\$ 21,460	\$ 0	-
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,180	\$ 2,180
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Tax Capture
Period Ends for
Developer
Reimbursement

To: Peter Menser, Principal Planner – Meridian Township
Meridian Township Brownfield Redevelopment Authority

From: Dave Van Haaren and Dawn Van Halst - Triterra

Date: June 12, 2019

Subject: Review of 2360 Jolly Road Redevelopment Project Brownfield Plan, dated May 23, 2019

In preparation for your BRA meeting, the following is a review of the document titled 2360 Jolly Road Redevelopment Project Brownfield Plan (the Plan), located at 2360 Jolly Road (portion), Okemos, Meridian Charter Township, Michigan, dated May 23, 2019.

General Description of the Project:

The Plan is for a portion of one parcel; 2360 Jolly Road (portion) (Tax ID #33-02-02-33-376-010). The Plan includes a proposed redevelopment of the entire building that is estimated at 17,323 square feet into three separate commercial spaces. There will be a large outdoor gathering area allowing for interaction between at least 2 businesses for customers.

Total capital investment of approximately \$4,000,000 and the project will create up to 60 new local full-time equivalent (FTE) jobs upon project completion. Construction is scheduled to begin October 2019 and end 2020.

The Plan is requesting reimbursement to the Developer of \$411,100 (including a 15% contingency of \$47,100) and capture of \$45,920 to the MTBRA for administration (\$22,960) and Local Brownfield Revolving Fund (\$22,960). Eligible Activities included in the Plan total \$457,020. There is no interest proposed in the Plan.

The Plan includes an estimated total reimbursement/capture period of 24 years beginning in 2021.

No state school capture is assumed to reimburse eligible activity costs in this Plan. The eligible activities identified in the Plan are as local-only tax capture costs by the Authority.

Basis for Eligibility of subject Property as defined by Act 381:

The Property is considered “Eligible Property,” as defined by Act 381, because it has been deemed a “facility” – a Michigan Department of Environment, Great Lakes, and Energy (formerly Michigan Department of Environmental Quality) Acknowledgement of Receipt of a Baseline Environmental Assessment (BEA) letter dated September 28, 2018 is included in the Plan.

Required Items under Section 13 of Act 381:

- Note: Initial taxable value/base year of the Eligible Property identified in and subject to this Plan shall be the next assessment roll for which equalization will be completed following the date the resolution

adding the Eligible Property in the Plan is adopted. Therefore, the initial taxable value of the Eligible Property shall be determined by the use of tax year 2020 tax values.

- Verify millage rates for all Tables that may be affected (including but not limited to Table 3, 4a2, 4c and 4d). Tables appear to be missing Jail/Justice 0.8500 and Indigent Veterans Relief Fund should be 0.0330 not 0.0660 – Total Mills (including School 67.4004 for 2018 instead of 66.5834)

Eligible Activities as defined by Act 381:

References to eligible activity costs are “estimates” and the total amount for reimbursement will cap the Developer eligible activity costs at \$411,100 so long as there are available funds. If the actual costs of eligible activities are lower than the estimates identified in the Plan, capture to the Developer may be lower or if the Taxable Value is higher than estimated, the Developer reimbursement may be sooner.

Financial Impact:

The initial taxable value used is \$213,409 and the estimated future taxable value at completion is \$582,000.

The Plan assumes an annual appreciation of 2.18% in total taxable value. Changes in this assumption will result in a longer or shorter reimbursement period. Given the economic recovery, this is a reasonable assumption, but the BRA may choose to get an opinion from the Township Assessor if Developer has not already done so.

Financial impact to Taxing Jurisdictions is provided in Sec. 8 of the Plan.

Proposed Modifications to the Plan:

- Page 8, last sentence of second paragraph – remove “Amendment”

Recommendations/Questions:

- “New Construction” is referenced on page 2 & 10 – will there be a new building or portion of a building constructed on the Property as well as the renovation of the existing structure?
- Developer to verify millage rates as noted above in *Required Items under Section 13 of Act 381*

To: Peter Menser, Principal Planner – Meridian Township
Meridian Township Brownfield Redevelopment Authority

From: Dave Van Haaren and Dawn Van Halst - Triterra

Date: June 12, 2019

Subject: Review of 2360 Jolly Road Redevelopment Project Brownfield Plan, dated May 23, 2019

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General Description of the Project:

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Total capital investment of approximately \$4,000,000 and the project will create up to 60 new local full-time equivalent (FTE) jobs upon project completion. Construction is scheduled to begin October 2019 and end 2020.

The Plan is requesting reimbursement to the Developer of \$411,100 (including a 15% contingency of \$47,100) and capture of \$45,920 to the MTBRA for administration (\$22,960) and Local Brownfield Revolving Fund (\$22,960). Eligible Activities included in the Plan total \$457,020. There is no interest proposed in the Plan.

The Plan includes an estimated total reimbursement/capture period of 24 years beginning in 2021.

No state school capture is assumed to reimburse eligible activity costs in this Plan. The eligible activities identified in the Plan are as local-only tax capture costs by the Authority.

Basis for Eligibility of subject Property as defined by Act 381:

The Property is considered “Eligible Property,” as defined by Act 381, because it has been deemed a “facility” – a Michigan Department of Environment, Great Lakes, and Energy (formerly Michigan Department of Environmental Quality) Acknowledgement of Receipt of a Baseline Environmental Assessment (BEA) letter dated September 28, 2018 is included in the Plan.

Required Items under Section 13 of Act 381:

- Note: Initial taxable value/base year of the Eligible Property identified in and subject to this Plan shall be the next assessment roll for which equalization will be completed following the date the resolution

Response: If the plan is approved by the MTBRA on June 20, 2019, we will adjust the millages for 2018 as stated from 2016 base used and revise the plan and all of the affected numbers and tables where needed prior to transmitting it to the Township Board to set the public hearing. The most current available millage rates will be utilized and will be assumed to be in effect for the duration of the plan. Actual rates however are subject to change and may be higher or lower, and may include the elimination of existing millages and/or the addition of new millages over the total duration of plan capture.

adding the Eligible Property in the Plan is adopted. Therefore, the initial taxable value of the Eligible Property shall be determined by the use of tax year 2020 tax values.

- Verify millage rates for all Tables that may be affected (including but not limited to Table 3, 4a2, 4c and 4d). Tables appear to be missing Jail/Justice 0.8500 and Indigent Veterans Relief Fund should be 0.0330 not 0.0660 – Total Mills (including School 67.4004 for 2018 instead of 66.5834)

Eligible Activities as defined by Act 381:

References to eligible activity costs are “estimates” and the total amount for reimbursement will cap the Developer eligible activity costs at \$411,100 so long as there are available funds. If the actual costs of eligible activities are lower than the estimates identified in the Plan, capture to the Developer may be lower or if the Taxable Value is higher than estimated, the Developer reimbursement may be sooner.

Response: The 2.18% is as a result of utilizing the 20-year average from the Inflation Rate Multiplier/Ratio for Real Property Values in Michigan as provided by the Michigan Department of Treasury (SEE Attachment A to this response) which calculates a new multiplier/ ratio in October of each year for the following year. We have used this approach in a prior plan with the Township which was an acceptable approach. This approach is also acceptable in other taxing jurisdictions where we work. We generally do not go beyond the Treasury 20-year average as a general rule to be conservative.

Financial Impact:

The initial taxable value used is \$213,409 and the estimated future taxable value at completion is \$582,000.

The Plan assumes an annual appreciation of 2.18% in total taxable value. Changes in this assumption will result in a longer or shorter reimbursement period. Given the economic recovery, this is a reasonable assumption, but the BRA may choose to get an opinion from the Township Assessor if Developer has not already done so.

Financial impact to Taxing Jurisdictions is provided in Sec. 8 of the Plan.

Proposed Modifications to the Plan:

- Page 8, last sentence of second paragraph – remove “Amendment”

Response: We will remove the word Amendment in three locations within the plan on pages 8, 15 and 20.

Recommendations/Questions:

- “New Construction” is referenced on page 2 & 10 – will there be a new building or portion of a building constructed on the Property as well as the renovation of the existing structure?
- Developer to verify millage rates as noted above in *Required Items under Section 13 of Act 381*

Response: We will adjust as stated above.

Response: "New Construction" is used in two locations on page 2 and page 10 to generally describe the work but to clarify we will just drop the word "New" and simply state "Construction". The only new construction referenced is for the addition of the "large outdoor gathering area". The Project Description on Page 2 is accurate:

"2360 Jolly Road, LLC is a single-purpose company formed to develop, construct, finance, and own the 2360 Jolly Road Redevelopment Project, a commercial redevelopment (the "Project"). The proposed redevelopment of the Project, which is the subject of this Plan, will redevelop the entire building that includes an estimated 17,323 square feet of small business spaces. The current warehouse will create three (3) separate commercial business spaces. There will be a large outdoor gathering area allowing for interaction between at least two (2) business's for customers.

Attachment A

Inflation Rate Multiplier/ Ratio for Real Property Values in Michigan Source: State of Michigan - Department of Treasury								
Year No.	Year	Inflation Rate Multiplier/ Ratio	Inflation Rate as a Percentage Rate	5 Year Average	10 Year Average	15 Year Average	20 Year Average	25 Year Average
1	1995	1.026	2.60%	-	-	-	-	2.60%
2	1996	1.028	2.80%	-	-	-	-	2.80%
3	1997	1.028	2.80%	-	-	-	-	2.80%
4	1998	1.027	2.70%	-	-	-	-	2.70%
5	1999	1.016	1.60%	-	-	-	-	1.60%
6	2000	1.019	1.90%	-	-	-	1.90%	1.90%
7	2001	1.032	3.20%	-	-	-	3.20%	3.20%
8	2002	1.032	3.20%	-	-	-	3.20%	3.20%
9	2003	1.015	1.50%	-	-	-	1.50%	1.50%
10	2004	1.023	2.30%	-	-	-	2.30%	2.30%
11	2005	1.023	2.30%	-	-	2.30%	2.30%	2.30%
12	2006	1.033	3.30%	-	-	3.30%	3.30%	3.30%
13	2007	1.037	3.70%	-	-	3.70%	3.70%	3.70%
14	2008	1.023	2.30%	-	-	2.30%	2.30%	2.30%
15	2009	1.044	4.40%	-	-	4.40%	4.40%	4.40%
16	2010	0.997	-0.30%	-	-0.30%	-0.30%	-0.30%	-0.30%
17	2011	1.017	1.70%	-	1.70%	1.70%	1.70%	1.70%
18	2012	1.027	2.70%	-	2.70%	2.70%	2.70%	2.70%
19	2013	1.024	2.40%	-	2.40%	2.40%	2.40%	2.40%
20	2014	1.016	1.60%	-	1.60%	1.60%	1.60%	1.60%
21	2015	1.016	1.60%	1.60%	1.60%	1.60%	1.60%	1.60%
22	2016	1.003	0.30%	0.30%	0.30%	0.30%	0.30%	0.30%
23	2017	1.009	0.90%	0.90%	0.90%	0.90%	0.90%	0.90%
24	2018	1.021	2.10%	2.10%	2.10%	2.10%	2.10%	2.10%
25	2019	1.024	2.40%	2.40%	2.40%	2.40%	2.40%	2.40%
Average =				1.46%	1.54%	2.09%	2.18%	2.24%

Notes:

The Michigan Department of Treasury calculates a new multiplier/ ratio in October of each year for the following year and it's available at the source noted below.

Source:

See "Inflation Rate Multiplier" Bulletin/ "Consumer Price Level (CPL/CPI)" Memo at:

https://www.michigan.gov/documents/treasury/Bulletin_15_of_2018_-_Inflation_Rate_Multiplier_for_2019_636684_7.pdf

Prepared by:

Advanced Redevelopment Solutions

Last revised: 11/15/2018