

# CHARTER TOWNSHIP OF PLYMOUTH BOARD OF TRUSTEES MEETING

Tuesday, June 22, 2021  
7:00 PM



**CALL TO ORDER AT \_\_\_\_\_ P.M.**

**A. ROLL CALL:** Kurt Heise\_\_\_\_\_, Mark Clinton\_\_\_\_\_, Chuck Curmi\_\_\_\_\_,  
Bob Doroshewitz\_\_\_\_\_, Jerry Vorva\_\_\_\_\_, Audrey Monaghan\_\_\_\_\_,  
John Stewart\_\_\_\_\_

**B. PLEDGE OF ALLEGIANCE**

**C. APPROVAL OF AGENDA**

Tuesday, June 22, 2021

**D. APPROVAL OF CONSENT AGENDA**

**D.1 Approval of Minutes:**

Regular Meeting - Tuesday, June 8, 2021

**D.2 Approval of Township Bills:**

<b>FUND</b>	<b>ACCT</b>	<b>ALREADY PAID</b>	<b>TO BE PAID</b>	<b>TOTAL:</b>
General Fund	<b>101</b>	<b>392,115.53</b>	<b>99,220.23</b>	<b>491,335.76</b>
Solid Waste Fund	<b>226</b>	<b>2,837.71</b>	<b>114,762.13</b>	<b>117,599.84</b>
Improvement Revolving (Capital)	<b>246</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>
Drug Forfeiture Fund	<b>265</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>
Drug Forfeiture State	<b>266</b>	<b>00</b>	<b>.00</b>	<b>00</b>
Drug Forfeiture IRS	<b>267</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>

**CHARTER TOWNSHIP OF PLYMOUTH  
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Golf Course Fund	<b>510</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>
Senior Transportation	<b>588</b>	<b>3,370.61</b>	<b>1,373.83</b>	<b>4,744.44</b>
Water/Sewer Fund	<b>592</b>	<b>237,025.25</b>	<b>394,523.41</b>	<b>631,548.66</b>
Trust and Agency	<b>701</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>
Police Bond Fund	<b>702</b>	<b>00</b>	<b>.00</b>	<b>.00</b>
Tax Pool	<b>703</b>	<b>00</b>	<b>.00</b>	<b>00</b>
Special Assessment Capital	<b>805</b>	<b>.00</b>	<b>129,746.46</b>	<b>129,746.46</b>
<b>TOTALS:</b>		<b>635,349.10</b>	<b>739,626.06</b>	<b>1,374,975.16</b>

**E. PUBLIC COMMENT (*Limited to 3 Minutes*)**

**F. NEW BUSINESS**

1. Extension of Purchase Agreement for Surplus DPW Properties, **Resolution #2021-06-22-40**, *Supervisor Kurt Heise*
2. Acknowledgement of SMART Grant Funding for Senior Transportation, **Resolution #2021-06-22-41**, *Finance Director Ginger Moriarty*
3. Purchase of Speed Trailers for Police Department, **Resolution #2021-06-22-42**, *Police Chief Tom Tiderington and Lieutenant Dan Kudra*
4. Public Hearing concerning two amendments to the MITC Brownfield Plan, *Supervisor Kurt Heise*
5. MITC Brownfield Amendments (2), **Resolution #2021-06-22-43**, and **Resolution #2021-06-22-44**, *Supervisor Kurt Heise*



**CHARTER TOWNSHIP OF PLYMOUTH  
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6. Request to Consider a Conditional Rezoning for the Plymouth Ridge Subdivision (Northridge) – A Map Amendment to the Zoning Map,  
**Resolution #2021-06-22-45, Township Planner Laura Haw**

**G. PUBLIC COMMENT *(Limited to 3 Minutes)***

**H. BOARD COMMENTS**

**I. ADJOURNMENT**

**PLEASE TAKE NOTE:** The Charter Township of Plymouth will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at all Township Meetings, to individuals with disabilities at the Meetings/Hearings upon two weeks' notice to the Charter Township of Plymouth by writing or calling the following: Human Resource Office, 9955 N Haggerty Road, Plymouth, MI 48170. Phone number (734) 354-3202 TDD units: 1-800649-3777 (Michigan Relay Services)

**The public is invited and encouraged to attend all meetings of the Board of Trustees of the Charter Township of Plymouth**

# CHARTER TOWNSHIP OF PLYMOUTH BOARD OF TRUSTEES MEETING

Tuesday, June 08, 2021

7:00 PM

PROPOSED MINUTES



**CALL TO ORDER AT 7:00 P.M.** by Supervisor Heise.

**A. ROLL CALL:                   PRESENT:** Kurt Heise, Supervisor  
Mark Clinton, Treasurer  
Jerry Vorva, Clerk  
Chuck Curmi, Trustee  
Bob Doroshewitz, Trustee  
John Stewart, Trustee  
Audrey Monaghan, Trustee

**ALSO PRESENT:** Dan Phillips, Fire Chief  
Tom Tiderington, Police Chief  
Ginger Moriarty, Finance Director  
Carol Rochon, Deputy Finance Director  
Denisa Terrell, Recording Secretary  
Martin Olejnik, CPA, Plante Moran

**B. PLEDGE OF ALLEGIANCE** Nancy Vorva

Supervisor Heise shared that the tree ordinance is not on the agenda and he is not sure of the exact date as to when it will be on the agenda. The draft will continue to be updated and currently reflects that there will not be a permit requirement to plant or trim a tree. There will not be any criminal or civil penalties or fines associated with the ordinance. There will be further consideration given to clear-cutting by small and large developers and heritage trees.

**C. APPROVAL OF AGENDA**

Moved by Clerk Vorva and seconded by Trustee Monaghan to approve the agenda for the Board of Trustees meeting of June 8, 2021. Ayes all.

**D. APPROVAL OF CONSENT AGENDA**

**D.1 Approval of Minutes:**

- a) Regular Meeting -Tuesday, May 11, 2021
- b) Regular Meeting -Tuesday, May 25, 2021

# CHARTER TOWNSHIP OF PLYMOUTH BOARD OF TRUSTEES MEETING

Tuesday, June 08, 2021

7:00 PM

## PROPOSED MINUTES



### D.2 Acceptance of Communications, Resolutions & Reports

- Building Department Monthly Report - May 2021
- Fire Department Monthly Report - May 2021
- Planning Department Monthly Report - May 2021
- Police Department Monthly Report - May 2021
- FOIA Monthly Report - Clerk's Office - May 2021
- FOIA Monthly Report - Police Department - May 2021

### D.3 Approval of Township Bills:

FUND	ACCT	ALREADY PAID	TO BE PAID	TOTAL:
General Fund	<b>101</b>	<b>524,401.16</b>	<b>680,500.53</b>	<b>1,204,901.69</b>
Solid Waste Fund	<b>226</b>	<b>2,674.10</b>	<b>1074.62</b>	<b>3,748.82</b>
Improvement Revolving (Capital)	<b>246</b>	<b>.00</b>	<b>9,036.99</b>	<b>9,036.99</b>
Drug Forfeiture Fund	<b>265</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>
Drug Forfeiture State	<b>266</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>
Drug Forfeiture IRS	<b>267</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>
Golf Course Fund	<b>510</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>
Senior Transportation	<b>588</b>	<b>3,193.22</b>	<b>1,734.00</b>	<b>4,928.08</b>
Water/Sewer Fund	<b>592</b>	<b>43,046.07</b>	<b>185,960.06</b>	<b>229,006.13</b>
Trust and Agency	<b>701</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>

# CHARTER TOWNSHIP OF PLYMOUTH BOARD OF TRUSTEES MEETING

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## PROPOSED MINUTES



Police Bond Fund	<b>702</b>	.00	.00	.00
Tax Pool	<b>703</b>	.00	.00	.00
Special Assessment Capital	<b>805</b>	.00	<b>21,320.50</b>	<b>21,320.50</b>
<b>TOTALS:</b>		<b>573,314.55</b>	<b>899,627.56</b>	<b>1,472,942.11</b>

Moved by Trustee Monaghan and seconded by Clerk Vorva to approve the consent agenda for the Board of Trustees meeting of June 8, 2021. Ayes all.

### E. PUBLIC COMMENT (*Limited to 3 Minutes*) –

Amy Coleman expressed concern about the tree ordinance and property rights. Duane Zantop was informed that allegedly Trustee Stewart posted a lie about him on Facebook and he is offended. He wants an apology.

### F. NEW BUSINESS

*Copies of attachments, resolutions, or ordinances referred to below are available in the Clerk's office for public perusal.*

1. FY2020 Audit Presentation and Approval, **Resolution # 2021-06-08-39**, Finance Director Ginger Moriarty and Plante Moran Audit Partner Martin Olejnik.

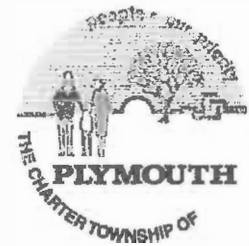
Martin Olejnik presented audit details and answered questions. Supervisor Heise thanked Ginger, Carol, Clerk Vorva, and the staff for the cleanest audit ever. Mr. Olejnik reiterated the audit went flawlessly with no negative findings. There was an increase in property tax over the last two years due to the public safety millage. There was an increase in grants due to the Covid 19 grants. None of the federal funds can be used for pension funding. Mr. Olejnik indicated the overall general fund balance is 5.5 million with an unassigned fund balance of 3.3 million dollars. The overall legacy cost is about the same. The funding for the pension is at 68% which is an increase. The funding for (OPEB) retiree health care is up to 14% from 7%.

# CHARTER TOWNSHIP OF PLYMOUTH BOARD OF TRUSTEES MEETING

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## PROPOSED MINUTES



**Clerk Vorva** stated the previous administration left the OPEB unfunded. He also indicated that Treasurer Clinton created a plan to correct the lack of funding. He thanked the community for listening and responding by approving the millage in 2018.

**Trustee Curmi** inquired when the 2020 reconciliation invoice will be sent to the City of Plymouth. Mrs. Moriarty responded it will be sent after the audit.

Trustee Curmi also inquired if (act 202, Form 5572) had been filed. Treasurer Clinton advised the document was submitted in May following the audit and is listed on the website for review.

Trustee Curmi inquired if the Rescue Act money can be used for the Sidewalk Gap. Supervisor Heise indicated he will be attending informational meetings to confirm how funds may be spent.

**Trustee Monaghan** inquired why there is an increase to 3.344 million unassigned funds compared to the previous year. Mr. Olejnik advised the expenses were less than revenue and it is not specifically attributed to higher taxes.

Moved by Clerk Vorva seconded by Trustee Monaghan that the Board of Trustees hereby adopt Resolution #2021-06-08-39 approving the audit of the fiscal year 2020's Schedule of Expenditures of Federal Awards and Financial Statement, reports, letters of required communication to be filed with the State of Michigan by Plante Moran and to acknowledge the receipt and file of the previously stated.

All Ayes on a roll call vote. **Motion Passed.**

### Public Comments:

Rich Childs appreciates the Board of Trustees for being good stewards over the Township funds.

### Board of Trustees Comments:

Trustee Doroshewitz expressed gratitude to the fire department for completing Covid 19 vaccinations. Chief Phillips shared that approximately 5000 vaccinations were administered.

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## PROPOSED MINUTES



Trustee Stewart attended a meeting with MDOT and obtained details about upcoming projects. He is actively pursuing sound barriers off I-275 and will share the information with Supervisor Heise.

Clerk Vorva thanked everyone for the good work that led to a successful audit.

Treasurer Clinton indicated tax bills will arrive in mailboxes around July 1, 2021.

Trustee Monaghan thanked the fire department for protecting the community. She also thanked the community for the emails and attendance of meetings concerning the tree ordinance.

Trustee Curmi inquired about updates on the HVA contract including timeline and checkpoints. He also inquired about an update on the trash contract. Supervisor Heise advised he is considering a committee that will include Sarah Vissel and the community to review trash contract options.

Treasurer Clinton explained administration fees.

Supervisor Heise indicated there will be a Board of Trustees meeting on June 22, 2021. Some of the board agenda items include:

- Two amendments for the MICT Brownfield Redevelopment Authority to address.

- The Township will purchase some speed trailers for the police department.

- Possible extension of the purchase agreement with Leo Gonzales.

- Possibly the Northridge Parcel rezoning.

July 13, 2021, there will be an update on household hazardous waste and an acknowledgment of SMART Covid Funding.

## ADJOURNMENT

Moved by Trustee Stewart and seconded by Trustee Monaghan to adjourn the meeting at 8:44 p.m. Ayes all.

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Jerry Vorva, Township Clerk

BOARD DATE

6/22/2021

FUND NAME	FUND NUMBER	TOTAL INC PAYROLL	PAYROLL & INVOICES PAID PRIOR TO MEETING	INVOICES PAID AFTER BOARD REVIEW
GENERAL FUND	101	491,335.76	392,115.53	99,220.23
SWD	226	117,599.84	2,837.71	114,762.13
IMPROV. REV.	246	-	-	
DRUG FORFEITURE	265	-	-	
DRUG FORFEITURE	266	-	-	
DRUG FORFEITURE	267	-	-	
GOLF COURSE FUND	510	-	-	
SENIOR TRANSPORATION	588	4,744.44	3,370.61	1,373.83
WATER & SEWER	592	631,548.66	237,025.25	394,523.41
TRUST& AGENCY	701	-	-	
POLICE BOND FUND	702	-	-	
TAX POOL	703	-	-	
SPECIAL ASSESS CAPITAL	805	129,746.46	-	129,746.46
	<b>TOTAL</b>	<b>1,374,975.16</b>	<b>635,349.10</b>	<b>739,626.06</b>

**GRAND TOTAL 1,374,975.16**

BR 6/16/21 Page: 1/12

## Charter Township of Plymouth AP Invoice Listing - Board Report

**VENDOR INFORMATION****INVOICE INFORMATION****ACE-TEX ENTERPRISES**

#ACE259740 - 50 LB GARMENT FLANNEL

592-291-851.000

GARMENT FLANNEL RAGS

592-291-851.000

Shipping

**Invoice Amount:****\$152.52****Check Date:****06/22/2021**

102.00

50.52

**ADVANCED DISPOSAL**

CREDIT - TRASH SERVICE LAKEPOINT SOCCER P

101-691-957.000

CREDIT - TRASH SERVICE LAKEPOINT

**Invoice Amount:****\$(65.80)****Check Date:****06/22/2021**

(65.80)

**ADVANCED DISPOSAL**

V30002075596 TWP FACILITIES - JUN 2021 FEES

101-691-957.000

TWP PARK TRASH/RECYCLE

101-336-957.000

FIRE STN 3 TRASH

101-265-957.000

TWP HALL TRASH/RECYCLE

592-172-957.000

DPW TRASH

101-691-957.000

HILL TOP TRASH/RECYCLE

101-336-957.000

FIRE STN 2 TRASH

101-265-957.673

FRIENDSHIP STATION TRASH

**Invoice Amount:****\$753.00****Check Date:****06/22/2021**

306.00

25.00

170.00

68.00

134.00

25.00

25.00

**Advanced Satellite Communications**

INV. 7438 3/23/2021 TROUBLESHOOT INTERCO

101-305-930.000

PEDESTAL PRO 48-9C &amp; INTERCOM UNIT

**Invoice Amount:****\$782.16****Check Date:****06/22/2021**

782.16

**Aircon Heating & Air Conditioning**

GOLF COURSE NEW AIR CONDITIONER UNIT/PA

101-691-970.000

410 A PURON 13 SEER BRYANT, BASE PAD,

101-691-970.000

1/2 HP BLOWER MOTOR

**Invoice Amount:****\$4,585.00****Check Date:****06/22/2021**

4,200.00

385.00

**ALLIE BROTHERS UNIFORMS**

INV # 83378 CONLEY/ UNIFORM SHOES

101-336-767.000

UNIFORM SHOES INV # 83378

**Invoice Amount:****\$92.00****Check Date:****06/22/2021**

92.00

**ALLIE BROTHERS UNIFORMS**

INV # 82850 CHRIS SMITH/ NAME TAG, COLLAR

101-336-767.000

UNIFORM NAME TAG INV# 82850

101-336-767.000

UNIFORM COLLAR BRASS-RED

**Invoice Amount:****\$24.99****Check Date:****06/22/2021**

16.99

8.00

**ALLIE BROTHERS UNIFORMS**

INV # 83442 UNIFORM PANTS/SHIRTS/MALLARI

101-336-767.000

INV# 83442 UNIFORM PANTS

101-336-767.000

UNIFORM S/S SHIRT

101-336-767.000

UNIFORM L/S SHIRT

**Invoice Amount:****\$268.15****Check Date:****06/22/2021**

164.97

47.99

55.19

**APEX SOFTWARE**

APEX SKETCHING SOFTWARE ANNUAL MAINTEN

101-209-801.000

Apex Sketching Software Annual Mainten

**Invoice Amount:****\$1,230.00****Check Date:****06/22/2021**

1,230.00

**BLACKWELL FORD INC.**

INV. 377719 5/28/2021 VEHICLE REPAIR/10680

101-305-863.000

THE WORKS OIL CHANGE

**Invoice Amount:****\$52.30****Check Date:****06/22/2021**

52.30

**BLACKWELL FORD INC.**

INV. 377688 5/28/2021 VEHICLE REPAIR/B6842

101-305-863.000

SENSOR - FUEL INJECTOR

**Invoice Amount:****\$525.60****Check Date:****06/22/2021**

525.60

**BLACKWELL FORD INC.**

INV. 377558 5/26/2021 VEHICLE REPAIR/108165

**Invoice Amount:****\$41.52****Check Date:****06/22/2021**



# Charter Township of Plymouth

## AP Invoice Listing - Board Report

**VENDOR INFORMATION****INVOICE INFORMATION**

	101-305-863.000	5 QT OIL CHANGE /FILTER	41.52
<b>BLACKWELL FORD INC.</b>		<b>Invoice Amount:</b>	<b>\$1,097.67</b>
INV. 376279 4/20/2021 VEHICLE REPAIR/C86701		<b>Check Date:</b>	<b>06/22/2021</b>
101-305-863.000	REPLACE FRONT BRAKE PADS/ROTORS		1,097.67
<b>BLACKWELL FORD INC.</b>		<b>Invoice Amount:</b>	<b>\$52.30</b>
INV. 377945 6/7/2021 VEHICLE REPAIR/128075		<b>Check Date:</b>	<b>06/22/2021</b>
101-305-863.000	THE WORKS OIL CHANGE		52.30
<b>BLACKWELL FORD INC.</b>		<b>Invoice Amount:</b>	<b>\$373.38</b>
INV. 377835 6/4/2021 VEHICLE REPAIR/129716		<b>Check Date:</b>	<b>06/22/2021</b>
101-305-863.000	REPLACED KEYLESS ENTRY KEYPAD		373.38
<b>BLACKWELL FORD INC.</b>		<b>Invoice Amount:</b>	<b>\$694.40</b>
INV. 377895 6/7/2021 VEHICLE REPAIR/128076		<b>Check Date:</b>	<b>06/22/2021</b>
101-305-863.000	RECOVER & RECHARGE A/C		694.40
<b>Andrea Bosworth</b>		<b>Invoice Amount:</b>	<b>\$306.60</b>
TUITION REIMBURSEMENT - WAYNE COUNTY CO		<b>Check Date:</b>	<b>06/22/2021</b>
101-325-960.000	PRE-ALGEBRA		306.60
<b>Boyce, Kimberleigh</b>		<b>Invoice Amount:</b>	<b>\$179.05</b>
REIMBURSEMENT FOR FLOWERS, BUG SPRAY AN		<b>Check Date:</b>	<b>06/22/2021</b>
101-265-757.673	REIMBURSEMENT - FRIENDSHIP STATION		179.05
<b>OCCUPATIONAL HEALTH CENTERS OF MI</b>		<b>Invoice Amount:</b>	<b>\$51.00</b>
PARKS - PREPLACEMENT PHYSICAL -WHITE		<b>Check Date:</b>	<b>06/22/2021</b>
101-691-843.000	WHITE - INV# 713756801		51.00
<b>C M 2 DESIGNS</b>		<b>Invoice Amount:</b>	<b>\$1,286.00</b>
INV # 648 UNIFORM ARTICLES FOR FF'S		<b>Check Date:</b>	<b>06/22/2021</b>
101-336-767.000	INV # 648 XXL T SHIRT HALLER		24.00
101-336-767.000	EMBROIDERY ONLY FOX		36.00
101-336-767.000	XL T SHIRTS KROGOL		30.00
101-336-767.000	1/4 ZIP JOB SHIRT KROGOL		225.00
101-336-767.000	TAC POLO KROGOL		120.00
101-336-767.000	PANTS HARRELL		207.00
101-336-767.000	1/4 ZIP JOB SHIRT LOUDON		150.00
101-336-767.000	HAT TACOMA		20.00
101-336-767.000	T SHIRTS XXL TALL PICKERT		42.00
101-336-767.000	HAT CONELY		20.00
101-336-767.000	1/4 ZIP JOB SHIRT XXL TALL PICKERT		160.00
101-336-767.000	TAC POLO RANDALL		80.00
101-336-767.000	HAT BUKIS		20.00
101-336-767.000	XXL TALL T SHIRT BUKIS		42.00
101-336-767.000	UNDER ARMOR SHOES GILO		110.00
<b>CARDLOCK VENDING, INC.</b>		<b>Invoice Amount:</b>	<b>\$235.00</b>
SERVICE AGREEMENT #14361		<b>Check Date:</b>	<b>06/22/2021</b>
592-172-801.000	Serv.Agreement for Internet/Cellular		235.00
<b>CINTAS CORPORATION - 300</b>		<b>Invoice Amount:</b>	<b>\$225.08</b>
INV. 4082342908 4/23/2021 MAT SERVICE FOR		<b>Check Date:</b>	<b>06/22/2021</b>
101-305-954.000	Mats for pd		225.08
<b>CODE SAVVY CONSULTANTS LLC</b>		<b>Invoice Amount:</b>	<b>\$910.00</b>
SPRINKLER SYSTEM PLAN REVIEW EO TECH 469		<b>Check Date:</b>	<b>06/22/2021</b>

# Charter Township of Plymouth

## AP Invoice Listing - Board Report

**VENDOR INFORMATION****INVOICE INFORMATION**

	101-371-801.000	INVOICE 1809	910.00
<b>CODE SAVVY CONSULTANTS LLC</b>		<b>Invoice Amount:</b>	<b>\$760.00</b>
SPRINKLER SYSTEM PLAN REVIEW ROBO TIRE S		<b>Check Date:</b>	<b>06/22/2021</b>
	101-371-801.000	INVOICE 1811	760.00
<b>COMSOURCE, INC.</b>		<b>Invoice Amount:</b>	<b>\$13.00</b>
INV # 509262 REMOTE MOUNT CABLE LADDER 3		<b>Check Date:</b>	<b>06/22/2021</b>
	101-336-851.000	INV # 509262 REMOTE MOUNT CABLE	13.00
<b>CORPORATE CLEANING GROUP INC</b>		<b>Invoice Amount:</b>	<b>\$3,038.52</b>
MONTHLY CLEANING MAY		<b>Check Date:</b>	<b>06/22/2021</b>
	101-305-954.000	INVOICE 15740	1,337.30
	101-336-954.000	INVOICE 15740	121.31
	592-172-954.000	INVOICE 15740	273.31
	101-265-954.000	INVOICE 15740	1,306.60
<b>CORPORATE CLEANING GROUP INC</b>		<b>Invoice Amount:</b>	<b>\$405.00</b>
MONTHLY CLEANING MAY SERVICES DPW		<b>Check Date:</b>	<b>06/22/2021</b>
	592-291-954.000	INVOICE 16725	345.00
	101-265-954.673	Contractual- Custodial/Cleaning Services	60.00
<b>CORRIGAN OIL COMPANY</b>		<b>Invoice Amount:</b>	<b>\$2,264.28</b>
#7295699 6/8/21		<b>Check Date:</b>	<b>06/22/2021</b>
	592-291-759.000	Fuel Tax Recap	11.38
	592-291-759.000	Environmental Fee	6.95
	592-291-759.000	GE87 GAS-ETHANOL	1,250.29
	592-291-759.000	DYDLSMIX	995.66
<b>CORRIGAN OIL COMPANY</b>		<b>Invoice Amount:</b>	<b>\$2,294.16</b>
#7274027 5/20/21		<b>Check Date:</b>	<b>06/22/2021</b>
	592-291-759.000	Fuel Tax Recap	12.03
	592-291-759.000	Environmental Fee	6.95
	592-291-759.000	GE87 GAS-ETHANOL	1,485.19
	592-291-759.000	DYDLSMIX	789.99
<b>Corporate Benefit Solutions, LLC</b>		<b>Invoice Amount:</b>	<b>\$275.63</b>
JUNE 2021 MONTHLY PREMIUM FOR BENEXPRES		<b>Check Date:</b>	<b>06/22/2021</b>
	101-171-801.000	BENEXPRESS ENROLLMENT	400.00
	101-171-801.000	UNUM BENX CREDIT	(124.37)
<b>DC Dental, Inc.</b>		<b>Invoice Amount:</b>	<b>\$268.80</b>
INV. 768826IN 5/27/2021 ULTRA ONE LATEX GL		<b>Check Date:</b>	<b>06/22/2021</b>
	101-351-757.000	HIGH RISK - LARGE	184.80
	101-351-757.000	HIGH RISK - XLARGE	84.00
<b>DELL MARKETING L.P.</b>		<b>Invoice Amount:</b>	<b>\$61.00</b>
WEBCAM FOR FINANCE DIRECTOR - QUOTE 300		<b>Check Date:</b>	<b>06/22/2021</b>
	101-215-727.000	LOGITECH WEBCAM C920E	61.00
<b>DE WOLF &amp; ASSOCIATES</b>		<b>Invoice Amount:</b>	<b>\$1,245.00</b>
INV. 3369 6/7/2021 DISCIPLINARY INVESTIGATI		<b>Check Date:</b>	<b>06/22/2021</b>
	101-325-960.000	SUPERVISOR FELL, PSA'S BULMER & SPAULDIN	1,245.00
<b>Denny's Service Center</b>		<b>Invoice Amount:</b>	<b>\$1,373.83</b>
#871738 - SENIOR TRANS VEHICLE REPAIR (DE		<b>Check Date:</b>	<b>06/22/2021</b>
	588-588-863.000	LABOR AND PARTS-# 8671738	1,373.83

# Charter Township of Plymouth

## AP Invoice Listing - Board Report

**VENDOR INFORMATION****INVOICE INFORMATION****DON'S SMALL ENGINE REPAIR, INC**

INV. # 57258- NEW ENGINE FOR Z MOWER #2 (   
 101-691-931.500

EQUIP REPAIR - INV # 57258

Invoice Amount: **\$2,299.72**  
Check Date: **06/22/2021**  
2,299.72

**EctoHR, Inc.**

ECTOHR - MAY 2021 SERVICES - (DETAILED INV.   
 101-171-801.000

5/21 SERVICE - #12124

Invoice Amount: **\$6,825.00**  
Check Date: **06/22/2021**  
6,825.00

**ELLSWORTH INDUSTRIES**

#21098 5/14/2021

592-291-932.000

CI-2 SAND TO PORT ST TRK 220

Invoice Amount: **\$778.88**  
Check Date: **06/22/2021**  
778.88

**FEDEX**

INV. 7-331-12739 4/7/2021 PACKAGE SHIPPED B   
 101-305-730.000

PKG SHIPPED/SAFE FLEET MOBILE VISION

Invoice Amount: **\$36.42**  
Check Date: **06/22/2021**  
36.42

**FELLRATH, PATRICK**

MILEAGE REIMBURSEMENT MAY 2021

592-291-863.000

MILEAGE REIMBURSEMENT MAY 2021

Invoice Amount: **\$140.00**  
Check Date: **06/22/2021**  
140.00

**FIRE SERVICE MANAGEMENT**

INV # 24025 REPAIR/CLEANING PANTS / SUITER   
 101-336-767.000  
101-336-767.000

INV # 24025 CLEANING PANTS SUITER  
REPAIR

Invoice Amount: **\$150.00**  
Check Date: **06/22/2021**  
28.50  
121.50

**FRONTLINE CONSULTING**

INV. PT21-02 PRE-EMPLOYMENT EVALUATION   
 101-305-843.000

POLICE OFFICER APPLICANT - IAN HOWARD

Invoice Amount: **\$600.00**  
Check Date: **06/22/2021**  
600.00

**GFL Environmental USA, Inc.**

#0050011004 DPW RECYCLE CENTER

226-226-810.500

05/27/21 - CARDBOARD/PAPER

Invoice Amount: **\$225.00**  
Check Date: **06/22/2021**  
225.00

**GFL Environmental USA, Inc.**

50143790 - MAY 2021 - RESIDENTIAL COLLECTI   
 226-226-810.000  
226-226-810.000  
226-226-810.000

MAY 2021 TRASH  
MAY 2021 RECYCLING  
MAY 2021 YARD WASTE

Invoice Amount: **\$107,374.76**  
Check Date: **06/22/2021**  
69,488.20  
19,297.36  
18,589.20

**GFL Environmental USA, Inc.**

1661574 MAY 2021 RESIDENTIAL YARD WASTE D   
 226-226-810.000

247.09 TONS @ 27.00/TON - MAY 2021

Invoice Amount: **\$6,671.43**  
Check Date: **06/22/2021**  
6,671.43

**GFL Invironmental USA, Inc.**

UZ0000021019 COMPOST - DPW SITE

226-226-810.400  
226-226-810.400  
226-226-810.400  
226-226-810.400

COMPOST - 04/23/21  
COMPOST - 04/30/21  
COMPLIANCE FEE  
FUEL SURCHARGE

Invoice Amount: **\$233.67**  
Check Date: **06/22/2021**  
130.00  
65.00  
19.32  
19.35

**GFL Invironmental USA, Inc.**

UZ0000021037 COMPOST - DPW SITE

226-226-810.400  
226-226-810.400  
226-226-810.400  
226-226-810.400  
226-226-810.400

COMPOST - 05/07/21  
COMPOST - 05/13/21  
COMPOST - 05/20/21  
FUEL SURCHARGE  
COMPLIANCE FEE

Invoice Amount: **\$245.37**  
Check Date: **06/22/2021**  
65.00  
65.00  
65.00  
31.05  
19.32

# Charter Township of Plymouth

## AP Invoice Listing - Board Report

## VENDOR INFORMATION

## INVOICE INFORMATION

## General Linen &amp; Uniform Service

INV. 0341786 5/19/2021 PRISONER BLANKET CL

101-351-954.000

101-351-954.000

Blanket Cleaning

DELIVERY CHARGE

Invoice Amount:

\$21.00

Check Date:

06/22/2021

13.50

7.50

## General Linen &amp; Uniform Service

INV. 0342731 5/26/2021 PRISONER BLANKET CL

101-351-954.000

101-351-954.000

Blanket Cleaning

DELIVERY CHARGE

Invoice Amount:

\$25.50

Check Date:

06/22/2021

18.00

7.50

## Gilo, Nolan

EMS LICENSE APPLICATION APPROVED/ NOLAN

101-336-915.000

EMS/PARAMEDIC RENEWEL REIMBURSEMENT

Invoice Amount:

\$25.00

Check Date:

06/22/2021

25.00

## Great Lakes Ace Hardware

WINDSHIELD SOLVENT AND CONCRETE CLEANER

101-691-757.000

INV. # 6991/876 (PARKS)

Invoice Amount:

\$17.08

Check Date:

06/22/2021

17.08

## Great Lakes Ace Hardware

INV # 6994/876 5000 BTU WINDOW AIR COND/

101-336-757.000

INV # 6994/876 WINDOW AIR COND

Invoice Amount:

\$156.74

Check Date:

06/22/2021

156.74

## Great Lakes Ace Hardware

INV # 7008/876 2 GARDEN HOSE NOZZLES

101-336-757.000

INV # 7008/876 GARDEN HOSE NOZZLES

Invoice Amount:

\$16.32

Check Date:

06/22/2021

16.32

## GreatAmerica Financial Services

ORIG FEE, STD PMT, FREIGHT, TRANS BILLING J

101-215-940.000

101-215-940.000

STD PMT

FREIGHT

Invoice Amount:

\$452.58

Check Date:

06/22/2021

447.28

5.30

## GUARDIAN ALARM CO

ALARM BILLING PLYMOUTH TOWNSHIP PUMP H

592-172-801.000

Monitoring, Maintenance &amp; Services

Invoice Amount:

\$266.67

Check Date:

06/22/2021

266.67

## H.D. Edwards &amp; Company, Inc.

HYDRANT PARTS 5/21/21 #DUNS 00-653-6452

592-291-934.000

592-291-934.000

592-291-934.000

592-291-934.000

592-291-934.000

592-291-934.000

592-291-934.000

592-291-934.000

ADAPT 5M HYDRANT 2.5" NST-M

ADAPT 5R HYDRANT 3" NPT-F

BUSHING GALV 3"X2.5"

NIPPLE CLOSE GALV 2.5 "

ADAPT 5R HYDRANT 5"NPT-F

BUSHING GALV 3"X2.5"

DOUBLE MALE

Invoice Amount:

\$586.75

Check Date:

06/22/2021

148.00

213.75

48.00

55.50

71.25

16.00

34.25

## HALT FIRE INC

INV# S0092529 INSPECTED/ COMPRESSOR ENG

101-336-863.000

101-336-863.000

INV # S0092529 MOBILE LABOR/COMPRESSOR

MILEAGE

Invoice Amount:

\$237.00

Check Date:

06/22/2021

204.00

33.00

## Hallahan &amp; Associates, PC

INVOICE # 18515 - ASSESSING LEGAL SERVICE

101-209-826.000

INV. # 18515 - ASSESS. LEGAL MAY 2021

Invoice Amount:

\$4,752.17

Check Date:

06/22/2021

4,752.17

## BENNETT &amp; DEMOPOULOS, PLLC

LEGAL SERVICES - MAY 2021

101-290-825.000

ORDINANCE PROSECUTIONS

Invoice Amount:

\$9,099.13

Check Date:

06/22/2021

6,050.63

101-290-825.000

# **Charter Township of Plymouth AP Invoice Listing - Board Report**

**VENDOR INFORMATION****INVOICE INFORMATION**

	101-290-826.000	BUILDING DEPARTMENT	65.62
	101-290-827.000	COMMUNITY DEVELOPMENT	892.50
	101-290-826.000	ADMINISTRATION	2,021.25
	101-290-826.000	WATER AND SEWER	65.63
	101-290-826.000	MISCELLANEOUS	3.50
<b>HUNTINGTON NATIONAL BANK, THE</b>		<b>Invoice Amount:</b>	<b>\$125.00</b>
3584068802 ADMIN FEE 2012 GOLT REFUNDING		<b>Check Date:</b>	<b>06/22/2021</b>
101-290-995.500	Administration Fee Semi - 2012 GOLT		125.00
<b>HYDRO CORP</b>		<b>Invoice Amount:</b>	<b>\$1,851.00</b>
CROSS CONNECTION CONTROL PROGRAM MAY 2		<b>Check Date:</b>	<b>06/22/2021</b>
592-291-804.000	CROSS CONNECTION PROGRAM MAY 2021		1,851.00
<b>RICOH USA, INC.</b>		<b>Invoice Amount:</b>	<b>\$204.57</b>
RICOH SERVICE AGREEMENT JAN - APRIL 15		<b>Check Date:</b>	<b>06/22/2021</b>
592-172-928.000	RICOH 4/1/21 - 4/15/21		157.69
101-253-928.000	RICOH 4/1/21 - 4/15/21		46.88
<b>RICOH USA, INC.</b>		<b>Invoice Amount:</b>	<b>\$413.69</b>
RICOH SERVICE AGREEMENT JAN - APRIL 15		<b>Check Date:</b>	<b>06/22/2021</b>
592-172-928.000	RICOH 1/1/21 - 3/31/21		318.88
101-253-928.000	RICOH 1/1/21 - 3/31/21		94.81
101-253-928.000	RICOH 4/1/21 - 4/15/21		0.00
<b>IRON MOUNTAIN</b>		<b>Invoice Amount:</b>	<b>\$248.36</b>
OFFSITE STORAGE JUNE 2021		<b>Check Date:</b>	<b>06/22/2021</b>
101-215-801.000	OFFSITE STORAGE - JUNE 2021		248.36
<b>J &amp; B MEDICAL SUPPLY INC</b>		<b>Invoice Amount:</b>	<b>\$414.08</b>
MEDIAL SUPPLIES		<b>Check Date:</b>	<b>06/22/2021</b>
101-336-836.000	ADULT DISPOSABLE BVM RESUSCITATOR W/ B		325.44
101-336-836.000	NUTRAMAX FIRST AID ADHESIVE BANDAGES1		10.59
101-336-836.000	SUPRA GRIP ELASTIC BANDAGE		78.05
<b>J &amp; B MEDICAL SUPPLY INC</b>		<b>Invoice Amount:</b>	<b>\$31.77</b>
MEDIAL SUPPLIES		<b>Check Date:</b>	<b>06/22/2021</b>
101-336-836.000	NUTRAMAX FIRST AID ADHESIVE BANDAGES1		31.77
<b>J &amp; B MEDICAL SUPPLY INC</b>		<b>Invoice Amount:</b>	<b>\$300.00</b>
STERILE WATER FOR IRRIGATION/ ORDER # 55		<b>Check Date:</b>	<b>06/22/2021</b>
101-336-836.000	STERILE WATER FOR IRRIGATION, 250ML, AQ		300.00
<b>J &amp; B MEDICAL SUPPLY INC</b>		<b>Invoice Amount:</b>	<b>\$520.85</b>
MEDICAL SUPPLIES ORDER # 554684		<b>Check Date:</b>	<b>06/22/2021</b>
101-336-836.000	MEDSOURCE OVER-THE-EAR NASAL CANNULA,		29.00
101-336-836.000	TELEFLEX MEDICAL HUDSON RCI NONREBREA		136.00
101-336-836.000	TELEFLEX MEDICAL FLEXI-SET CUFFED ENDOT		36.09
101-336-836.000	COVIDIEN CLEAR TAPE CLEAR TAPE, HYPOALL		114.80
101-336-836.000	KING LTS-D SIZE 5 KIT - INCLUDES: (1) SY		179.95
101-336-836.000	PRO ADVANTAGE COHESIVE BANDAGE ASSOR		25.01
<b>J &amp; B MEDICAL SUPPLY INC</b>		<b>Invoice Amount:</b>	<b>\$93.84</b>
INV # 7245396 BRAUN IRRIGATION /UROLOGY P		<b>Check Date:</b>	<b>06/22/2021</b>
101-336-836.000	INV # 7245396 BRAUN IRRIGATION/UROLOGY		42.40
101-336-836.000	PADDED BOARD SPLINT KIT		43.44
101-336-836.000	FREIGHT		8.00

# Charter Township of Plymouth

## AP Invoice Listing - Board Report

**VENDOR INFORMATION****INVOICE INFORMATION**

<b>J &amp; B MEDICAL SUPPLY INC</b>		<b>Invoice Amount:</b>	<b>\$67.92</b>
DRIVE OXYGEN GENERATOR ORDER # 560130		<b>Check Date:</b>	<b>06/22/2021</b>
101-336-836.000	DRIVE OXYGEN REGULATOR, 0-15LPMA		67.92
<b>JB Contractors, Inc.</b>		<b>Invoice Amount:</b>	<b>\$128,801.46</b>
PROGRESS PAYMENT - SIDEWALK REPLACEMENT		<b>Check Date:</b>	<b>06/22/2021</b>
805-444-974.001	PROG. PAYMENT - SIDEWALK REPL. PROGRAM		128,801.46
<b>KENNEDY INDUSTRIES INC</b>		<b>Invoice Amount:</b>	<b>\$20,975.00</b>
NORTHVILLE RD - SINGER PRESSURE VALVES		<b>Check Date:</b>	<b>06/22/2021</b>
592-291-970.000	NORTHVILLE RD - SINGER PRESSURE VALVES		20,975.00
<b>KNIGHT TECHNOLOGY GROUP, INC.</b>		<b>Invoice Amount:</b>	<b>\$1,500.00</b>
DATTO CLOUD BACKUP SUBSCRIPTION FOR 202		<b>Check Date:</b>	<b>06/22/2021</b>
101-290-948.000	CLOUD BACKUP MONTHLY SUBSCRIPTION-202		1,500.00
<b>KNIGHT TECHNOLOGY GROUP, INC.</b>		<b>Invoice Amount:</b>	<b>\$1,110.00</b>
TECH SUPPORT - PREP ISP CHANGE/FIREWALL/S		<b>Check Date:</b>	<b>06/22/2021</b>
101-290-948.000	TECH SUPP -ISP CHANGE/FIREWALL/SAN		1,110.00
<b>KNIGHT TECHNOLOGY GROUP, INC.</b>		<b>Invoice Amount:</b>	<b>\$745.00</b>
TECH SUPPORT - COMCAST TO ATT INTERNET C		<b>Check Date:</b>	<b>06/22/2021</b>
101-290-948.000	TECH SUPP -COMCAST TO ATT CUTOVER		745.00
<b>KNIGHT TECHNOLOGY GROUP, INC.</b>		<b>Invoice Amount:</b>	<b>\$150.00</b>
FIREWALL MONITORING JUNE2021 - INVOICE#		<b>Check Date:</b>	<b>06/22/2021</b>
101-290-948.000	FIREWALL MONITORING - JUNE 2021		150.00
<b>KNIGHT TECHNOLOGY GROUP, INC.</b>		<b>Invoice Amount:</b>	<b>\$555.00</b>
TECH SUPPORT - COMCAST TO ATT INTERNET P		<b>Check Date:</b>	<b>06/22/2021</b>
101-290-948.000	TECH SUPP -COMCAST TO ATT INTERNET P1		555.00
<b>KONICA MINOLTA BUSINESS SOLUTIONS</b>		<b>Invoice Amount:</b>	<b>\$237.97</b>
#273381325 5/31/21		<b>Check Date:</b>	<b>06/22/2021</b>
101-171-928.000	C454e Copier Maintenance		49.97
101-201-928.000	Maint.		9.52
101-371-928.000	Maint.		11.90
226-226-928.000	Maint.		11.90
592-172-928.000	Maint		154.68
<b>KONICA MINOLTA BUSINESS SOLUTIONS</b>		<b>Invoice Amount:</b>	<b>\$22.47</b>
PRINTER/COPIER - SUPERVISOR/BOARD PACKET		<b>Check Date:</b>	<b>06/22/2021</b>
101-171-928.000	5/21 SUPERVISOR #9007798266		14.83
101-215-928.000	5/21 CLERK #9007798266		7.64
<b>KONICA MINOLTA BUSINESS SOLUTIONS</b>		<b>Invoice Amount:</b>	<b>\$111.85</b>
INV. 9007782551 5/25/2021 MAINT. AGREEMEN		<b>Check Date:</b>	<b>06/22/2021</b>
101-305-928.000	4/26/2021 - 5/25/2021 COVERAGE DATES		111.85
<b>LAIRD GLASS &amp; UPHOLSTERY, INC.</b>		<b>Invoice Amount:</b>	<b>\$207.00</b>
INV # 8269 BAY DOORS STA 1 STA 2		<b>Check Date:</b>	<b>06/22/2021</b>
101-336-930.000	INV# 8269 STA 1 ANNEALED GLASS SEAMED		24.00
101-336-930.000	STA 2 ANNEALED CLEAR OVER CLEAR		88.00
101-336-930.000	LABOR INSTALLATION		95.00
<b>AutoZone, Inc.</b>		<b>Invoice Amount:</b>	<b>\$29.74</b>
#4382568566 5/26/21 TRUCK 409		<b>Check Date:</b>	<b>06/22/2021</b>

# Charter Township of Plymouth

## AP Invoice Listing - Board Report

**VENDOR INFORMATION****INVOICE INFORMATION**

	592-291-863.000	DIESEL EXHAUST F		29.74
<b>M H R BILLING SERVICES</b>			<b>Invoice Amount:</b>	<b>\$540.00</b>
MONTHLY BILLING FEE INV #3910			<b>Check Date:</b>	<b>06/22/2021</b>
	101-336-959.000	MONTHLY BILLING FEE INV # 3910		540.00
<b>MAIN STREET AUTO WASH</b>			<b>Invoice Amount:</b>	<b>\$435.00</b>
MAY CAR WASHES 2021			<b>Check Date:</b>	<b>06/22/2021</b>
	101-305-863.000	Police Vehicles		370.00
	101-336-863.000	Fire Admin. Vehicles		10.00
	101-371-863.000	Building Vehicles		55.00
<b>MARK'S OUTDOOR POWER EQUIPMENT</b>			<b>Invoice Amount:</b>	<b>\$111.14</b>
PARKS - INVOICE # 201972- DRIVE BELT FOR Z			<b>Check Date:</b>	<b>06/22/2021</b>
	101-691-757.000	INVOICE # 201972		111.14
<b>Marquis Food Service, Inc.</b>			<b>Invoice Amount:</b>	<b>\$107.00</b>
INV. 9732 6/10/2021 PRISONER MEALS			<b>Check Date:</b>	<b>06/22/2021</b>
	101-351-801.000	TURKEY SUBS		72.00
	101-351-801.000	BREAKFAST SANDWICHES		30.00
	101-351-801.000	DELIVERY FEE		5.00
<b>Marquis Food Service, Inc.</b>			<b>Invoice Amount:</b>	<b>\$27.50</b>
INV. 9707 5/21/2021 PRISONER MEALS			<b>Check Date:</b>	<b>06/22/2021</b>
	101-351-801.000	BREAKFAST SANDWICHES		22.50
	101-351-801.000	DELIVERY FEE		5.00
<b>MICHIGAN, STATE OF</b>			<b>Invoice Amount:</b>	<b>\$30.00</b>
INV. 551-587467 6/3/2021 SOR REGISTRATION			<b>Check Date:</b>	<b>06/22/2021</b>
	101-305-801.000	SOR REGISTRATION-PERIOD ENDING 5/31/20		30.00
<b>MICHIGAN, STATE OF</b>			<b>Invoice Amount:</b>	<b>\$227.12</b>
QUALITY ASSUR ASSESSMENT ON RESCUE VEHI			<b>Check Date:</b>	<b>06/22/2021</b>
	101-336-863.000	INV # 491-394618 AMBULANCE ASSESSMENT		227.12
<b>Ferguson Waterworks</b>			<b>Invoice Amount:</b>	<b>\$6,077.64</b>
METER QUOTE			<b>Check Date:</b>	<b>06/22/2021</b>
	592-172-780.000	NED2B11RPEG11 5/8 T10 MTR PC USG X		1,834.42
	592-172-780.000	NED2F11RPEG11 1 T10 MTR PC USG X		3,111.72
	592-172-780.000	FC38442625NL LF 1X2 5/8 MIP STRT MTR COU		1,131.50
<b>Ferguson Waterworks</b>			<b>Invoice Amount:</b>	<b>\$786.18</b>
METER QUOTE			<b>Check Date:</b>	<b>06/22/2021</b>
	592-172-780.000	NED2B11RPEG11 5/8 T10 MTR PC USG X		786.18
<b>MICHIGAN LINEN SERVICE</b>			<b>Invoice Amount:</b>	<b>\$84.35</b>
UNIFORMS 6/4/21 #448150			<b>Check Date:</b>	<b>06/22/2021</b>
	592-172-767.000	6/4/21		84.35
<b>MICHIGAN LINEN SERVICE</b>			<b>Invoice Amount:</b>	<b>\$84.35</b>
UNIFORMS 5/21/21 #447301			<b>Check Date:</b>	<b>06/22/2021</b>
	592-172-767.000	5/21/21		84.35
<b>MICHIGAN RURAL WATER ASSOC.</b>			<b>Invoice Amount:</b>	<b>\$905.00</b>
MEMBERSHIP DUES JULY/21-JUNE/22			<b>Check Date:</b>	<b>06/22/2021</b>
	592-172-958.000	MEMBERSHIP DUES JULY/21-JUNE/22		905.00

# Charter Township of Plymouth

## AP Invoice Listing - Board Report

**VENDOR INFORMATION****INVOICE INFORMATION**

<b>NORTHERN CONTROLS GROUP, INC</b> CONTROL SYSTEM SERVICE - NORTHVILLE RD 592-291-970.000		<b>Invoice Amount:</b> <b>Check Date:</b>	<b>\$3,574.74</b> <b>06/22/2021</b> 3,574.74
<b>OAKLAND COMMUNITY COLLEGE</b> INV. 116361 5/20/2021 LOCKUP - FIP TRAIN THE 101-325-960.000 101-305-960.000	<i>SUPERVISOR FELL</i> <i>SERGEANT KREBS</i>	<b>Invoice Amount:</b> <b>Check Date:</b>	<b>\$1,200.00</b> <b>06/22/2021</b> 600.00 600.00
<b>OFFICE DEPOT</b> INV. 176370747001 5/28/2021 OFFICE SUPPLIES 101-305-727.000	<i>HEAVY DUTY STAPLER</i>	<b>Invoice Amount:</b> <b>Check Date:</b>	<b>\$59.99</b> <b>06/22/2021</b> 59.99
<b>OFFICE DEPOT</b> INV. 176370928001 5/28/2021 OFFICE SUPPLIES 101-305-727.000	<i>HP 05A TONER CARTRIDGE</i>	<b>Invoice Amount:</b> <b>Check Date:</b>	<b>\$107.96</b> <b>06/22/2021</b> 107.96
<b>OFFICE DEPOT</b> INV. 176370927001 5/28/2021 OFFICE SUPPLIES 101-305-727.000	<i>COPY SAFE PROJECT PACKETS</i>	<b>Invoice Amount:</b> <b>Check Date:</b>	<b>\$28.76</b> <b>06/22/2021</b> 28.76
<b>OFFICE DEPOT</b> INV. 170524104001 5/6/2021 OFFICE SUPPLIES 101-325-727.000 101-325-727.000 101-325-727.000	<i>FILE FOLDERS</i> <i>CLIPBOARDS</i> <i>CLASP ENVELOPES</i>	<b>Invoice Amount:</b> <b>Check Date:</b>	<b>\$82.26</b> <b>06/22/2021</b> 31.29 4.68 46.29
<b>OFFICE DEPOT</b> INV. 170513017001 5/5/2021 OFFICE SUPPLIES 101-305-727.000	<i>WRIST COILS</i>	<b>Invoice Amount:</b> <b>Check Date:</b>	<b>\$10.99</b> <b>06/22/2021</b> 10.99
<b>OFFICE DEPOT</b> CREDIT #172233695001 - WRIST COIL RELATES 101-305-727.000	<i>RETURNED - WRIST COIL</i>	<b>Invoice Amount:</b> <b>Check Date:</b>	<b>\$(10.99)</b> <b>06/22/2021</b> (10.99)
<b>OFFICE DEPOT</b> INV. 170524105001 5/6/2021 OFFICE SUPPLIES 101-305-727.000	<i>CABLE TIES</i>	<b>Invoice Amount:</b> <b>Check Date:</b>	<b>\$9.99</b> <b>06/22/2021</b> 9.99
<b>ORCHARD, HILTZ, &amp; MCCLIMENT, INC.</b> LITCHFIELD DRIVE- SAD 805-805-970.310	<i>LITCHFIELD DRIVE- SAD</i>	<b>Invoice Amount:</b> <b>Check Date:</b>	<b>\$140.00</b> <b>06/22/2021</b> 140.00
<b>ORCHARD, HILTZ, &amp; MCCLIMENT, INC.</b> GENERAL DRIVE SAD - CA/CE 805-805-970.350	<i>GENERAL DRIVE SAD CA/CE</i>	<b>Invoice Amount:</b> <b>Check Date:</b>	<b>\$805.00</b> <b>06/22/2021</b> 805.00
<b>PITNEY BOWES</b> 2ND QTR LEASE PAYMENT FOR PITNEY BOWES 101-262-940.000 101-215-940.000	<i>Rentals/Leased Equipment</i> <i>Rentals/Leased Equipment</i>	<b>Invoice Amount:</b> <b>Check Date:</b>	<b>\$1,211.82</b> <b>06/22/2021</b> 175.00 1,036.82
<b>CHARTER TWSP OF PLYMOUTH</b> SENIOR TRANSPORTATION - MAY 2021 101-265-860.673	<i>SENIOR TRANS 5/21</i>	<b>Invoice Amount:</b> <b>Check Date:</b>	<b>\$2,613.03</b> <b>06/22/2021</b> 2,613.03



# Charter Township of Plymouth

## AP Invoice Listing - Board Report

**VENDOR INFORMATION****INVOICE INFORMATION**

<b>PRIORITY ONE EMERGENCY</b>		<b>Invoice Amount:</b>	<b>\$159.99</b>
INV. 70073605 4/8/2021 UNIFORM EQUIPMENT/ 101-305-767.000	DANNER TACHYON 8" GTX	<b>Check Date:</b>	<b>06/22/2021</b> 159.99
<b>PRIORITY ONE EMERGENCY</b>		<b>Invoice Amount:</b>	<b>\$49.99</b>
INV. 70072898 3/15/2021 UNIFORM EQUIPMENT 101-305-767.000	TACLITE TDU PANT BLACK XL	<b>Check Date:</b>	<b>06/22/2021</b> 49.99
<b>PROGRESSIVE PRINTING</b>		<b>Invoice Amount:</b>	<b>\$2,161.00</b>
SUMMER 2021 NEWSLETTER - INVOICE # 64362 101-290-901.000	SUMMER 2021 NEWSLETTER 16,911 COPIES)	<b>Check Date:</b>	<b>06/22/2021</b> 1,771.00
101-290-901.000	SUMMER 2021 NEWSLETTER LAYOUT		390.00
<b>AIRGAS USA, LLC</b>		<b>Invoice Amount:</b>	<b>\$419.05</b>
OXYGEN INV # 9979911476 101-336-836.000	INV # 9979911476 MED LARGE OXYGEN	<b>Check Date:</b>	<b>06/22/2021</b> 316.36
101-336-836.000	MED XS OXYGEN		60.45
101-336-836.000	HAZMAT		42.24
<b>RITTER GIS, IIC</b>		<b>Invoice Amount:</b>	<b>\$1,000.00</b>
CITYWORKS MAY 2021 592-172-946.000	CITYWORKS MAY 2021	<b>Check Date:</b>	<b>06/22/2021</b> 1,000.00
<b>Rocket Enterprise, Inc.</b>		<b>Invoice Amount:</b>	<b>\$325.00</b>
6X10 ANNUAL FLAG SERVICE - TOWNSHIP PARK 101-691-801.000	ANNUAL FLAG SERVICE INV. # 162290	<b>Check Date:</b>	<b>06/22/2021</b> 325.00
<b>SERENE LANDSCAPE GROUP</b>		<b>Invoice Amount:</b>	<b>\$110.00</b>
INV # 60831 FIRE STATION # 2 TURF FERTILIAZ 101-336-952.000	INV # 60831 TURF FERTILIZATION	<b>Check Date:</b>	<b>06/22/2021</b> 110.00
<b>SERENE LANDSCAPE GROUP</b>		<b>Invoice Amount:</b>	<b>\$85.00</b>
INV # 60832 FIRE STATION # 3 TURF FERTILIAZ 101-336-952.000	INV # 60832 TURF FERTILIZATION	<b>Check Date:</b>	<b>06/22/2021</b> 85.00
<b>SERENE LANDSCAPE GROUP</b>		<b>Invoice Amount:</b>	<b>\$50.00</b>
TURF FERTILIZATION ROUND 2 BASIC FRIENDS 101-265-952.000	INVOICE 60833	<b>Check Date:</b>	<b>06/22/2021</b> 50.00
<b>SERENE LANDSCAPE GROUP</b>		<b>Invoice Amount:</b>	<b>\$1,250.00</b>
TURF FERTILIZATION ROUND 2 BASIC PLYMOUT 101-691-952.000	INVOICE 60838	<b>Check Date:</b>	<b>06/22/2021</b> 1,250.00
<b>SERENE LANDSCAPE GROUP</b>		<b>Invoice Amount:</b>	<b>\$175.00</b>
TURF FERTILIZATION ROUND 2 BASIC BRENTW 101-691-952.000	INVOICE 60837	<b>Check Date:</b>	<b>06/22/2021</b> 175.00
<b>SERENE LANDSCAPE GROUP</b>		<b>Invoice Amount:</b>	<b>\$100.00</b>
TURF FERTILIZATION ROUND 2 BASIC PLYMOUT 101-691-952.000	INVOICE 60835	<b>Check Date:</b>	<b>06/22/2021</b> 100.00
<b>SERENE LANDSCAPE GROUP</b>		<b>Invoice Amount:</b>	<b>\$260.00</b>
TURF FERTILIZATION ROUND 2 BASIC MILLER F 101-691-952.000	INVOICE 60834	<b>Check Date:</b>	<b>06/22/2021</b> 260.00
<b>SERENE LANDSCAPE GROUP</b>		<b>Invoice Amount:</b>	<b>\$445.00</b>
TURF FERTILIZATION ROUND 2 BASIC LAKE POI		<b>Check Date:</b>	<b>06/22/2021</b>

# Charter Township of Plymouth

## AP Invoice Listing - Board Report

**VENDOR INFORMATION****INVOICE INFORMATION**

	101-691-952.000	INVOICE 60836	445.00
<b>SITE ONE LANDSCAPE SUPPLY</b>		<b>Invoice Amount:</b>	<b>\$330.60</b>
SOCCER PARK IRRIGATION REPAIR PARTS		<b>Check Date:</b>	<b>06/22/2021</b>
	101-691-952.000	INVOICE 109542548-001	330.60
<b>SITE ONE LANDSCAPE SUPPLY</b>		<b>Invoice Amount:</b>	<b>\$183.71</b>
FOR IRRIGATION PARTS INVENTORY 6/4/21 #10		<b>Check Date:</b>	<b>06/22/2021</b>
	592-172-952.000	HUNTER BASE UNIT CONTROLLER PRO C MOD	103.67
	592-172-952.000	HUNTER PLUG IN EXPANSION MODULE PCM 30	67.16
	592-172-952.000	SCH 80 PVC 3/4"XCLOSE MIPT	12.88
<b>SITE ONE LANDSCAPE SUPPLY</b>		<b>Invoice Amount:</b>	<b>\$438.44</b>
FOR IRRIGATION PARTS INVENTORY 6/7/21 #10		<b>Check Date:</b>	<b>06/22/2021</b>
	592-172-952.000	HUNTER BASE UNIT CONTROLLER FS3	103.67
	592-172-952.000	HUNTER PLUG IN EXPANSION MODULE FS3	67.16
	592-172-952.000	IRRITROL 200B PVC GLOBE/ANGLE VALVE DP	146.88
	592-172-952.000	POLY INSERT COUPLING 2X2	6.99
	592-172-952.000	POLY INSERT COUPLING 1.5X1.5	3.68
	592-172-952.000	SS CLAMP MURR	11.15
	592-172-952.000	NO HUB TORQUE WRENCH	29.54
	592-172-952.000	PRO TRADE BLACK WHITE WIRE CONNECTOR	69.37
<b>SITE ONE LANDSCAPE SUPPLY</b>		<b>Invoice Amount:</b>	<b>\$480.79</b>
REPAIRS AT LAKEPOINTE SOCCER PARK AND T		<b>Check Date:</b>	<b>06/22/2021</b>
	592-172-952.000	TWP SYSTEMS #109324895-001	480.79
<b>SITE ONE LANDSCAPE SUPPLY</b>		<b>Invoice Amount:</b>	<b>\$69.47</b>
REPAIRS AT LAKEPOINTE SOCCER PARK AND T		<b>Check Date:</b>	<b>06/22/2021</b>
	592-172-952.000	SOCCER FIELD HEAD #109325887-001	69.47
<b>Joseph Smitherman</b>		<b>Invoice Amount:</b>	<b>\$1,324.00</b>
TUITION REIMBURSEMENT - LIBERTY UNIVERSI		<b>Check Date:</b>	<b>06/22/2021</b>
	101-305-960.000	GOVT 200	662.00
	101-305-960.000	CJUS 200	662.00
<b>SUPERIOR MEDICAL WASTE</b>		<b>Invoice Amount:</b>	<b>\$240.00</b>
MEDICAL WASTE DISPOSAL INV # 9191 STATIO		<b>Check Date:</b>	<b>06/22/2021</b>
	101-336-836.000	MEDICAL WASTE DISPOSAL 28GAL INV# 9191	120.00
	101-336-836.000	MEDICAL WASTE DISPOSAL 28GAL	60.00
	101-336-836.000	MEDICAL WASTE DISPOSAL 28GAL	60.00
<b>NAPA Auto Parts</b>		<b>Invoice Amount:</b>	<b>\$4.58</b>
STATION GENERATOR OIL INV# 2698-747121		<b>Check Date:</b>	<b>06/22/2021</b>
	101-336-863.000	20W50 QT INV# 2698-747121 GENERATOR OI	4.58
<b>NAPA Auto Parts</b>		<b>Invoice Amount:</b>	<b>\$42.70</b>
PARKS - INV. # 747972-- TIRE REPAIR SUPPLIES		<b>Check Date:</b>	<b>06/22/2021</b>
	101-691-931.500	PARKS - INV. 747972	42.70
<b>NAPA Auto Parts</b>		<b>Invoice Amount:</b>	<b>\$12.06</b>
NEW TAP & DIE SET FOR 5 MILE PRESSURE RED		<b>Check Date:</b>	<b>06/22/2021</b>
	592-443-937.000	PLUG TAP	3.89
	592-443-937.000	HEX DIE	3.35
	592-443-937.000	T WRN T HDL	4.82
<b>WCA ASSESSING</b>		<b>Invoice Amount:</b>	<b>\$69.52</b>
WCA ASSESSING MAY 2021 SPECIAL BILLING - C		<b>Check Date:</b>	<b>06/22/2021</b>

# Charter Township of Plymouth

## AP Invoice Listing - Board Report

**VENDOR INFORMATION****INVOICE INFORMATION**

	101-209-801.000	MAY 2021 SPECIAL BILLING - APPRAISAL	69.52
<b>WCA ASSESSING</b>		<b>Invoice Amount:</b>	<b>\$25,582.50</b>
APPRAISAL SERVICES RENDERED - JULY 2021		<b>Check Date:</b>	<b>06/22/2021</b>
	101-209-801.000	Appraisal Services Rendered (Contract)	25,425.83
	101-209-801.000	Co-Star Services	156.67
<b>WAYNE COUNTY DEPT OF ENVIRONMENT</b>		<b>Invoice Amount:</b>	<b>\$754.05</b>
DRAIN MAINTENANCE FEES 2021 #306640		<b>Check Date:</b>	<b>06/22/2021</b>
	592-172-973.030	Drain Maintenance Fees Commons Areas	754.05
<b>WEINGARTZ</b>		<b>Invoice Amount:</b>	<b>\$50.97</b>
GRABBERS FPR FOR GROUND TRASH (3) -- INV		<b>Check Date:</b>	<b>06/22/2021</b>
	101-691-757.000	INV. #40077031-00	50.97
<b>WEST SHORE SERVICES INC</b>		<b>Invoice Amount:</b>	<b>\$215.00</b>
INV. 28876 6/9/2021 SERVICE CALL FOR OUTDO		<b>Check Date:</b>	<b>06/22/2021</b>
	101-315-951.000	JOB #6211218	150.00
	101-315-951.000	SIREN TECHNICIAN W/BUCKET TRUCK	65.00
<b>WESTERN WAYNE CTY FD MUTUAL AID ASN</b>		<b>Invoice Amount:</b>	<b>\$7,403.84</b>
ANNUAL MEMBERSHIP DUES WESTERN WAYNE		<b>Check Date:</b>	<b>06/22/2021</b>
	101-336-915.000	ANNUAL MEMBERSHIP DUES INV # 784	7,403.84
<b>Great Lakes Water Authority</b>		<b>Invoice Amount:</b>	<b>\$348,333.84</b>
GLWA - APRIL 2021 WATER USAGE CHARGES		<b>Check Date:</b>	<b>06/22/2021</b>
	592-441-741.000	GLWA - APRIL 2021 WATER USAGE	348,333.84
<b>WINDER POLICE EQUIPMENT</b>		<b>Invoice Amount:</b>	<b>\$100.00</b>
INV. 211057 6/4/2021 SERVICES PERFORMED O		<b>Check Date:</b>	<b>06/22/2021</b>
	101-305-863.000	SHOP LABOR CHARGES	100.00
<b>Wolverine Freightliner-Westside Inc</b>		<b>Invoice Amount:</b>	<b>\$(34.59)</b>
CR#98413 - CREDIT FOR CAP FILLER		<b>Check Date:</b>	<b>06/22/2021</b>
	592-291-973.033	CR - CAP FILLER	(34.59)
<b>Wolverine Freightliner-Westside Inc</b>		<b>Invoice Amount:</b>	<b>\$881.82</b>
#97873 5/24/21 FREIGHTLINER M2 WHITE 2015		<b>Check Date:</b>	<b>06/22/2021</b>
	592-291-973.033	LABOR	294.00
	592-291-973.033	PARTS	451.32
	592-291-973.033	GAS OIL LUBE	107.10
	592-291-973.033	DEDUCTABLE RENTAL SUPPLIES	29.40
<b>FLOW FREE SEWER AND DRAINS LLC</b>		<b>Invoice Amount:</b>	<b>\$1,500.00</b>
INVOICE 5814 TESTING AND CERTIFICATION OF		<b>Check Date:</b>	<b>06/22/2021</b>
	101-691-801.000	LAKE POINTE SOCCER PARK 1UNIT	125.00
	101-265-801.000	TOWNSHIP HALL 4 UNITS	350.00
	101-336-801.000	FIRE STATION 1 5 UNITS	425.00
	101-336-801.000	FIRE STATION 2 1 UNITS	125.00
	101-336-801.000	FIRE STATION 3 3 UNITS	275.00
	101-691-801.000	REC SITE 2 UNITS	200.00

**Total Amount to be Disbursed: \$739,626.06**

# Charter Township of Plymouth

## AP Invoice Listing - Board Report

Weekly Page: 6/16/21 173

### VENDOR INFORMATION

### INVOICE INFORMATION

#### AMERITAS LIFE INSURANCE CORP.

AMERITAS - ACTIVE DENTAL - JUNE 2021 (SEE

101-171-714.000	SUPERVISOR DEPT.
101-201-714.000	INFORMATION SERVICES
101-215-714.000	CLERK DEPT.
101-253-714.000	TREASURY
101-265-714.000	TWP. HALL
101-305-714.000	POLICE DEPT.
101-325-714.000	DISPATCH
101-336-714.000	FIRE DEPT.
101-371-714.000	BUILDING DEPT.
588-588-714.000	SENIOR TRANS
226-226-714.000	SOLLID WASTE
592-172-714.000	DPS CLERICAL
592-291-714.000	DPW - SUPERVISORY
101-262-714.000	ELECTIONS -

Invoice Amount: **\$5,861.32**  
Check Date: **06/16/2021**

	30.68
	97.08
	61.36
	251.80
	57.64
	1,902.20
	861.92
	1,733.00
	300.68
	97.08
	97.08
	185.40
	127.76
	57.64

#### AMERITAS LIFE INSURANCE CORP.

AMERITAS-RETIREE-DENTAL- JUNE 2021 -- POLI

101-290-714.500	GENERAL RETIREES
101-305-714.500	POLICE RETIREES
101-325-714.500	DISPATCH RETIREE
101-336-714.500	FIRE DEPT. RETIREES
592-172-714.500	DPS CLERICAL RETIREE
592-291-714.500	DPW - RETIREE

Invoice Amount: **\$3,351.32**  
Check Date: **06/16/2021**

	689.68
	732.84
	57.64
	1,463.96
	30.68
	376.52

#### ADP INC

ADP - MAY 2021 - # 581990887 (DETAILS ATT

101-290-948.000	MAY 2021 - # 581990887
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Invoice Amount: **\$4,039.98**  
Check Date: **06/16/2021**  
4,039.98

#### COMCAST

INTERNET - JUNE 2021-- ACCT 900913674

101-691-852.000	Township Park
101-336-852.000	Fire
101-351-852.000	Telephone

Invoice Amount: **\$231.75**  
Check Date: **06/16/2021**

	64.95
	64.95
	101.85

#### FIDELITY SECURITY LIFE INSURANCE CO

EYEMED - RETIREES JUNE 2021(SPREADSHEETS

101-290-714.500	GENERAL RETIREES
101-305-714.500	POLICE DEPT. RETIREES
101-325-714.500	DISPATCH RETIREE
101-336-714.500	FIRE DEPT. RETIREES
592-172-714.500	PUBLIC SERVICES RETIREES
592-291-714.500	PUBLIC WORKS RETIREES
101-371-714.500	BUILDING RETIREES

Invoice Amount: **\$607.10**  
Check Date: **06/16/2021**

	92.74
	145.98
	10.81
	265.46
	5.69
	70.55
	15.87

#### FIDELITY SECURITY LIFE INSURANCE CO

EYEMED - CURRENT EMPLOYEES -JUNE 2021 (2

101-171-714.000	SUPERVISOR DEPT.
101-201-714.000	INFO SYSTEMS
101-215-714.000	CLERK DEPT.
226-226-714.000	SOLID WASTE
101-253-714.000	TREASURER DEPT.
101-265-714.000	TOWNSHIP HALL
101-305-714.000	POLICE DEPT.
101-325-714.000	DISPATCH
101-336-714.000	FIRE DEPT.

Invoice Amount: **\$963.34**  
Check Date: **06/16/2021**

	5.69
	15.87
	11.38
	15.87
	26.68
	10.81
	339.51
	128.85
	279.77

# Charter Township of Plymouth

## AP Invoice Listing - Board Report

**VENDOR INFORMATION****INVOICE INFORMATION**

101-371-714.000	BUILDING DEPT.	48.30
588-588-714.000	SENIOR TRANS	15.87
592-172-714.000	PUBLIC SERVICES	32.37
592-291-714.000	PUBLIC WORKS ADMIN.	21.56
101-262-714.000	ELECTIONS	10.81

**PLYMOUTH POSTMASTER**

POSTAGE PERMIT 218 SUMMER 2021 TAX BILLS

101-253-730.000

POSTAGE SUMMER 2021 TAX BILLS PERMIT 21

**Invoice Amount: \$5,600.00****Check Date: 06/16/2021**

5,600.00

**PLYMOUTH POSTMASTER**

WATER BILL POSTAGE - PERMIT #218 JUNE

592-172-730.000

PERMIT #218 JUNE 2021 POSTAGE

**Invoice Amount: \$1,200.00****Check Date: 06/16/2021**

1,200.00

**RESERVE ACCOUNT**

Postage for Postal Meter

101-290-730.000

Postage for Reserve Account

**Invoice Amount: \$5,000.00****Check Date: 06/16/2021**

5,000.00

**SIMPLIFILE, LC**

BD Bond Refund

101-371-283.014

BPE21-0008

**Invoice Amount: \$57.00****Check Date: 06/16/2021**

57.00

**UNUM LIFE INSURANCE CO. OF AMERICA**

UNUM PREMIUM STATEMENT - JUNE 2021 (SPRE

101-171-714.000

SUPERVISOR'S DEPT.

128.58

101-201-714.000

INFORMATION SYSTEMS

73.50

101-215-714.000

CLERK'S DEPT.

310.31

101-253-714.000

TREASURER'S DEPT.

175.91

101-265-714.000

TOWNSHIP HALL

38.20

101-305-714.000

POLICE DEPT.

1,878.71

101-325-714.000

DISPATCH DEPT.

765.16

101-336-714.000

FIRE DEPT.

1,631.23

101-371-714.000

BUILDING DEPT.

284.00

226-226-714.000

SOLID WASTE

52.02

588-588-714.000

SENIOR TRANS.

40.15

592-172-714.000

PUBLIC SERVICES

140.10

592-291-714.000

PUBLIC WORKS

568.29

101-262-714.000

ELECTIONS

49.96

**WOW! BUSINESS**

JUNE 2021 ACCT. # 012296705

101-265-852.673

SENIOR UTIL

588-588-852.000

SENIOR TRANS

**Invoice Amount: \$18.81****Check Date: 06/16/2021**

17.68

1.13

**Robertson Margate LLC**

BD Bond Refund

101-371-283.014

BPE21-0008

**Invoice Amount: \$43.00****Check Date: 06/16/2021**

43.00

**Lee Contracting Inc (Bldg)**

BD Bond Refund

101-371-283.001

BP20-0038 - PB20-0755

**Invoice Amount: \$1,500.00****Check Date: 06/16/2021**

1,500.00

**Lee Contracting Inc (Bldg)**

BD Bond Refund

101-371-283.010

BTCO20-0004 - PB20-0755

**Invoice Amount: \$20,000.00****Check Date: 06/16/2021**

20,000.00

**BITTINGER, LEE/NOEL**

BD Bond Refund

**Invoice Amount: \$2,000.00****Check Date: 06/16/2021**

# **Charter Township of Plymouth AP Invoice Listing - Board Report**

**VENDOR INFORMATION****INVOICE INFORMATION**

<i>101-371-283.002</i>	<i>BP18-0060 - PB18-0964</i>	<i>2,000.00</i>
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**BITTINGER, LEE/NOEL****Invoice Amount: \$10,000.00**

BD Bond Refund

**Check Date: 06/16/2021**

<i>101-371-283.010</i>	<i>BTCO21-0005 - PB18-0964</i>
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*10,000.00***Robertson Brothers Co****Invoice Amount: \$799.37**

BD Bond Refund

**Check Date: 06/16/2021**

<i>101-371-283.015</i>	<i>BLE21-0004</i>
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*799.37*

<b>Total Amount to be Disbursed:</b>	<b>\$67,409.11</b>
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# Charter Township of Plymouth

## AP Invoice Listing - Board Report

Weekly Page 6/19/21

### VENDOR INFORMATION

### INVOICE INFORMATION

#### ALERUS FINANCIAL

MERS-457 PLAN - ALL EMPLOYEES 6-4-2021 PAY

101-100-239.000

457 CONT. PRE-TAX

101-100-239.000

457 CONT. ROTH POST-TAX

Invoice Amount:

\$23,271.59

Check Date:

06/09/2021

22,289.89

981.70

#### ALERUS FINANCIAL

MERS - DC FT EMPLOYEES -- EMPLOYER CONTRI

101-171-714.010

SUPERVISOR'S OFFICE

101-201-714.010

IT DIRECTOR

101-215-714.010

CLERK'S OFFICE

101-253-714.010

TREASURER'S OFFICE

101-265-714.010

BUILDING MANAGER

101-305-714.010

PD DEPT.

101-325-714.010

DISPATCH DEPT.

101-336-714.010

FIRE DEPT

101-371-714.010

BUILDING DEPT.

226-226-714.010

SOLID WASTE DEPT.

588-588-714.010

SENIOR TRANS

592-172-714.010

PUBLIC SERVICES

592-291-714.010

DPW

101-262-714.010

ELECTIONS

Invoice Amount:

\$26,715.61

Check Date:

06/09/2021

1,021.07

588.99

2,238.97

1,263.25

273.84

5,176.18

2,490.73

6,258.85

1,770.97

340.09

241.09

887.07

3,841.63

322.88

#### ALERUS FINANCIAL

MERS - DC FT EMPLOYEES -- EMPLOYEE CONTRI

101-100-231.000

MERS EMPLOYEE PRE TAX

101-100-231.000

MERS EMPLOYEE POST TAX

101-100-231.000

LOANS

Invoice Amount:

\$8,490.17

Check Date:

06/09/2021

7,313.22

703.28

473.67

#### C.O.A.M. - PLYMOUTH TOWNSHIP

COAM UNION DUES -JUNE 2021

101-100-232.050

FETNER, WILLIAM J.

101-100-232.050

HOFFMAN, MARC

101-100-232.050

KREBS, RYAN

101-100-232.050

RUPARD, BRYAN

101-100-232.050

FRITZ, MICHAEL

Invoice Amount:

\$385.70

Check Date:

06/09/2021

77.14

77.14

77.14

77.14

77.14

#### COMCAST

COMCAST HIGH SPEED INTERNET -JUNE 2021 -

101-290-852.000

COMCAST HIGH SPEED INTERNET - 6/2021

Invoice Amount:

\$128.40

Check Date:

06/09/2021

128.40

#### COMCAST

FIRE INTERNET -JUNE 2021 ACCT 8529 10 216 0

101-336-852.000

JUNE 2021 FIRE INTERNET

Invoice Amount:

\$177.13

Check Date:

06/09/2021

177.13

#### DTE ENERGY

STREET LIGHTS - MAY 2021 -- ACCT # 9100-406

101-446-920.000

STREET LIGHTS - MAY 2021

Invoice Amount:

\$5,203.16

Check Date:

06/09/2021

5,203.16

#### BENNETT & DEMOPOULOS, PLLC

BD Bond Refund

101-371-283.015

BLE20-0003

Invoice Amount:

\$1,496.25

Check Date:

06/09/2021

1,496.25

#### BENNETT & DEMOPOULOS, PLLC

BD Bond Refund

101-371-283.015

BLE21-0005

Invoice Amount:

\$1,666.88

Check Date:

06/09/2021

1,666.88

# **Charter Township of Plymouth AP Invoice Listing - Board Report**

**VENDOR INFORMATION****INVOICE INFORMATION****MICHIGAN CONFERENCE OF TEAMSTERS**

HEALTH INSURANCE -JUNE 2021 (DPW) (INDIVI

592-291-714.000

BARTLETT, JAMES

592-291-714.000

KRUEGER, RANDY

592-291-714.000

MELOW, STEVEN

592-291-714.000

OVERAITIS, JOSEPH

592-291-714.000

SCHOLTEN, JAMES

592-291-714.000

THOMAS, JAMES

592-291-714.000

NELSON, DAVID

592-291-714.000

PUMPHREY, ZACHARY

**Invoice Amount:****\$14,009.60****Check Date:****06/09/2021**

1,751.20

1,751.20

1,751.20

1,751.20

1,751.20

1,751.20

1,751.20

1,751.20

**P.O.A.M. - PLYMOUTH TOWNSHIP**

POAM &amp; DISPATCH UNION DUES -JUNE 2021 (2

101-100-232.010

POAM Union Dues

101-100-232.040

Dispatch Union Dues

**Invoice Amount:****\$2,194.40****Check Date:****06/09/2021**

1,619.94

574.46

**CHARTER TWSP OF PLYMOUTH**

BD Bond Refund

101-371-283.016

BE18-0005

**Invoice Amount:****\$281.78****Check Date:****06/09/2021**

281.78

**TEAMSTER LOCAL # 214**

TEAMSTER LOCAL #214 JUNE 2021 (DETAILS AT

101-100-232.030

Bartlett, James

101-100-232.030

Kitchen, Spencer

101-100-232.030

Krueger, Randy

101-100-232.030

Melow, Steven

101-100-232.030

Nelson, David

101-100-232.030

Overaitis, Joseph

101-100-232.030

Pumphrey, Z

101-100-232.030

Scholten, James

101-100-232.030

Thomas, James

**Invoice Amount:****\$534.00****Check Date:****06/09/2021**

59.00

59.00

62.00

62.00

59.00

59.00

59.00

59.00

56.00

**TECHNICAL, PROFESSIONAL AND OFFICE-**

TPOAM UNION DUES - JUNE 2021

101-100-232.060

BONO, JENNIFER A.

101-100-232.060

DOOLEY, DEB

101-100-232.060

GORDON, CHERYL

101-100-232.060

HAACK, DAVID

101-100-232.060

VOLPE, ANNE

101-100-232.060

LATAWIEC, KELLY

101-100-232.060

LECLAIR, DIANE L.

101-100-232.060

MACDONALD, KENNETH E.

101-100-232.060

MARTIN, CAROL R.

101-100-232.060

PALMARCHUK, CHERI

101-100-232.060

TRUESDELL, MARY ANN

101-100-232.060

VISEL, SARAH J.

101-100-232.060

DAN ATKINS

101-100-232.060

CAROL MACDONELL

101-100-232.060

GLENN MILLER

101-100-232.060

HALSTEAD, ANNA

101-100-232.060

TERRELL, DENISA

101-100-232.060

DREITS, SARAH

101-100-232.060

DEVOTO, CLAUDIA

101-100-232.060

RICHARDSON, MIKE

**Invoice Amount:****\$542.50****Check Date:****06/09/2021**

46.50

15.50

31.00

31.00

31.00

31.00

31.00

31.00

31.00

31.00

15.50

31.00

15.50

15.50

31.00

31.00

31.00

31.00

15.50

15.50

**VERIZON WIRELESS**

JUNE 2021- WIRELESS BILLING ACCT #2 MI DE

**Invoice Amount:****\$1,292.96****Check Date:****06/09/2021**



# Charter Township of Plymouth

## AP Invoice Listing - Board Report

**VENDOR INFORMATION****INVOICE INFORMATION**

592-291-853.000	DPW	774.69
101-201-850.000	INFO SERVICES WIRELESS DEVICES	0.29
101-336-850.000	FIRE WIRELESS DEVICES	200.05
101-691-850.000	PARK FOREMAN WIRELESS DEVICE IPAD	40.01
588-588-853.000	FRIENDSHIP STATION	86.10
101-325-850.000	DISPATCH	141.77
226-226-850.000	SOLID WASTE - SARAH VISEL	50.05

**VERIZON WIRELESS****Invoice Amount: \$967.82**

JUNE 2021 WIRELESS BILLING ACCT #1 - 58576

**Check Date: 06/09/2021**

592-291-853.000	DPW wireless devices	98.74
101-201-850.000	Info services wireless devices	59.31
101-336-850.000	Fire wireless devices	89.32
101-691-850.000	Park foreman wireless device	49.31
101-253-850.000	Treasurer Wireless Service	49.31
101-305-850.000	Police Dept. wireless service	382.94
101-371-850.000	Building Dept. Wireless Services	238.89

**WESTERN TWNSPS UTILITIES AUTHORITY****Invoice Amount: \$178,241.67**

WTUA - MAY 2021

**Check Date: 06/09/2021**

592-441-742.000	Monthly Charges	90,842.10
592-441-743.000	YUCA IPP-IWC	4,697.42
592-443-937.000	Country Acres Pump Station	682.08
592-100-185.000	Capital Improvement Program	82,020.07

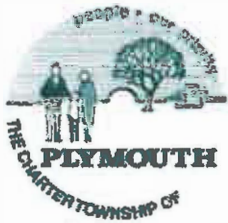
**WOW! BUSINESS****Invoice Amount: \$10.00**

POLICE DEPT. SERVICE CHGS - JUNE 2021 ACCT.

**Check Date: 06/09/2021**

101-305-852.000	POLICE DEPT JUNE 2021	10.00
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**Total Amount to be Disbursed: \$265,609.62**



## CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

**MEETING DATE:** June 22, 2021

**ITEM: Extension of Real Estate Purchase Agreement Amendment with Phoenix Management Holdings LLC, IV for surplus parcels at the DPW Yard, 46555 Port Street**

**PRESENTERS:** Supervisor Heise

**BACKGROUND:** I am seeking your concurrence in extending the attached Real Estate Purchase Agreement Amendment with Phoenix Management Holdings, LLC, IV, for two surplus parcels at the DPW Yard. This is pursuant to a purchase agreement that would allow us to sell the two parcels for \$425,000.

The original one-year Agreement was approved by the Board on December 17, 2018 and has been extended several times since then. Please see attached letter from the developer. He is also providing a \$10,000 non-refundable good-faith advance to the Township. The extension would run until December 31, 2021. The developer will be at the June 22 meeting to answer any questions you may have.

**PROPOSED MOTION:** I move that the Township Board approve Resolution #2021-06-22-40 authorizing the Township Supervisor and Clerk to sign the Real Estate Purchase Agreement Amendment with Phoenix Management Holdings, LLC, IV, for surplus Township parcels located at 46555 Port Street.

Moved By \_\_\_\_\_ Seconded By \_\_\_\_\_

ROLL CALL:

\_\_\_ Vorva, \_\_\_ Curmi, \_\_\_ Clinton, \_\_\_ Monaghan, \_\_\_ Doroshewitz, \_\_\_ Stewart, \_\_\_ Heise

**STATE OF MICHIGAN  
COUNTY OF WAYNE  
CHARTER TOWNSHIP OF  
PLYMOUTH**

**RESOLUTION TO APPROVE A REAL ESTATE PURCHASE AGREEMENT  
AMENDMENT WITH PHOENIX MANAGEMENT HOLDINGS LLC IV  
FOR SURPLUS PARCELS AT THE DPW YARD, 46555 PORT STREET,  
PLYMOUTH**

**RESOLUTION #2021-06-22-40**

At a regular meeting of the Board of Trustees for the Charter Township of Plymouth (the 'board'), held at Township Hall, 9955 N. Haggerty Road, Plymouth, MI on June 22, 2021, the following resolution was offered:

**WHEREAS**, The Board of Trustees of the Charter Township of Plymouth has been presented with a Real Estate Purchase Agreement Amendment with Phoenix Management Holdings, LLC, IV for the two surplus parcels located at the Township DPW yard at 46555 Port Street, Plymouth; and,

**WHEREAS**, the original one-year agreement was approved by the board on December 17, 2018; and,

**WHEREAS**, the Board of Trustees and Phoenix Management agreed to a contract amendment that would extend to June 30, 2021 in order for them to complete their engineering, environmental, wetland, legal, and other due diligence items, which they have been working on for the past year at their own expense; and

**WHEREAS**, Phoenix Holdings has agreed to a contract amendment that would extend to December 31, 2021 in order for them to complete their engineering, environmental, wetland, legal, and other due diligence items, which they have been working on for the past year at their own expense.

**NOW, THEREFORE, BE IT RESOLVED** that the Charter Township of Plymouth Board of Trustees does hereby approve Resolution #2021-06-22-40 authorizing the Township Supervisor and Clerk to sign the Real Estate Purchase Agreement Third Addendum with Phoenix Management Holdings, LLC IV, for surplus parcels located at 46555 Port Street, extending this agreement to December 31, 2021.

Moved by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

ROLL CALL:

\_\_\_ Vorva, \_\_\_ Clinton, \_\_\_ Curmi, \_\_\_ Doroshewitz, \_\_\_ Heise, \_\_\_ Monaghan,  
\_\_\_ Stewart

### **Addendum to Real Estate Purchase Agreement**

This Addendum ("Addendum") to Real Estate Purchase Agreement ("Agreement") is entered this \_\_\_\_ day of \_\_\_\_\_ 2021 (the "Effective Date"), by and between Phoenix Management Holdings LLC IV (collectively and referred to herein as the "Buyer") Plymouth Township ("Seller"). The parties collectively referred to herein as the "Parties."

#### **Recitals**

**WHEREAS** Sellers and Purchaser are parties to a certain Purchase Agreement dated on or about May 22, 2019 to purchase real property at 46555 Port Plymouth Twp a portion of such property having approximately 4.25 acres; and,

**WHEREAS** the Parties now wish to extend the deadline set forth in paragraph 5 of the for closing from "within Two Hundred and Thirty (230) days after Buyer's acceptance date" to "December 31, 2021,"

**WHEREAS**, the Parties agree that the remainder of the Purchase Agreement shall remain in effect;

**NOW THEREFORE** the Parties, in consideration of the mutual promises and covenants contained herein, in addition to other good and valuable consideration totaling ten thousand dollars (\$10,000), the sufficiency and receipt of which is hereby acknowledged through the Parties' signature hereto, the Parties agree to amend the Purchase Agreement as follows:

The clause in paragraph 5 that reads "within Two Hundred and Thirty (230) days after Buyer's acceptance date" is hereby amended to "December 31, 2021."

**Seller:**

**Purchaser:**

\_\_\_\_\_

\_\_\_\_\_

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

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

**Its:** \_\_\_\_\_

**Its:** \_\_\_\_\_

June 16, 2021

Plymouth Township MI  
Board of Trustees

RE: 46555 Port St Plymouth Twp., DPW Land approximately 4.5 acres

The 13 acre parcel was built in the early 1990's for DPW and with the DPW building located in the middle of the parcel. The perimeter 2.5 acres parcel of land to west has a grade differential the parcel of land to the east 2 acres is surrounded by wetlands with narrow access point to the future building. There are storm water lines, water lines and sanitary lines that may require to be relocated in order to build what is planned. The storm water detention that will be required will be split between multiple parcels.

Developer has requested addition .78 acre negotiated from Wayne County in order to create prominent access point for the parcel if this is required.

The Plan will still require the following:

Utilize the current access points of DPW to serve the east and west buildings planned. The east building may require to build the access drive over the wetland in order to achieve access to the new building on the east. The site plan indicates the presence of wetland. This wetland is part of a larger system which extends offsite from said property which is a regulated wetland. The Michigan Department of Environment, Great Lakes and Energy (EGLE) will require such wetland area to be protected. EGLE will require permit for work in the state-regulated wetland, if any, is required prior to final engineering plan approval.

Based on the site plan layout, an Ingress and egress easement/agreement between the DPW parcel and proposed west and east parcels will be needed. The extent of the proposed parking between west parcel and the DPW parcel is to be determined based upon the final grades and building sizes. The west parcel will be a shared access and will require a shared parking and maintenance agreement. Moreover each component of the development will be self-parked.

The property to be purchased from Plymouth Township started in May 2019. The planning and design have gone through many changes due to the complexity of an existing DPW buildings, utilities and wetlands and access points. Moreover when the design and planning started to materialized Wayne County were only focusing on projects that were considered essential. Due to the limited workforce in County due to Covid, the review times have been extended to unprecedented delays and turn-around times. The project was originally submitted to Wayne County in July 2020 then the plans were updated and submitted on March 10, 2021.

The initial storm water engineering has been completed and is waiting County review comments. Upon such review comments the project will be updated and proceed back to the County then to Plymouth Twp. Planning, Engineering, Planning Commission and Board of Trustees.

The Buyer requests a 6 month extension of the Purchase Agreement subject to the conditions of the Purchase Agreement to compete preliminary/final approval of the site plan, engineering planned and all other agencies having jurisdiction over the project planned. For such consideration the Buyer shall offer Plymouth Township \$10,000 extension fee (nonrefundable) which shall be nonrefundable but applicable to the purchase price.

The Buyer remains confident and committed to this project that they will secure the approvals for the project and be prepared to close at the end of such extension subject to the conditions of such Purchase Agreement. These last 13 months, due to Covid, have been unprecedented times and directly impacted the review periods and other related processes of this project and others.

Site Plan will be provided at the meeting and I will be in attendance for any discussion or questions of the members of the Board Trustees.

Sincerely

Leo D Gonzalez



## CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR ADMINISTRATIVE ACTION

**MEETING DATE:** June 22, 2021

**ITEM:** CARES Act Grant Award through SMART Mobility Authority for Regional Transportation. Resolution #2021-06-22-41

**PRESENTER:** Ginger Moriarty, Finance Director

**BACKGROUND:**

The Transportation System Fund is seeking the Township Board's recognition of the CARES Act Reimbursement Grant Award to the Charter Township of Plymouth as a sub-recipient through SMART Mobile Authority for Regional Transportation in the amount of \$21,360 to be spent on or before June 30, 2023.

In addition, the Transportation System Fund is also seeking a budget appropriation of the same amount for the capital alterations to the Friendship Station building for the installation of touchless restroom fixtures which will include a touchless drinking fountain. Other purchases will include personal protective equipment (PPE), a new computer and WIFI technology equipment, and taxi services to provide for medical transportation outside of the current busing service locations. The Transportation System is planning to make most of the purchase in FY2021 and will plan FY2022 budget accordingly if needed.

**RECOMMENDATION:** Approve

**PROPOSED MOTION:** I move to approve Resolution #2021-06-22-41 to recognize the CARES Act Grant by authorizing the Plymouth Township Transportation System Fund to purchase COVID -19 related capital outlay, personal protective equipment, taxi services, in addition to technology services and equipment in an amount not to exceed \$21,360 of the grant awarded and to authorize the Finance Director to both recognize and appropriate \$21,360 to amend the Transportation Systems Fund FY2021 budget.

Moved By \_\_\_\_\_ Seconded By \_\_\_\_\_

ROLL CALL:

\_\_\_ Heise, \_\_\_ Vorva, \_\_\_ Clinton, \_\_\_ Curmi, \_\_\_ Doroshewitz, \_\_\_ Stewart, \_\_\_ Monaghan



**STATE OF MICHIGAN  
COUNTY OF WAYNE  
CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES**

**RESOLUTION # 2021-06-22-41  
CARES Act Grant Award for Transportation System Fund**

At a regular meeting of the Board of Trustees for the Charter Township of Plymouth (the "Board"), held at Township Hall, located at 9955 N. Haggerty Road, Plymouth, on June 22, 2021, the following resolution was offered:

**WHEREAS**, the Charter Township of Plymouth Transportation System Fund has requested recognition as a sub-recipient through SMART Mobile Authority for Regional Transportation of the CARES Act Grant Award in the amount of \$21,360;

**WHEREAS**, the Charter Township of Plymouth Transportation System Fund has requested a budget appropriation in an amount not to exceed \$21,360 for the purchase of COVID-19 related capital outlay (touchless restroom fixtures/drinking fountain), personal protective equipment, taxi services, and technology services and equipment;

**WHEREAS**, the Board is satisfied in this proposed FY2021 budget amendments to appropriate fund balance to the Transportation System Fund in the total amount of \$21,360;

**WHEREAS**, this grant funding is provided through SMART Mobile Authority for Regional Transportation of the Coronavirus Aid, Relief, and Economic Security Act in the total grant award amount of \$21,360 to be spent on or before June 30, 2023;

**NOW THEREFORE BE IT RESOLVED**, that the Charter Township of Plymouth Board of Trustees does hereby approve **Resolution #2021-06-22-41**, authorizing the purchase COVID-19 capital outlay, personal protective equipment, taxi services, in addition to technology service and equipment from the Transportation Systems Fund by authorizing the Finance Director to both recognize and then appropriate \$21,360 of the grant funds to make the above budget amendment to the FY2021 Transportation System Fund.

Moved by: \_\_\_\_\_ Supported by: \_\_\_\_\_

ROLL CALL VOTE:

\_\_\_ CC, \_\_\_ AM, \_\_\_ JV, \_\_\_ MC, \_\_\_ RD, \_\_\_ JS, \_\_\_ KH

\_\_\_\_\_

**Certification**

STATE OF MICHIGAN    )  
                                  )  
COUNTY OF WAYNE    )

**I hereby certify that the foregoing is a true and complete copy of the resolution adopted by the Board of Trustees at the regular Board Meeting dated June 22, 2021.**

\_\_\_\_\_  
**Jerry Vorva, Clerk**  
**Charter Township of Plymouth**

\_\_\_\_\_  
**Date**

**Resolution # 2021-06-22-41**

Proposed CARES Act Funding Budget of \$21,360					
OPERATING EXPENSES		Estimated prices as of 2/10/2021	\$21,360.00		
PARTS, MAINTENANCE SUPPLIES & CONTRACTUAL SERVICES / PPE SUPPLIES					Remaining Cost Through June 30, 2023
DESCRIPTION	COST	RESOURCE	Re-occurring items		
2 Sneeze shields for the driver / passengers	\$1,500.00	Laird Glass	8am Appt 1/29 for Quote		
3 Disinfecting Atomizer \$79.95	\$239.85	Dental Market			
3 UV Disinfectant Wand \$39.95	\$119.85	Dental Market			
6 Face Shield 12 per box \$119.99	\$719.94	Dental Market			
2 Driver Seat Covers 125 per box \$49.49	\$99.90	Dental Market	Every 3 Months		\$699.30
2 Vinyl Gloves 100 per box \$13.99 (1 M/1 LG)	\$27.98	Dental Market	Every 3 Months		\$195.86
1 Case of 12 Clorox Disinfecting Wipes \$131.95	\$131.95	Dental Market	Every Other Month		\$1,583.40
3 Disinfecting Solution 1 gal \$54.95	\$164.85	Dental Market	Monthly		\$164.85
6 Lysol Disinfectant 19oz \$15.99	\$95.94	Dental Market	Monthly		\$95.94
2 Level 1 Ear Loop Masks 50 per box \$29.95	\$59.90	Dental Market	Monthly		\$59.90
2 Liquid Hand Sanitizer 1 gal \$49.49	\$98.98	Dental Market	Monthly		\$98.98
2 Isopropyl Alcohol 70% 1 gal \$40.99	\$81.98	Dental Market	Monthly		\$81.98
SUB TOTAL	\$3,341.12		RE-OCcurring SUB TOTAL		\$7,899.21
PARTS, MAINTENANCE SUPPLIES & CONTRACTUAL SERVICES / PPE SUPPLIES SUB TOTAL & RE-OCcurring SUB TOTAL					
PURCHASED SERVICES					
TAX: ABC, XYZ, DEF	\$500.00		YEARLY		\$500.00
SUB TOTAL	\$500.00		RE-OCcurring SUB TOTAL		\$500.00
PURCHASED SERVICES SUB TOTAL & RE-OCcurring SUB TOTAL					
CAPITAL EQUIPMENT	DESCRIPTION	COST	RESOURCE	Re-occurring items	
COMPUTER EQUIPMENT					
1 Laptop (for remote work)	\$2,500.00	IT			
SUB TOTAL	\$2,500.00		COMPUTER EQUIPMENT SUB TOTAL		\$2,500.00
MAINTENANCE EQUIPMENT / PPE SUPPLIES					
2 Sneeze Shield for office counter \$198.99 each	\$397.98	Staples			
2 Touch Free hand soap for restrooms					
4 Touch Free faucet for restrooms					
3 Touch Free toilets	\$9,850.00	K & D Plumbing			
2 Touch Free urinals					
1 Touchless drinking fountain					
3 Liquid Hand Sanitizer 1 Gallon + 1 Auto Dispenser \$98.99 each	\$296.97	Dental Market	1 GAL REFILL Every 3 Months \$49.95		\$149.85
SUB TOTAL	\$10,544.95		SUB TOTAL		\$149.85
MAINTENANCE EQUIPMENT SUB TOTAL & RE-OCcurring SUB TOTAL					
OTHER					
1 Smart Phone Monthly Service w/hot spot wifi	\$320.00	IT			
	Est. \$20 Increase to Current Cost				
1 Smart Phone / use hot spot wifi		IT			\$460.00
SUB TOTAL	\$340.00		RE-OCcurring OTHER SUB TOTAL		\$460.00
OTHER SUB TOTAL & RE-OCcurring SUB TOTAL					
TOTAL EXPENSES					\$21,316.13

\*List is provided as example on 2/10/2021: PPE list subject to Change as COVID-19 restriction per CDC are modified

**CORONAVIRUS AID, RELIEF, AND ECONOMIC  
SECURITY ACT FUNDING AGREEMENT  
BETWEEN  
SUBURBAN MOBILITY AUTHORITY FOR REGIONAL TRANSPORTATION  
AND  
CHARTER TOWNSHIP OF PLYMOUTH**

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This Coronavirus Aid, Relief, and Economic Security Act Funding Agreement (hereinafter "Agreement") is made between the Suburban Mobility Authority for Regional Transportation (hereinafter "SMART"), an entity organized under the provisions of Act 204 of the Public Acts of 1967, as amended, of 535 Griswold, Suite 600, Detroit, Michigan 48226 and the Charter Township of Plymouth (hereinafter "Sub-recipient"), a municipality, whose address is 9955 N. Haggerty Road, Plymouth, MI 48170, for the use of grant funding provided by the Federal Transit Administration (hereinafter "FTA"), pursuant to the Coronavirus Aid, Relief, and Economic Security Act (hereinafter "CARES Act"). SMART and Sub-recipient are collectively referred to as the "Parties" herein.

**WHEREAS**, SMART, pursuant to the provisions of Act 204, has been vested with the authority to acquire, plan, construct, operate and maintain transportation systems and facilities within its jurisdiction; and

**WHEREAS**, Sub-recipient is within SMART's jurisdiction and desires to manage and operate certain public transportation services for purposes consistent with §5307; and

**WHEREAS**, the CARES Act provides emergency assistance and health care response for individuals, families and businesses affected by the COVID-19 pandemic, including funding for transportation to support capital, operating, and other expenses generally eligible under those programs to prevent, prepare for, and respond to COVID-19; and

**WHEREAS**, the purpose of this Agreement is to state the responsibilities and obligations of Sub-recipient and SMART, as well as the conditions for the Sub-recipient's use of the CARES Act funding distributed by SMART; and

**NOW THEREFORE**, in consideration of the mutual covenants, and representations contained herein, the Parties agree as follows:

## **1. FUNDING**

SMART, as a direct recipient of CARES Act funding, shall pass through designated CARES Act funding to Sub-recipient in the amount of \$21,360. This funding shall be spent in accordance to the CARES Act Budget in Exhibit A. The funding will be distributed as approved by the SMART Board of Directors and in accordance with federal regulations and SMART's policies and procedures, and subject to the terms and conditions of this Agreement. The Parties agree that SMART's disbursement of the CARES Act funding is contingent upon SMART receiving the funding from FTA. SMART will periodically reimburse communities for eligible CARES Act expenses upon receipt of Sub-recipient's required Quarterly Expense Report, and as described in the Community Transit Manual, and/or any and all required supporting documentation.

Eligible CARES Act expenses are those that are normally eligible under the Section 5307 programs that are incurred on or after January 20, 2020 to be in response to economic or other conditions caused by COVID-19. CARES Act funding must be spent on or before June 30, 2023. If the CARES Act funds allocated as above are not spent in their entirety on or before that date, SMART reserves the right to reallocate those funds.

If Sub-recipient has requested reimbursement of Municipal Credit or Community Credit ("MC/CC") funding for expenses that are also eligible for CARES Act funding, Sub-recipient may request that the funds be re-allocated from their MC/CC funding to their SMART share of CARES Act funding. Sub-recipient shall submit the re-allocation request via an email to the following email addresses: (1) FinanceAdmin@smartbus.org; (2) HShepherd@smartbus.org; and (3) MColson@smartbus.org. Sub-recipient shall specify and include in the email the following: (1) a revised Quarterly Expense Report indicating the quarter in which the reimbursement was requested for MC/CC funds that the Sub-recipient would like to be reallocated to CARES Act eligible funds (i.e., April 2020 – June 2020; (2) all relevant CARES Act eligible revenues; (3) all relevant CARES Act eligible expenses; (4) all relevant CARES Act eligible non-financial data; and (5) the amount of the CARES Act Funding eligible expense, specifically stating the entire expense amount is not CARES Act eligible. SMART's Finance Department shall review the originally submitted Quarterly Expense Report(s) against the revised Quarterly Expense Report(s) the Community submitted in re-allocating eligible CARES Act Funding expense. Upon completion of the review, SMART's Finance Department shall determine if the request for reimbursement is CARES Act eligible and if a transfer of the funds is permitted. A template of the Quarterly Expense Report can be obtained by your County ombudsperson. CARES Act funding cannot supplant existing grant local contribution requirements. Eligible expenditures reimbursed under MC/CC cannot also be reimbursed under CARES Act funding.

The Parties agree that should the CARES Act funding amount be reduced by the FTA from that which is anticipated, SMART shall reduce the CARES Act funding amount passed through to Sub-recipient. SMART may make reductions by project, by line item expenditure, or by dollar amount. SMART retains sole discretion to budget and spend all CARES Act funding dollars it receives. If the expenses applied for by Sub-recipient are found to be ineligible for

funding, SMART will immediately notify Sub-recipient. Within thirty (30) days, Sub-recipient shall return all CARES Act funding for the ineligible expenses to SMART.

## **2. TERM OF THE AGREEMENT**

This Agreement shall remain in effect as long as Sub-recipient receives CARES Act funding provided by this Agreement. SMART shall have sole discretion to terminate this Agreement upon written notice to Sub-recipient. Within thirty (30) days of receipt of written notice, Sub-recipient shall return all CARES Act funding for the terminated program to SMART for repayment to the PTA.

## **3. RECORDS AND AUDITS**

Sub-recipient shall keep accurate financial and operating records for the project for at least six (6) years from the date of expenditure or request for reimbursement, whichever is later. Such records including but not limited to: records of all expenses paid for its operations, records of the use of its services (ridership), all accident reports, maintenance records, dispatch records, personnel records, and all other supporting documents. SMART may request, and Sub-recipient shall permit, SMART or its designee to review all records relating to the project either by formal audit or periodic administrative review.

## **4. SUBRECIPIENT REPORTING AND MONITORING**

Pursuant to 2 CFR Part 900 (hereinafter "Super Circular") §200.331, Sub-recipient agrees to complete all available information required by Exhibit B of this Agreement at the time of the Agreement's execution, and Sub-recipient further agrees to supplement all additional information required by Exhibit B immediately as it becomes available following the execution of the Agreement. Exhibit B may be completed in one or more counterparts, each of which shall be deemed to be an original, but all of which taken together shall constitute one and the same document.

## **5. INDEMNIFICATION**

Notwithstanding anything to the contrary contained herein, Sub-recipient shall indemnify, defend and save harmless SMART, its officers, agents, employees, and members of its Board of Directors from any and all claims, losses and damages, including costs and attorney fees occurring or resulting from any act or omission of the Sub-recipient or its officers, agents, employees, subcontractors, successors and/or assigns arising out of or pursuant to this Agreement without regard to the negligence of the Sub-recipient.

This Agreement is not intended to alter or increase SMART or Grantee's liability for tort claims, to other third-parties. Nor is this indemnity provision intended to be a third-party beneficiary contract, and therefore it confers no rights or third-party status on anyone other than the parties hereto.

## **6. PROCUREMENT**

The Sub-recipient's procurement of any property, supplies, services, or equipment using CARES Act funds must comply with the FTA procurement requirements at 49 CFR Part 18 if Sub-recipient is, or established by, a State or Local Government and 49 CFR Part 19 if Sub-recipient is a private, non-profit entity, and the guidance contained in the current FTA Circular 4220.1.

## **7. GENERAL**

This Agreement may be executed and delivered (including by facsimile transmission) in two or more counterparts, each of which when executed shall be deemed to be an original and all of which taken together shall constitute one and the same instrument. This Agreement constitutes the entire agreement between the parties and supersedes all previous understandings and agreements between the parties, whether oral or written. This Agreement may be modified by SMART at its sole discretion and written notice to Sub-recipient.

Should any part of this Agreement be declared to be invalid, unconstitutional or beyond the authority of either party to enter into or carry out, such decision will not affect the validity of the remainder of this Agreement, which will continue in full force and effect.

This Agreement is not intended to be a third-party beneficiary Agreement and confers no rights on anyone other than SMART and the Sub-recipient.

Parties' failure to exercise or delay in exercising any right, power or privilege under this Agreement shall not operate as a waiver; nor shall any single or partial exercise of any right, power or privilege preclude any other or further exercise thereof.

The Parties agree that the responsibilities and benefits under this Agreement shall not be assigned unless such assignment is approved by SMART in advance in writing. This agreement does not and is not intended to confer any rights or remedies upon any person other than the parties.

The Sub-recipient shall, in the performance of this Agreement, comply with all applicable State, Federal and local statutes, ordinances and regulations. This Agreement shall be governed by the laws of the State of Michigan.

This Agreement shall become effective upon the date the Agreement is signed by SMART.

The Parties acknowledge and agree that this Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. The Parties agree that the electronic signatures appearing on this Agreement are the same as handwritten signatures for the purposes of validity, enforceability and admissibility. Without limitation, "electronic signature" shall include faxed

versions of an original signature or electronically scanned and transmitted versions (e.g., via pdf) of an original signature.

**THE PARTIES HEREBY ACKNOWLEDGE** that they have read and understand this Agreement and that the signatories below have affixed their signatures and affirmed that they are authorized to execute this Agreement, for the purpose of binding their respective Parties.

**SUBURBAN MOBILITY AUTHORITY  
FOR REGIONAL TRANSPORTATION**

**Khalil Rahal** Digitally signed by Khalil Rahal  
Date: 2021.05.07 14:15:54 -04'00'

Signature

**Khalil Rahal**

Printed Name

**Chairman**

Title

**5/7/2021**

Date

**CHARTER TOWNSHIP OF PLYMOUTH**



Signature

**Kurt Heise**

Printed Name

**Supervisor**

Title

**02/10/21**

Date





## CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

**MEETING DATE:** 06-22-2021

**ITEM:** Police Department Purchase of Stalker SAM Radar Trailers. Resolution #2021-06-22-42

**PRESENTER:** Lt. Daniel Kudra

**BACKGROUND:**

The Police Department is seeking board approval to purchase two (2) Stalker SAM (Speed Awareness Monitor) radar trailers. We are planning to purchase these items with Federal Forfeiture Funds. The cost for these Radar Trailers will be \$15,788.

**ACTION REQUESTED:**

Approve the enclosed resolution authorizing the budget appropriation and the purchase of two (2) Stalker SAM radar trailers for a cost not to exceed \$15,800.00 to be paid from the Federal Forfeiture Fund's Capital Outlay account.

**RECOMMENDATION:**

Approve

**PROPOSED MOTION:** I move to approve Resolution #2021-06-22-42 authorizing the Plymouth Township Police Department to purchase two Stalker SAM radar trailers for an amount not to exceed \$15,800 from the Federal Forfeiture Fund's Capital Outlay account and to authorize the Finance Director to appropriate budget in the amount of \$15,800 to the Federal Drug Forfeiture Fund for the purchase.

Moved By \_\_\_\_\_ Seconded By \_\_\_\_\_

**ROLL CALL:**

\_\_\_ Vorva, \_\_\_ Monaghan, \_\_\_ Stewart, \_\_\_ Clinton, \_\_\_ Heise, \_\_\_ Curmi, \_\_\_ Doroshewitz

**STATE OF MICHIGAN  
COUNTY OF WAYNE  
CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES**

**RESOLUTION # 2021-06-22-42  
PURCHASE OF TWO POLICE DEPARTMENT RADAR TRAILERS**

At a regular meeting of the Board of Trustees for the Charter Township of Plymouth (the "Board"), held at Township Hall, located at 9955 N. Haggerty Road, Plymouth, on June 22, 2021, the following resolution was offered:

**WHEREAS**, the Charter Township of Plymouth Police has requested approval to purchase two (2) Stalker Radar SAM (Speed Awareness Monitor) radar trailers in accordance with the attached specifications;

**WHEREAS**, these radar trailers are to be purchased from the Federal Forfeiture Funds Capital Outlay account not to exceed \$15,800;

**WHEREAS**, the Board is satisfied in this proposed budget amendments to appropriate fund balance to the Federal Forfeiture Fund in the total amount of \$15,800;

**WHEREAS**, these radar trailers are provided by a sole source provider, for a total cost of \$15,788;

**NOW THEREFORE BE IT RESOLVED**, that the Charter Township of Plymouth Board of Trustees does hereby approve **Resolution #2021-06-22-42**, authorizing the purchase of two (2) radar trailers as specified from the Federal Forfeiture funds by authorizing the Finance Director to appropriate \$15,800 of fund balance to make the above budget amendment to the FY2021 Federal Forfeiture Fund.

Moved by: \_\_\_\_\_ Supported by: \_\_\_\_\_

**ROLL CALL VOTE:**

\_\_\_\_ CC, \_\_\_\_ AM, \_\_\_\_ JV, \_\_\_\_ MC, \_\_\_\_ RD, \_\_\_\_ JS, \_\_\_\_ KH

\_\_\_\_\_

\_\_\_\_\_  
**Jerry W. Vorva, Clerk**

\_\_\_\_\_  
**Date**

**Certification****STATE OF MICHIGAN    )****COUNTY OF WAYNE    )**

**I hereby certify that the foregoing is a true and complete copy of the resolution adopted by the Board of Trustees at the regular Board Meeting dated June 22, 2021.**

\_\_\_\_\_  
**Jerry Vorva, Clerk**  
**Charter Township of Plymouth**

\_\_\_\_\_  
**Date**

**Resolution # 2020-06-22-42**



applied concepts, inc.

855 E. Collins Blvd  
Richardson, TX 75081  
Phone: 972-398-3780  
Fax: 972-398-3781

National Toll Free: 1-800- STALKER

Inside Sales Partner: Pam Schneidewind  
+1-972-801-4890  
pams@stalkerradar.com

**QUOTE**  
**# 2051186**

Page 1 of 1

Date: 06/08/21

Reg Sales Mgr: Greg Chambers  
+1-214-551-2807  
chambers@stalkerradar.com

Effective From : 05/26/2021

Valid Through: 07/25/2021

Lead Time: 32 working days

<b>Bill To:</b>		<b>Customer ID:</b> 019773		<b>Ship To:</b>		<b>Deliver</b>	
Plymouth Twp Police Dept		Accounts Payable		Plymouth Twp Police Dept		Lieutenant Daniel Kudra	
9955 N Haggerty Rd				9955 N Haggerty Rd			
Plymouth, MI 48170-4673				Plymouth, MI 48170-4673			

Grp	Qty	Package	Description	Wrnty/Mo	Price	Ext Price
1	2	821-1000-00	Stalker SAM Trailer	24	\$8,087.00	\$16,174.00

Ln	Qty	Part Number	Description	Price	Ext Price
1	2	015-2532-59	[253259] SAM Trailer with Top Display		\$0.00
2	2	200-1229-00	[412466] Traffic Status Sensor, 2-Comm Ports, USB, Open		\$0.00
3	2	015-5345-00	[274714] SAM Trailer Solar Panel		\$0.00
4	2	015-2328-62	[232862] Red LED Light Bar-SAM/SAM-R		\$0.00
5	2	015-2354-40	[235440] Blue LED Light Bar-SAM/SAM-R		\$0.00
7	2	200-1173-00	Traffic Analyst App, Thumb Drive, Manual		\$0.00
8	2	200-1448-00	Trailer User Manual Kit w/USB Cable, SAM/SAM-R		\$0.00
9	2	006-0569-00	Certificate of Accuracy, Speed Sensor II		\$0.00
10	2	060-1000-24	24-Month Warranty		\$0.00
<b>Group Total</b>					<b>\$16,174.00</b>

Product	\$16,174.00	Sub-Total:	\$15,174.00
Discount 1,000.00	\$1,000.00	Sales Tax 0%	\$0.00
		Shipping & Handling:	\$614.00
		<b>Total: USD</b>	<b>\$15,788.00</b>

Payment Terms: Net 30 days  
OK to order (date) \_\_\_\_\_

delivery includes set up and training  
(2) deliveries

(signature) \_\_\_\_\_  
Lieutenant Daniel Kudra

001

This Quote or Purchase Order is subject in all respects to the Terms and Conditions detailed at the back of this document. These Terms and Conditions contain limitations of liability, waivers of liability even for our own negligence, and Indemnification provisions, all of which may affect your rights. Please review these Terms and Conditions carefully before proceeding.



**Sole Source for STALKER SAM/SAM-R (Speed Awareness Monitor) Trailers  
And Stalker MC360 (Message Center) Trailers**

Stalker Radar is the sole source supplier for the Speed Awareness Monitor (SAM & SAM-R) and the Message Center 360 (MC360) trailers for Law Enforcement. All three trailers are manufactured by Hill and Smith, Inc. (formally Precision Solar Controls) located in Garland, Texas.

Stalker Radar provides a customized version of the manufacturer's trailers with our speed sensor radar as standard and an optional Traffic Analyst Software package.

Respectfully Submitted,

Jan Achilles  
Sales Administrator



**applied concepts, inc.**

StalkerRadar.com | Registered to ISO 9001:2008  
855 East Collins Boulevard | Richardson, Texas 75081 | 972.398.3780 | 1-800-STALKER | Fax: 972.398.3781  
006-5031-00 Rev A 1/1/2021



## Stalker SAM | Speed Awareness Monitor

**Stalker's SAM trailers are powered by Precision Solar Controls and feature Stalker speed measurement accuracy in a rugged, dependable trailer platform.**



- Optional Solar Panels
- 18" Amber LED characters - legible at up to 1000 ft
- 4D Deep-cycle battery - provides over 18 days of operation and longer time between charges
- Stalker K-Band Doppler Radar
- New Optional Programmable LED Violator Alert
- Optional Integrated Statistics Package
- Hand-held controller



◀ Programmable  
LED Violator Alert  
(Optional)



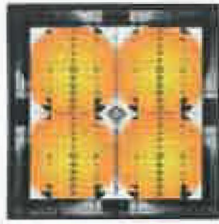
# STALKER®

## Power to Enforce.



## LED Lamp Matrix and Pulse Modulation

At the heart of the Stalker SAM is Precision Solar Control's LED Lamp Matrix and LED Pulse Width Modulation. The LED Lamp Matrix concentrates and focuses the LEDs' light, allowing the motorist to see the sign at a greater distance and, thus, act on the speed warning quicker.



LED Pulse Width Modulation significantly increases the time between battery charges and powers the LEDs so that they remain at a consistent brightness throughout the battery's discharge cycle.

### Stalker K-Band Radar

The speed measurement component is pure Stalker - accurate and durable. Stalker's Stationary Speed Sensor II radar has greater range, sensitivity, and tracking when compared to competitive signs' radar.



**4D Deep-cycle 12-volt battery** Provides over 18 days of continuous operation yielding longer operational time between battery charges.

### Graffiti-resistant paint

The finish keeps the trailer looking clean and neat for a professional department image, while its all steel construction provides a sturdy platform and reduces damage sustained in the field.

### Dedicated hand-held controller

Complete programming and diagnostic functions in the palm of your hand.



### Four stabilizing/leveling jacks

aid in proper placement and stability while allowing one officer to position the SAM on nearly any type of terrain.

### Retractable/Removable tongue

## Options:

### Top-mounted solar panel

The panels recharges a day's worth of battery use with only 2.5 hours of sunlight allowing for "Infinite" field operation.



### New Programmable LED Violator Alert

High powered LED Violator Alert flashes to warn motorists when they have exceeded a pre-set speed. Three (3) different user-programmable settings and choice of blue/red or white/white.



### Integrated statistical package

gathers valuable traffic data for improved grant writing support and verification of the sign's impact on traffic speeds.

# STALKER SAM

## Specifications:

### TRAILER

Width	64" (1.63m)
Length	118" (2.95m) tongue in travel position 57 1/2" (1.5m) tongue in display position
Height	91" (2.31m)
Weight	700 lbs. (317.5kg)
Main Frame	2" x 4" x .120" Steel Tubing

### DISPLAY CABINET

Material Thickness	.158" ABS Plastic
Width	36" (.91m)
Height	25 1/2" (.65m)
Depth	5 1/4" (.13m)
Lexan Window Thickness	.125"
Cabinet Temperature Delta	±20°

### ENERGY SOURCE

Battery Bank	4D Deep-Cycle Battery 18 days @ 78°F (25°C)
--------------	--

### RADAR - STALKER STATIONARY SPEED SENSOR II - 24.125 GHz

Detection Distance	Up to 1,200' (365 m)
Beam Width	30° x 32°

## Accessories:



Coupler Lock

Wheel Lock

Wheel Jack

# STALKER

## Power to Enforce.

applied concepts, inc.

855 East Collins Blvd. ■ Richardson, Texas 75081  
972.398.3780 ■ Fax 972.398.3781

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006-0456-00 Rev F

## 800-STALKER



## CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

**MEETING DATE:** June 22, 2021

**ITEM:** Public Hearing concerning two amendments to the MITC Brownfield Plan

**PRESENTER:** Supervisor Kurt Heise

**BACKGROUND:**

- MITC Parcel 13 Brownfield Plan Amendment – for MITC Parcel 13, at the southeast corner of Five Mile Road and Ridge Road and adjoining/adjacent Parcels 11/12 (southwest corner of Five Mile Road and Ridge Road), 14 (Ridge Road south of Parcel 13), and 15 (Five Mile Road east of Parcel 13), as depicted in Figure 1 in the Brownfield Plan Amendment.
- MITC Base Brownfield Plan Amendment #2 – for all approximately 800 acres of property in the MITC Redevelopment Area along the Five Mile Road Corridor between Beck Road and Napier Road, as depicted in Figure 1 in the Brownfield Plan Amendment.

These Brownfield Plan Amendments provide for tax increment financing of the costs of eligible environmental and environmental activities incurred by developers of the parcels and the costs of public infrastructure improvements incurred by MITC to support development of land in the MITC Redevelopment Area.

**ACTION REQUESTED:**

The Board is being asked to hold a public hearing concerning two amendments to the MITC Brownfield Plan.

Public Hearing opened at \_\_\_\_\_ Moved by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

Public Hearing closed at \_\_\_\_\_ Moved by: \_\_\_\_\_ Seconded by: \_\_\_\_\_



## **CHARTER TOWNSHIP OF PLYMOUTH BOARD OF TRUSTEES NOTICE OF PUBLIC HEARING**

The Plymouth Township Board of Trustees will hold a public hearing at the regular meeting of the Trustees on:

**Tuesday, June 22, 2021  
7 p.m.  
Plymouth Township Hall  
9955 N. Haggerty Road  
Plymouth, MI 48170**

To receive comments concerning the following amendments to Brownfield Plans for property within the Michigan Industrial Center Redevelopment Authority (MITC) Redevelopment Area:

- MITC Base Brownfield Plan Amendment #2 – for all approximately 800 acres of property in the MITC Redevelopment Area along the Five Mile Road Corridor between Beck Road and Napier Road, as depicted in Figure 1 in the Brownfield Plan Amendment.
- MITC Parcel 13 Brownfield Plan Amendment – for MITC Parcel 13, at the southeast corner of Five Mile Road and Ridge Road, and adjoining/adjacent Parcels 11/12 (southwest corner of Five Mile Road and Ridge Road), 14 (Ridge Road south of Parcel 13), and 15 (Five Mile Road east of Parcel 13), as depicted in Figure 1 in the Brownfield Plan Amendment.

These Brownfield Plan Amendments provide for tax increment financing of the costs of eligible environmental and environmental activities incurred by developers of the parcels and the costs of public infrastructure improvements incurred by MITC to support development of land the MITC Redevelopment Area. Property maps, redevelopment plans, and tax increment financing information can be found in the Brownfield Plan Amendments, which are available for public inspection at:

**Plymouth Township Clerk's Office  
Plymouth Township Hall  
9955 N. Haggerty Road  
Plymouth, MI 48170  
Between the hours of 8:00 a.m. and 4:30 p.m.**

All aspects of the Brownfield Plan Amendments are open for discussion at the public hearing. Written communications with reference to the Brownfield Plan Amendments may be submitted to Township Supervisor Kurt Heise at [\*\*kheise@plymouthtwp.org\*\*](mailto:kheise@plymouthtwp.org)

Publish: June 13, 2021

LO-0000359487 3X5



## CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

**MEETING DATE:** June 22, 2021

**ITEM: 2 Resolutions to approve the Brownfield Plan for MITC Site 13, and the MITC Base Brownfield Plan Amendment #2**

**PRESENTERS:** Supervisor Heise

**BACKGROUND:** In February of 2018, Plymouth and Northville Townships and the Michigan Land Bank created the Michigan International Technology Center Redevelopment Authority (MITC) which captures a portion of the tax increment in the subject area to fund cleanup of contaminated areas, and to build the infrastructure improvements necessary for the redevelopment of the former DeHoCo Prison sites.

On September 11 of that year, the Township Board approved a Brownfield Plan for "Site #3," at the southeast corner of Five Mile and Ridge Roads; a site intended for the Verita Company. That plan was approved while the property was still owned by the State Land Bank which made both environmental and non-environmental brownfield redevelopment costs eligible for tax increment financing (TIF).

On March 2 of this year, the Board approved the original 9/11/18 Site #3 Brownfield Plan and then transferred that Brownfield plan to MITC for management. This protected the property's eligibility for reimbursement of the costs of non-environmental activities, which will be a significant component of financial viability for a future development on the property.

In April, the MITC Authority Board approved the updated Brownfield Plan for Parcel 13 and formally voted to separate that parcel and other similarly-situated parcels included in the amended Parcel 13 Brownfield Plan from the overall MITC Base Brownfield Plan, which is now known as "Amendment #2" to the overall plan. Combined, these parcels will be 'adjacent and contiguous' under the State Brownfield Law, allowing for additional support for infrastructure and environmental remediation.

The MITC's Technical Consultant, James Harless, describes this process in greater technical and policy detail in the attached memo.

I am requesting two separate motions – one to approve the Brownfield Plan Amendment for MITC Parcel 13, and the second to adopt the MITC Base Brownfield Plan Amendment #2.

**PROPOSED MOTION #1:** I move that the Plymouth Township Board of Trustees adopt Resolution #2021-06-22-43, approving the Brownfield Plan Amendment for MITC Parcel 13, at the southeast corner of Five Mile Road and Ridge Road, and adjoining/adjacent Parcels 11/12 (southwest corner of Five Mile Road and Ridge Road), 14 (Ridge Road south of Parcel 13), and 15 (Five Mile Road east of Parcel 13), as depicted in Figure 1 in the Brownfield Plan Amendment .

**PROPOSED MOTION #2:** I move that the Plymouth Township Board of Trustees adopt Resolution #2021-06-22-44) approving the MITC Base Brownfield Plan Amendment #2 – for all approximately 800 acres of property in the MITC Redevelopment Area along the Five Mile Road Corridor between Beck Road and Napier Road, as depicted in Figure 1 in the Brownfield Plan Amendment.

**Motion #1**

Moved By \_\_\_\_\_ Seconded By \_\_\_\_\_

**ROLL CALL:**

\_\_\_Vorva\_\_\_ Curmi,\_\_\_ Clinton, \_\_\_Stewart, \_\_\_Doroshewitz, \_\_\_Monaghan, \_\_\_Heise

**Motion #2**

Moved By \_\_\_\_\_ Seconded By \_\_\_\_\_

**ROLL CALL:**

\_\_\_Vorva\_\_\_ Curmi,\_\_\_ Clinton, \_\_\_Stewart, \_\_\_Doroshewitz, \_\_\_Monaghan, \_\_\_Heise



**Redevelopment Authority**  
 9955 N. Haggerty Road  
 Plymouth, MI 48170  
 734.354.3201  
**MITC-USA.ORG**

**Authority Board**  
 Kurt Heise, Chairman  
 Mark Abbo, Vice Chairman  
 Gary Heltman  
 Joseph Vig  
 Glenn Cerny

## **MEMORANDUM**

**DATE:** June 3, 2021

**TO:** Kurt Heise, Plymouth Township Supervisor  
 Mark Abbo, Northville Township Supervisor

**FROM:** James Harless, PhD, CHMM  
 MITC Operations Consultant

**SUBJECT:** Proposed Amendments to the MITC Base Brownfield Plan and  
 MITC Parcel 13 Brownfield Plan

---

Included with this memorandum are the MITC Base Brownfield Plan Amendment #2 and the MITC Parcel 13 Brownfield Plan that were approved by the MITC Board of Directors on April 26, 2021. Both plan amendments are now ready for approval by MITC's two governing bodies, the Plymouth and Northville Township Boards of Trustees.

In September 2018, the Plymouth Township Board of Trustees approved a Brownfield Plan for redevelopment of Site #3 (MITC Parcel 13), located at the southeast corner of Five Mile Road and Ridge Road. At the time of the Brownfield Plan approval, the property was owned by the State Land Bank, making the property eligible for reimbursement of the costs of MSF eligible (non-environmental) activities necessary for redevelopment of the property. In March 2021, the Plymouth Township Board approved an amendment to the Site #3 Brownfield Plan, transferring responsibility for the plan to MITC.

MITC amended the Site #3 Brownfield Plan, now named the MITC Parcel 13 Brownfield Plan, in April 2021 to reflect the currently proposed redevelopment project and to include the adjoining and adjacent MITC Parcels 11/12, 14, and 15. The status of Parcel 13 as formerly owned by the State Land Bank allows MITC to prepare an Act 381 Work Plan that supports the developer's request for MEDC/MSF approval for reimbursement of costs for MSF eligible (non-environmental) activities necessary for redevelopment and supports MITC's request for MEDC/MSF approval for reimbursement of the costs for public infrastructure improvements in the MITC Redevelopment Area. Inclusion of other parcels in the plan allows for a broader tax base from which to collect tax increment revenues for reimbursement of the infrastructure costs.



**The purpose of the MITC Base Brownfield Plan Amendment #2 is solely to remove the parcels that are now included in the Parcel 13 Brownfield Plan. There is no provision in Act 381 for property to be included in two Brownfield Plans simultaneously.**

**STATE OF MICHIGAN  
COUNTY OF WAYNE  
CHARTER TOWNSHIP OF PLYMOUTH**

**RESOLUTION APPROVING  
MICHIGAN INTERNATIONAL TECHNOLOGY CENTER REDEVELOPMENT AUTHORITY  
MITC PARCEL 13 BROWNFIELD PLAN AMENDMENT No. 1  
PURSUANT TO AND IN ACCORDANCE WITH THE PROVISIONS OF  
ACT 381 OF THE PUBLIC ACTS OF THE STATE OF MICHIGAN OF 1996, AS AMENDED**

**RESOLUTION # 2021-06-22-43**

At a regular meeting of the Board of Trustees for the Charter Township of Plymouth (the 'board'), held at Township Hall, 9955 N. Haggerty Road, Plymouth, MI on June 22, 2021 at 7:00 p.m., the following resolution was offered:

**WHEREAS**, the Michigan International Technology Center Redevelopment Authority (the "Authority"), pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the "Act"), has prepared and recommended for approval by the Plymouth Charter Township Board of Trustees, the MITC Parcel 13 Brownfield Plan Amendment No. 1 (the "Plan") pursuant to and in accordance with Section 13 of the Act; and

**WHEREAS**, the Authority has, at least ten (10) days before the meeting of the Township Board of Trustees at which this resolution has been considered, provided notice to and fully informed all taxing jurisdictions (the "Taxing Jurisdictions") which are affected by the proposed Plan about the fiscal and economic implications of the proposed Plan, and the Township Board of Trustees has previously provided to the Taxing Jurisdictions a reasonable opportunity to express their views and recommendations regarding the proposed Plan and in accordance with Sections 13(1) and 14(1) of the Act; and

**WHEREAS**, the Township Board of Trustees, in accordance with the Act, met and conducted a public hearing on June 22, 2021, in order to review the Plan; and

**WHEREAS**, during the public hearing, all persons, including the Taxing Jurisdictions, were allowed an opportunity to be heard and present their views and recommendations regarding the Plan; and

**WHEREAS**, the Township Board of Trustees has made the following determinations and findings:

- A. The Plan constitutes a public purpose under the Act;
- B. The Plan meets all the requirements for a Brownfield Plan set forth in Section 13 and 13b of the Act;
- C. The proposed method of financing the costs of the eligible activities, as described in the Plan, is feasible and the Authority has the ability to arrange the financing;

- D. The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act;
- E. The amount of captured taxable value estimated to result from the adoption of the Plan is reasonable; and

**WHEREAS**, as a result of its review of the Plan and upon consideration of the views and recommendations of the Taxing Jurisdictions, the Township Board of Trustees desires to proceed with approval of the Plan.

**NOW, THEREFORE, BE IT RESOLVED THAT:**

1. Plan Approved. Pursuant to the authority vested in the Township Board of Trustees by the Act, and pursuant to and in accordance with the provisions of Section 14 of the Act, the Plan is hereby approved in the form attached as Exhibit "A" to this Resolution.

2. Severability. Should any section, clause or phrase of this Resolution be declared by the Courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part so declared to be invalid.

3. Repeals. All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

**Moved by:**

**Supported by:**

**Roll Call Vote**

\_\_\_\_Heise, \_\_\_\_Vorva, \_\_\_\_Clinton, \_\_\_\_Curmi, \_\_\_\_Doroshewitz, \_\_\_\_Stewart, \_\_\_\_Monaghan

**Ayes:**

**Nays:**

**Motion Passed.**

\_\_\_\_\_

**Jerry Vorva, Clerk**

\_\_\_\_\_

**Date**

**STATE OF MICHIGAN  
COUNTY OF WAYNE  
CHARTER TOWNSHIP OF PLYMOUTH**

**RESOLUTION APPROVING  
MICHIGAN INTERNATIONAL TECHNOLOGY CENTER REDEVELOPMENT AUTHORITY  
MITC BASE BROWNFIELD PLAN AMENDMENT No. 2  
PURSUANT TO AND IN ACCORDANCE WITH THE PROVISIONS OF  
ACT 381 OF THE PUBLIC ACTS OF THE STATE OF MICHIGAN OF 1996, AS AMENDED**

**RESOLUTION 2021-06-22-44**

At a regular meeting of the Board of Trustees for the Charter Township of Plymouth (the 'board'), held at Township Hall, 9955 N. Haggerty Road, Plymouth, MI on June 22, 2021, 7:00 p.m., the following resolution was offered:

**WHEREAS**, the Michigan International Technology Center Redevelopment Authority (the "Authority"), pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the "Act"), has prepared and recommended for approval by the Plymouth Charter Township Board of Trustees, a Brownfield Plan (the "Plan") pursuant to and in accordance with Section 13 of the Act; and

**WHEREAS**, the Authority has, at least ten (10) days before the meeting of the Township Board of Trustees at which this resolution has been considered, provided notice to and fully informed all taxing jurisdictions (the "Taxing Jurisdictions") which are affected by the proposed Plan about the fiscal and economic implications of the proposed Plan, and the Township Board of Trustees has previously provided to the Taxing Jurisdictions a reasonable opportunity to express their views and recommendations regarding the proposed Plan and in accordance with Sections 13(1) and 14(1) of the Act; and

**WHEREAS**, the Township Board of Trustees, in accordance with the Act, met and conducted a public hearing on June 22, 2021, in order to review the Plan; and

**WHEREAS**, during the public hearing, all persons, including the Taxing Jurisdictions, were allowed an opportunity to be heard and present their views and recommendations regarding the Plan; and

**WHEREAS**, the Township Board of Trustees has made the following determinations and findings:

- A. The Plan constitutes a public purpose under the Act;
- B. The Plan meets all the requirements for a Brownfield Plan set forth in Section 13 and 13b of the Act;
- C. The proposed method of financing the costs of the eligible activities, as described in the Plan, is feasible and the Authority has the ability to arrange the financing;



- D. The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act;
- E. The amount of captured taxable value estimated to result from the adoption of the Plan is reasonable; and

**WHEREAS**, as a result of its review of the Plan and upon consideration of the views and recommendations of the Taxing Jurisdictions, the Township Board of Trustees desires to proceed with approval of the Plan.

**NOW, THEREFORE, BE IT RESOLVED THAT:**

1. Plan Approved. Pursuant to the authority vested in the Township Board of Trustees by the Act, and pursuant to and in accordance with the provisions of Section 14 of the Act, the Plan is hereby approved in the form attached as Exhibit "A" to this Resolution.

2. Severability. Should any section, clause or phrase of this Resolution be declared by the Courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part so declared to be invalid.

3. Repeals. All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

**Moved by:**

**Supported by:**

**Roll Call Vote**

\_\_\_\_ Heise, \_\_\_\_ Vorva, \_\_\_\_ Clinton, \_\_\_\_ Curmi, \_\_\_\_ Doroshewitz, \_\_\_\_ Stewart, \_\_\_\_ Monaghan

**Ayes:**

**Nays:**

**Motion Passed.**

\_\_\_\_\_  
Jerry Vorva, Clerk

\_\_\_\_\_  
Date



## **BROWNFIELD PLAN, MITC PARCEL 13 (SITE #3) AMENDMENT NO. 1**

**MITC Redevelopment Area Brownfield Plan, Plymouth Township, Michigan**

**Michigan International Technology Center Redevelopment Authority**

c/o Kurt Heise, Chair  
Michigan International Technology Center Redevelopment Authority  
44405 Six Mile Road  
Northville, MI 48168



Prepared with the assistance of:  
SME and Harless & Associates, LLC

April 20, 2021

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**SITE #3 BROWNFIELD PLAN**

## **APPENDIX G**

**MITC BROWNFIELD PLAN AMENDMENT**

## PROJECT SUMMARY – AMENDMENT 1

Project Name:	5 & Ridge Flex Building (Parcel 13) and Ridge 5 Corporate Park (Parcel 11/12) Component development in the Michigan International Technology Center Redevelopment Authority (MITC) Redevelopment Area
Developer:	Hillside – Ridge Road Holdings East LLC
Estimated Investment:	\$110,500,000
Project Location:	The project sites are approximately 7.96 acres (Parcel 13) and 133.12 acres (Parcel 11/12) at the southeast and southwest corners, respectively, of the intersection of Five Mile Road and Ridge Road in Plymouth Township, Wayne County, Michigan. The projects are on the Property, which comprises four tax parcels (Parcels 11/12, 13, 14, and 15) plus adjoining road rights-of-way in the MITC Redevelopment Area.
Property Eligibility:	The Property is eligible by each parcel meeting the definition of a facility as defined in Part 201 of the Michigan Natural Resources and Environmental Protection Act (P.A. 451 of 1994, as amended), being owned or previously owned by the State Land Bank Authority, or being adjacent or contiguous to a facility.
Eligible Activities and Costs:	Tax increment revenues will be captured under this plan for deposit in the State Revolving Fund and reimbursement of the following: administrative expenses of MITC, costs of MITC public infrastructure improvements that benefit the eligible Property and all other parcels in the Redevelopment Area, and developers' eligible brownfield redevelopment activities and costs described in this plan amendment. The EGLE eligible and MSF eligible costs for redevelopment of Parcel 13 are \$1,470,773, to be reimbursed with incremental local and school operating taxes. The EGLE eligible and MSF eligible costs for construction of the MITC infrastructure improvements are \$29,425,534, to be reimbursed with incremental local and school operating taxes. The EGLE eligible costs for redevelopment of Parcel 11/12 are \$1,356,494, to be reimbursed only with incremental local taxes.
Capture Period	Capture period for all projects - 24 years. Capture period for Parcel 13 – 15 years Capture period for Parcel 11/12 – 8 years Capture period for MITC infrastructure – 24 years.
Project Summary:	<p>The redevelopment project for Parcel 13 is an approximately 66,952 square-foot, single-story, building designed for flexible commercial/industrial uses, such as research and development, office, laboratory, and warehouse activities.</p> <p>The redevelopment project for Parcel 11/12 is an industrial park for up to eight individual office, warehouse, or light industrial facilities. The site will also contain greenspace and a hike-and-bike trail along the east bank of Johnson Creek.</p>



## I. INTRODUCTION

### A. PLAN PURPOSE

The Michigan International Technology Center Redevelopment Authority (MITC), duly established by an interlocal agreement (the Interlocal Agreement) approved by the Governor on December 27, 2018, between the Charter Township of Northville Brownfield Redevelopment Authority (NTBRA), the Charter Township of Plymouth Brownfield Redevelopment Authority (PTBRA), and the Michigan State Land Bank (the Land Bank) pursuant to the Urban Cooperation Act, Michigan Public Act 7 of 1967, as amended, and operating in accordance with 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 the limits of the MITC Redevelopment Area.

The Plymouth Township Board of Trustees adopted the Brownfield Plan for Site #3 (Appendix E) on September 11, 2018, for property owned by the State Land Bank Authority at 47500 Five Mile Road (the Property). Pursuant to the Interlocal Agreement, the parcel is located within the jurisdiction of MITC in the MITC Redevelopment Area, where it is also known as Parcel 13 (Figure 1). In February 2021, the Plymouth Township Board of Trustees amended the Brownfield Plan for Site #3 to assign and incorporate all eligible activities to be conducted under the Brownfield Plan for Site #3, and any future amendments, to the jurisdiction of MITC.

In December 2019, MITC and the two governing bodies approved an MITC Redevelopment Area Brownfield Plan (the Base Plan), which included all parcels of property and roadway rights-of-way in the MITC Redevelopment Area. The purpose of the Base Plan was to provide for capturing tax increment revenues (TIR) generated from redevelopment of the Redevelopment Area parcels to reimburse the following: 1) the costs of eligible brownfield redevelopment activities incurred by the parcel developers and 2) the costs of eligible critical public infrastructure improvement activities incurred by MITC to prepare the MITC Redevelopment Area for redevelopment. MITC approved Amendment #1 (Appendix F) to the Base Plan in April 2020 to provide for reimbursement of eligible environmental costs for Parcel 11/12. In April 2021 the Base Plan was further amended to remove the MITC Redevelopment Area Parcel 13 and transfer the approved eligible activities and costs for Parcel 11/12 to the Site #3 (Parcel 13) Brownfield Plan.

The purpose of this Site #3 Brownfield Plan Amendment (the Plan Amendment), to be implemented by MITC, is to satisfy the requirements of Act 381 for re-designating the eligible Property as Parcel 13 plus adjacent or contiguous parcels (Parcels 11/12, 14, and 15), incorporating the previously approved brownfield plan amendment for Parcel 11/12, and updating the reimbursable eligible activities and costs for redevelopment of the Property. The adjacent and contiguous parcels are expected to add value to the Parcel 13 redevelopment and the entire MITC Redevelopment Area by increasing marketability of the area for attracting new firms and employees through stimulating the addition of high-technology industries and supporting improved public infrastructure.

MITC will implement this Plan Amendment to promote economic development of the MITC Redevelopment Area through redevelopment of the included brownfield parcels. The Plan Amendment allows MITC to capture TIR generated by redevelopment of the Property (MITC Parcels 11/12, 13, 14, and 15) for reimbursement of the developers' costs of eligible activities required to prepare the individual parcels for safe redevelopment and reuse; capture TIR generated by redevelopment of the Property included in this Plan Amendment for reimbursement of MITC's costs of infrastructure improvements supporting redevelopment of the Property and other parcels within the MITC Redevelopment Area; payments to the State Revolving Fund (SRF), and payment of some or all of MITC's annual administrative operating expenses. The capture and use of TIR generated by redevelopment of the Property are necessary to support needed environmental response actions on the Property, ensure the economic viability of the redevelopment project, and construct critical infrastructure in the MITC Redevelopment Area to ensure economic viability of the Property and MITC's redevelopment program.

## B. PROPERTY DESCRIPTION

The Property consists of four tax parcels occupying approximately 370 acres of land plus associated roadway rights-of-way (ROW) in the MITC Redevelopment Area. The Property lies wholly in Plymouth Township, Wayne County, Michigan. The tax parcel identification numbers and current ownerships of the parcels included in this Plan Amendment are shown in the following table:

MITC PARCEL NUMBER	TAX PARCEL ID NO.	OWNERSHIP
11/12	78-001-99-0001-704	Hillside Ridge Road Holdings West, LLC
13	78-006-99-0001-701	Hillside Realty Investments, LLC (formerly State Land Bank Authority)
14	78-006-99-0001-002	Adient plc
15	78-006-99-0001-711	State Land Bank Authority
All	Adjoining road rights-of-way	Wayne County

The Property (Figure 2) is located south of Five Mile Road and west of Beck Road in the Charter Township of Plymouth. The C&O Railroad right-of-way forms the boundary between Parcels 13 and 15 and Parcels 13 and 14, and it bisects Parcel 11/12. Ridge Road forms the western boundary of Parcels 13 and 14 and the eastern boundary of Parcel 11/12. Johnson Creek forms the western boundary of Parcel 11/12.

The Property is a portion of a larger property of approximately 800 acres that was formerly occupied by the Detroit House of Correction and the Western Wayne County Correctional Facility (the DeHoCo site) and associated farmland. The Property was used for agricultural purposes from at least the early 1900's until it was acquired by the City of Detroit as part of the approximately 800-acre acquisition. The larger site was first developed by the City of Detroit in 1920 as a prison camp. The city completed construction of a permanent, maximum-security prison, the Detroit House of Correction (DeHoCo), east of the Property in 1930. The land outside the secure prison, including the Property, was developed for agriculture and used as a prison farm until the mid-20<sup>th</sup> century. The city sold the prison facility, including the Property, to the State of Michigan Department of Corrections in two transactions, one in 1979 and the other in 1985. Other portions of the DeHoCo property were subsequently acquired by Plymouth and Northville Townships and other parties. The prison facility was renamed the Western Wayne County Correctional Facility and was operated as a men's prison until its closure in 2004. The prison property was transferred to the State Land Bank Authority in 2014. All structures on the Property have been removed.

Parcel 13 is approximately 7.96 acres of land and associated roadway rights-of-way (ROWs). It is currently vegetated, undeveloped land. Parcel 11/12 is approximately 133.12 acres of land and associated roadway ROWs in the MITC Redevelopment Area. It is currently undergoing redevelopment as the Ridge 5 Corporate Park, with infrastructure and available lots for up to eight individual industrial/commercial developments. Parcel 14 occupies approximately 105 acres of land that is currently vegetated and undeveloped. Parcel 15 comprises approximately 117.35 acres of land and was the site of the DeHoCo prison facilities. All above-ground structures have been demolished, and the site is now undeveloped and generally vegetated, except for remnant pavements and building foundations. Planning is underway for redevelopment of Parcel 15 into a large, multi-lot, industrial park.

## C. BASIS OF ELIGIBILITY

Parcel 13 was determined to be eligible for inclusion in the Site #3 Brownfield Plan in accordance with MCL 125.2652(p) because it was owned by the State Land Bank Authority and meets the definition of a "facility" pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act (1994



MITC PARCEL NUMBER	TAX PARCEL ID NO.	BASIS FOR ELIGIBILITY
11/12	78-001-99-0001-704	Part 201 Facility
13	78-006-99-0001-701	Include in Brownfield Plan while owned by State Landbank Authority; Part 201 Facility
14	78-006-99-0001-002	Adjacent to Part 201 Facility
15	78-006-99-0001-711	Owned by State Land Bank Authority
All	Adjoining road rights-of-way	Adjacent to eligible property

P.A. 451, as amended), hereinafter “Part 201”. Eligibilities of the other parcels included in the Property and this Plan Amendment are described in the following table:

## D. PROJECT DESCRIPTION

### THE REDEVELOPMENT

The two townships, supported by Wayne County and the Land Bank, created MITC as a joint venture to promote and support the redevelopment of approximately 800 acres of land (including the Property), occupying 15 individual parcels, for technology research and light industrial uses. The Property includes five MITC parcels that will be redeveloped in four projects, transforming the currently vacant parcels into tax-producing, job-creating industrial/commercial developments. Redevelopment of the Property will be supported by local public infrastructure improvements, which both Plymouth Township and neighboring Northville Township have determined are critical for supporting the redevelopments described in this plan and catalyzing additional redevelopment in the area.

Parcel 13 will be redeveloped by Hillside – Ridge Road Holdings East LLC (Hillside) with a single, flexible-use, commercial/industrial building having a footprint of approximately 65,952 square feet. The single-story building can accommodate, office, research and development, laboratory, and/or warehouse uses. A site plan and conceptual renderings of the project are attached in Appendix D. Site development also includes the creation of a large stormwater detention pond and public infrastructure improvements, including sidewalks, curbs, asphalt paving, and landscaping in the Five Mile Road and Ridge Road public ROWs. These infrastructure improvements are separate from, and are not duplicative of, the infrastructure improvements to be constructed by MITC. It is anticipated that approximately 350 temporary construction-related jobs will be created and approximately 160 permanent full-time equivalent jobs with an average hourly wage of \$31.25 will be created. The projected cost of the project is approximately \$10,150,000. Construction is currently expected to begin in late 2021, and eligible activities will be completed within 18-24 months.

Redevelopment of Parcel 11/12 into the Ridge 5 Corporate Park is underway. The Ridge 5 Corporate Park will be an industrial park with eight lots for light industrial and commercial occupancy. A site plan and conceptual renderings of the project are attached in Appendix D. The industrial park will be accessed via a single roadway with the entrance on Ridge Road. Greenspace will be maintained on the Property's southeast corner, and a pedestrian path will be constructed along the Johnson Creek Drain, on the west side of the property. Specialized stormwater management ponds will be installed on the southern and northern sides of the Property to protect the biota of Johnson Creek Drain. It is anticipated that approximately 75-100 temporary construction-related jobs will be created and over 1,000 permanent full-time equivalent jobs will be created at full occupancy. The estimated cost of the project when all land has been developed is approximately \$100,000,000. Site preparation began in 2019 and will be completed in 2021. The lots are now being marketed for development.



## BROWNFIELD CONDITIONS

Redevelopment of the Property is hindered by the presence of known environmental contamination on Parcels, 11/12, 13, and 15. Contamination is also possible on Parcel 14, but environmental assessment data is not available. Arsenic is present in soil on Parcel 13 at levels greater than generic residential use criteria described in Part 201 of the Michigan Natural Resources and Environmental Protection Act, Public Act 451 of 1994, as amended (Part 201). Groundwater is contaminated with tetrachloroethene at levels that pose a risk to occupants of future buildings via the vapor intrusion pathway. Waste materials from an unregulated disposal area on Parcel 15 are suspected to be present on the southeastern portion of Parcel 13. Some foundations and footings of previous agricultural buildings and silos remain on the Property, as does fill unsuitable for construction.

Known brownfield conditions on other parcels included in this Brownfield Plan Amendment are summarized below:

- Parcels 11/12 – Soil is contaminated with arsenic, cadmium, copper, mercury, selenium, and zinc at levels above residential cleanup criteria. Groundwater is contaminated with cadmium at concentrations greater than residential use criteria. Residual structures from previous site use activities remain on the parcel.
- Parcel 15 – Soil is contaminated with the following constituents at levels greater than groundwater protection criteria: benzene, n-propylbenzene, toluene, xylenes, trimethylbenzenes, trichloroethene, tetrachloroethene, naphthalene, phenanthrene, PCBs, arsenic, cadmium, chromium, copper, lead, mercury, selenium, silver, and zinc. Soil is contaminated with the following compounds at concentrations greater than residential and non-residential human direct contact cleanup criteria: PCBs, arsenic, and lead. Soil is contaminated with the following compounds at concentrations at levels that may pose a risk to occupants of future buildings via the vapor intrusion pathway: benzene, ethylbenzene, xylenes, trimethylbenzenes, trichloroethene, tetrachloroethene, *cis*-dichloroethene, 1,4-dichlorobenzene, methane, and mercury.

Groundwater is contaminated with arsenic and barium at levels above drinking water and surface water protection criteria. Levels of benzene and vinyl chloride are above vapor intrusion screening levels in soil gas.

Multiple, unregulated, waste disposal areas are also present on this parcel. Residual building foundations, underground utilities, and pavements remain on the site as remnants of demolished former prison buildings.

The developers of these parcels will incur additional redevelopment costs to protect human health and the environment from the hazards posed by the identified contamination, as required by Part 201 due care obligations. They will also incur non-environmental redevelopment costs for eligible demolition, site preparation, and additional public infrastructure activities.

## II. GENERAL DEFINITIONS AS USED IN THIS PLAN

All words or phrases not defined herein shall have the same meaning as such words and phrases included in Act 381.

## III. BROWNFIELD PLAN

### A. DESCRIPTION OF COSTS TO BE PAID WITH TAX INCREMENT REVENUES AND SUMMARY OF ELIGIBLE ACTIVITIES

The costs of eligible activities included in, and authorized by, this Plan Amendment will be reimbursed with incremental local tax revenues and incremental state school operating tax revenues generated from the Property and captured by MITC. Tax increment revenues will be determined individually for each

parcel. Reimbursement will be subject to any limitations and conditions imposed by: parcel eligibilities determined pursuant to Act 381; this Plan Amendment; work plan approvals by the Michigan Department of Environment, Great Lakes and Energy (EGLE) and the Michigan Strategic Fund (MSF) for school operating tax capture; and the terms of the Reimbursement Agreement between MITC and the parties eligible to receive tax increment reimbursement. If available, this Plan Amendment will capture all new personal property taxes generated by redevelopment of the Property.

The estimated total costs of Department Specific and MSF eligible activities, Brownfield Plan Amendment preparation, and Act 381 Work Plan preparation and implementation activities associated with redevelopment of the Property that are eligible for reimbursement from tax increment revenues under this Plan Amendment are \$32,252,801. The eligible Department Specific and MSF Eligible activities for the two redevelopment and one infrastructure projects included in this Plan Amendment are summarized in project-specific Tables of Eligible Activities (Table 1-1 through Table 1-3) attached in Appendix A. The total reimbursable costs for redevelopment of Parcel 13 are \$1,470,773. The total reimbursable costs for redevelopment of Parcel 11/12 are \$1,356,494. The total reimbursable costs for the MITC public infrastructure improvements that will serve and enhance the redevelopment value of the Property and the entire MITC Redevelopment Area are \$29,425,534.

The costs of individual Department Specific (environmental) and MSF Eligible (non-environmental) activities eligible for reimbursement under this Plan Amendment are estimated and may increase or decrease, depending on the nature and extent of unknown conditions and situations encountered during redevelopment. The Reimbursement Agreements and this Plan Amendment will dictate the total cost of eligible activities subject to reimbursement of the developer of each parcel and of MITC for public infrastructure. As long as the applicable total cost limits described in this Plan Amendment for the eligible activities on each parcel included in this Plan Amendment (Table 1-1 and Table 1-2) and for the MITC public infrastructure (Table 1-3) are not exceeded, line-item eligible activities, tasks, and costs within the eligible Department Specific activities and MSF Eligible activities categories relevant to the individual parcel and the MITC public infrastructure may be adjusted after the date of this Plan Amendment without additional Plan amendment, to the extent the adjustments do not violate Act 381. 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 Agreements for each entity incurring brownfield redevelopment costs under this plan and with Act 381.

The contingency funds for reimbursement of the Department Specific and MSF Eligible Activities described in Table 1-1 through Table 1-3 (Appendix A) may be applied when the respective cumulative eligible Department Specific or MSF Eligible expenses for those activities eligible for contingency application are exceeded. Eligible activities conducted prior to Brownfield Plan approval will be reimbursed to the extent allowed by Act 381 and as provided in the approved Plan Amendment and the Reimbursement Agreement.

Fifty percent (50%) of the available incremental State Education Tax will be captured for deposit into the State Revolving Fund pursuant to Act 381. MITC will capture annual local tax increment revenues up to the maximum allowed by Act 381 to fund its administrative costs of operations. MITC also will capture incremental local and state school tax revenues annually under this Plan Amendment, to the extent possible during the term of this Plan Amendment, to reimburse the costs of MITC's public infrastructure improvements associated with the Property. The amounts of tax increment revenues captured for administrative costs and infrastructure reimbursement are defined in the tax increment capture tables attached to this Plan Amendment and in the Reimbursement Agreement for each parcel/project.

## **B. ESTIMATE OF CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUES**

The initial taxable value for all parcels included in this Plan Amendment is \$0.00 because all parcels that comprise the Property were owned by Plymouth Township or the State Land Bank at the time they were included in the original Site #3 Brownfield Plan, the MITC Base Plan, or this Brownfield Plan Amendment. The cumulative anticipated taxable value of the Property at completion of the redevelopment projects is



\$32,846,680, which is expected to be attained in tax year 2027; however, the actual taxable value in each year of this Plan Amendment and Base Plan will be determined by the Plymouth Township Assessor.

Estimated taxable values, tax increment revenues to be captured and impacts on taxing jurisdictions are presented in Table 2-1 and 2-2, attached in Appendix B. Eligible activities reimbursement cash flows are presented in Table 3, attached in Appendix B. The annual increase in taxable value of the Property is assumed to be 2% for purposes of this Plan Amendment. The annual incremental taxable value and captured tax increment revenue will be determined by the actual assessed taxable value of each parcel of the Property and millages approved by the relevant taxing jurisdictions.

Since the Site #3 Brownfield Plan (the Site #3 Plan) for Parcel 13 was approved in 2018, the projected TIR capture starting date (2023) for Parcel 13 is year 5 for the Parcel 13 Plan, which is carried into this plan as year 5 of the Plan Amendment. Year 5 of the Site #3 Plan and this Plan Amendment is also year 5 of the 5/50 tax capture for the State Land Bank after sale of Parcel 13 to Hillside Investments. The TIR capture period for Parcel 11/12 under MITC Brownfield Plan Amendment No. 1, which was transferred into this Plan Amendment from the MITC Base Plan, began in 2021, year 3 of the Site #3 Plan and this Plan Amendment. Since 2021 is the earlier TIR capture starting date, it defines the 30-year maximum capture period for this Plan Amendment.

MITC will capture 100% of the available incremental local and school operating tax revenues generated from the Property to reimburse the costs of eligible activities under this Plan Amendment in accordance with the respective Reimbursement Agreements and approved Act 381 Work Plans. Incremental tax revenue associated with all new personal property will also be captured as part of this plan. Reimbursement using incremental school operating tax revenues is limited to those eligible activities and costs approved by the EGLE and/or MSF or that are otherwise eligible under Act 381.

It is the intent of this Plan Amendment to provide for the proportional capture of all eligible incremental taxes in whatever amounts and in whatever years they become available until the eligible cost reimbursements described in this Plan Amendment are complete or for the maximum duration provided in Act 381 (MCLA 125.2663(22)), whichever is shorter. Eligible costs for BEA, Due Care assessment, Due Care planning, and preparation of Brownfield Plan(s) and Act 381 Work Plan(s) described for each parcel included in this Plan Amendment will be reimbursed with incremental local and state school tax revenues to the extent allowed by Act 381; these costs are not subject to approval of an Act 381 Work Plan. Additional eligible environmental and non-environmental activities on Parcel 13 (Table 1-1) and the MITC public infrastructure activities will be reimbursed with incremental local and state school TIR to the extent allowed by Act 381 and approved Act 381 Work Plans. The eligible Other Response Activities described in Table 1-2 for Parcel 11/12 will be reimbursed only with local TIR. Except for those activities identified in this Plan as eligible for reimbursement only with incremental local taxes, if EGLE or MSF elect not to participate in this Project, or declines to approve certain eligible activities for reimbursement with incremental state school taxes, the other taxing entities will contribute only that proportionate share of capture (the local taxes) and reimbursement that would be contributed if EGLE or MSF had approved capture of state school taxes.

### **C. METHOD OF FINANCING PLAN COSTS AND DESCRIPTION OF ADVANCES BY THE MUNICIPALITY**

The developers of each parcel in this Plan Amendment will be responsible for financing the costs of eligible activities for the brownfield redevelopment project on that parcel. Neither MITC nor the local governing bodies will advance any funds to finance the costs of eligible activities that are incurred by the developers of the Property.

Public infrastructure improvements undertaken in the Five Mile Road corridor to support the MITC redevelopment program will be funded by third parties. Act 381 tax increment revenues arising from brownfield redevelopment in the MITC Redevelopment Area are anticipated to be the source for repayment of the costs of public infrastructure improvements. Notwithstanding the foregoing, if the water and sewer improvements cannot be funded by third parties, the local Township Boards may elect to 1) fund or incur financial obligations to fund the water improvements and 2) request WTUA to fund the sewer

improvements. Tax increment revenues shall be used to reimburse the Townships and/or WTUA for such funding or financing of the public infrastructure improvements as provided in the respective Reimbursement Agreements. The MITC and Townships may also act as pass-through entities for any grants-in-aid provided to fund project activities.

The inclusion of eligible activities and estimates of costs to be reimbursed pursuant to this Plan Amendment is intended to authorize the MITC 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 any reimbursement of the expenses permitted by the Plan, will be provided solely under the respective Reimbursement Agreements. Reimbursements under each Reimbursement Agreement shall not exceed the respective cumulative eligible costs, or any reimbursement period limits described in this Plan Amendment, unless further amended.

#### **D. MAXIMUM AMOUNT OF NOTE OR BONDED INDEBTEDNESS**

Not applicable.

#### **E. DURATION OF BROWNFIELD PLAN**

The duration of this Brownfield Plan Amendment shall not exceed the shorter of the following time periods without amendment of this Plan Amendment: 1) reimbursement of all eligible costs, cumulatively not to exceed reimbursements of developers plus reimbursement of MITC infrastructure improvement costs or 2) until 2048, which is 30 years after first capture of tax increment revenues under the Site #3 (Parcel 13) Brownfield Plan. The date for beginning tax capture is tax year 2021.

#### **F. ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON REVENUES OF TAXING JURISDICTIONS**

MITC will capture available incremental local and school operating tax revenues generated by the redeveloped Property until all incurred eligible environmental and non-environmental brownfield redevelopment costs and MITC administrative expenses are reimbursed to the extent described in this Plan Amendment. The tax revenues available for capture by MITC will be split proportionally between local and state tax revenue sources based on the approved millage rates for each tax year in which tax increment revenues are captured; 100% of available local and state TIR will be captured. The impact of the MITC incremental tax capture on local taxing jurisdictions is presented in the Tax Increment Capture Estimate Tables, Table 2-1 and Table 2-2, attached in Appendix B.

#### **G. LEGAL DESCRIPTION, PROPERTY MAP, PROPERTY CHARACTERISTICS AND PERSONAL PROPERTY**

The Property consists of approximately 370 acres of land in Plymouth Township. It comprises Parcel 11/12, 13, 14, and 15 in the MITC Redevelopment Area depicted in Figure 1. Property surveys and legal descriptions of Parcel 11/12 and Parcel 13, the parcels currently proposed for reimbursement of eligible brownfield redevelopment costs under this Plan Amendment are attached in Appendix C.

#### **H. ESTIMATES OF RESIDENTS AND DISPLACEMENT OF FAMILIES**

No occupied residences are involved in the redevelopment, no persons reside on the Property, and no families or individuals will be displaced as a result of this development. Therefore, a demographic survey and information regarding housing in the community are not applicable and are not needed for this Plan Amendment.

## **I. 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 Amendment.

## **J. PROVISIONS FOR RELOCATION COSTS**

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

## **K. STRATEGY FOR COMPLIANCE WITH MICHIGAN'S RELOCATION ASSISTANCE LAW**

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

## **L. DESCRIPTION OF THE PROPOSED USE OF LOCAL BROWNFIELD REVOLVING FUND (LBRF)**

At the time of this Plan Amendment, MITC has not established an LBRF and does not currently plan to establish and fund an LBRF or use LBRF funds to support redevelopment activities described in this Plan Amendment. However, MITC reserves the right to establish and fund an LBRF with tax increment revenues generated from the Property included in this Plan Amendment in the future in accordance with Act 381 and use LBRF funds to support redevelopment of the Property and/or other brownfield sites within the MITC Redevelopment Area.

## **M. OTHER MATERIAL THAT MITC OR GOVERNING BODIES CONSIDER PERTINENT**

The incremental tax revenues collected under this plan will be adjusted as necessary to account for all precedent tax sharing and/or abatement programs. At the time of this Plan Amendment, Parcel 13 is subject to the State Land Bank 5/50 Tax through tax year 2023, and Parcel 11/12 is subject to the Industrial Facilities Tax from tax years 2023 through 2028.

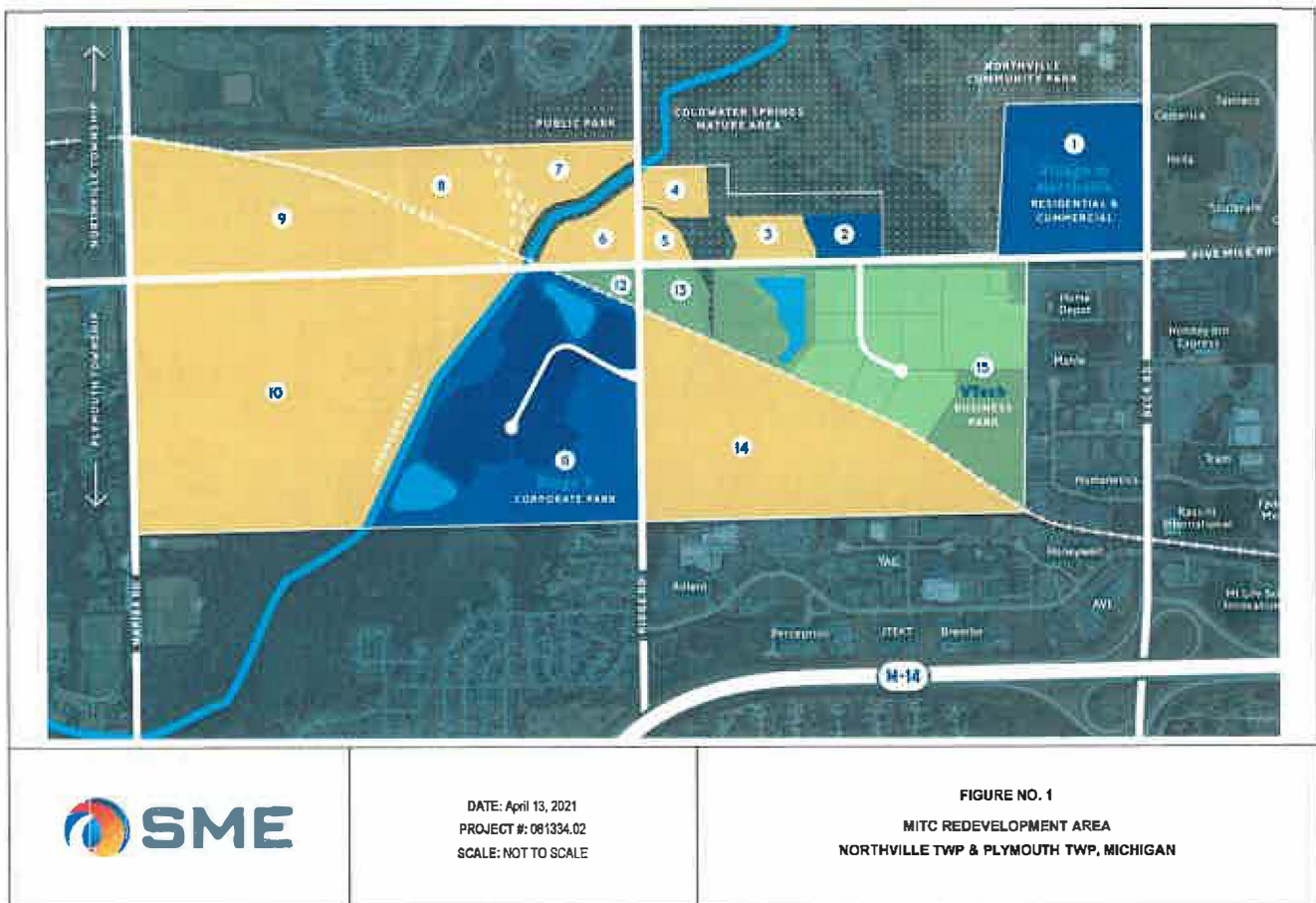
This Plan Amendment has been approved by resolutions of the Boards of Trustees of the Charter Township of Northville and Charter Township of Plymouth and includes any limitations and/or conditions in those approvals.

## **FIGURES**

**FIGURE 1 - MITC REDEVELOPMENT AREA AND PARCEL MAP**

**FIGURE 2 - PROPERTY BOUNDARIES DIAGRAM**









**APPENDIX A****TABLE 1-1 SUMMARY OF ELIGIBLE ACTIVITIES AND COSTS – PARCEL 13****TABLE 1-2 SUMMARY OF ELIGIBLE ACTIVITIES AND COSTS – PARCEL 11/12  
(RIDGE 5 CORPORATE PARK)****TABLE 1-3 SUMMARY OF ELIGIBLE ACTIVITIES AND COSTS – MITC PUBLIC  
INFRASTRUCTURE IMPROVEMENTS**

**TABLE 1-1  
BROWNFIELD ELIGIBLE ACTIVITIES COST SUMMARY  
Parcel 13**

4/7/2021

<b>ELIGIBLE ACTIVITIES</b>	<b>TOTAL ELIGIBLE COST</b>
<b>ELIGIBLE DEPARTMENT SPECIFIC (EGLE) ACTIVITIES<sup>(1)</sup></b>	
<b>Due Care Activities</b>	
Due Care Planning and Coordination	
Due Care Investigations	
Due Care Plans and Documentation	
Management and Disposal of Contaminated Soil	
Management and Disposal of Contaminated Dewatering Effluent	
Dust, Runoff, and Track-out Control	
Field Monitoring and Project Management	
Due Care Design, Engineering, Management and Coordination	
	<b>\$289,618</b>
<b>Brownfield Plan, Act 381 Work Plan, and Implementation<sup>(2)</sup></b>	<b>\$30,000</b>
Subtotal Department Specific Activities	<b>\$319,618</b>
Contingency (15%)	<b>\$34,443</b>
<b>Total Department Specific Activities</b>	<b>\$354,061</b>
<b>ELIGIBLE NON-ENVIRONMENTAL (MSF) ACTIVITIES<sup>(1)</sup></b>	
<b>Demolition Activities</b>	
Remnant Foundations and Utilities Removal	
	<b>\$50,000</b>
<b>Public Infrastructure Improvements - Roadway Improvements</b>	
ROW and Site Access Improvements	
Architectural and Engineering Design	
Site Construction Management	
Construction General Conditions	
	<b>\$47,200</b>
<b>Site Preparation Activities</b>	
Clearing and Grubbing	
Temporary Facilities	
Surveying and Staking	
Excavation and Transport of Unsuitable Soil	
Imported Fill	
Dewatering	
Utility Relocation Onsite	
Specialized Foundations	
Field Monitoring and Project Management	
Architectural and Engineering Design	
Site Construction Management	
Construction General Conditions	
	<b>\$852,112</b>
<b>Act 381 Work Plans and Implementation<sup>(2)</sup></b>	<b>\$25,000</b>
Subtotal Department Specific Activities	<b>\$974,312</b>
Contingency (10%)	<b>\$142,397</b>
<b>Total Non-Environmental Activities</b>	<b>\$1,116,709</b>
<b>TOTAL ELIGIBLE ACTIVITIES<sup>(3)</sup></b>	<b>\$1,470,770</b>

**Notes:**

<sup>(1)</sup> Cost estimates are based on engineering, contractor, or developer estimates or consultant experience.

<sup>(2)</sup> These costs are not included in the contingency calculation.

TABLE 1-2

**BROWNFIELD ELIGIBLE ACTIVITIES COST SUMMARY**  
**Parcels 11/12 - Ridge 5 Corporate Park**

3/5/2020

<b>ELIGIBLE ACTIVITIES</b>	<b>TOTAL ELIGIBLE COSTS</b>
<b>ELIGIBLE DEPARTMENT SPECIFIC (EGLE) ACTIVITIES<sup>(1)</sup></b>	
<b>BEA Activities<sup>(2)</sup></b> Phase I ESA Phase II ESA BEA Report	<b>\$33,500</b>
<b>Due Care Activities</b> Due Care Planning and Coordination Due Care Assessment Remediation of Waste Disposal Area Due Care Site Monitoring During Construction	<b>\$56,500</b>
<b>Other Response Activities</b> Construction of Deep Stormwater Containment Systems Transportation and Disposal of Excess Soil Stormwater Pumping Systems	<b>\$1,072,190</b>
<b>Act 381 Work Plan<sup>(2)</sup></b>	<b>\$10,000</b>
<b>Subtotal Department Specific Activities</b>	<b>\$1,172,190</b>
Contingency (15%)	\$169,304
<b>Total Department Specific Activities</b>	<b>\$1,341,494</b>
<b>BROWNFIELD PLAN</b>	
<b>Brownfield Plan</b>	<b>\$15,000</b>
<b>TOTAL ELIGIBLE ACTIVITIES<sup>(3)</sup></b>	<b>\$1,356,494</b>

**Notes:**

<sup>(1)</sup> Cost estimates are based on engineering, contractor, or developer estimates or consultant experience.

<sup>(2)</sup> These costs are not included in the contingency calculation.

**TABLE 1-3  
BROWNFIELD ELIGIBLE ACTIVITIES COST SUMMARY  
MITC Infrastructure**

11/4/2019

ELIGIBLE ACTIVITIES	TOTAL ELIGIBLE COST
<b>ELIGIBLE DEPARTMENT SPECIFIC (EGLE) ACTIVITIES<sup>(1)</sup></b>	
<b>Due Care Activities</b>	
Due Care Planning and Coordination	
Due Care Investigations	
Due Care Plans and Documentation	
Management and Disposal of Contaminated Soil	
Management and Disposal of Contaminated Dewatering Effluent	
Dust, Runoff, and Track-out Control	
Prevent Exacerbation of Contaminated Groundwater - Utilities	
Prevent Exacerbation and Human Exposure - Utilities	
Due Care Design, Engineering, Management and Coordination	
	<b>\$800,000</b>
<b>Act 381 Work Plans and Implementation (x2)<sup>(2)</sup></b>	<b>\$90,000</b>
<b>Subtotal Department Specific Activities</b>	<b>\$890,000</b>
<b>Contingency (10%)</b>	<b>\$120,000</b>
<b>Total Department Specific Activities</b>	<b>\$1,010,000</b>
<b>ELIGIBLE NON-ENVIRONMENTAL (MSF) ACTIVITIES<sup>(1)</sup></b>	
<b>Demolition Activities</b>	
Pavement and drainage structure removal	
	<b>\$1,260,000</b>
<b>Public Infrastructure Improvements - Roadway Improvements</b>	
Roadway Reconstruction	
Railroad Crossing Improvements	
Bridge Repairs and Replacement	
Stormwater Management	
Traffic Control and Signage	
Utility/Power Pole Relocation	
Geotechnical Engineering	
Architectural and Engineering Design, and Surveying/Staking Services	
Site Construction Management	
Construction General Conditions	
	<b>\$15,282,225</b>
<b>Public Infrastructure Improvements - Sanitary Sewer</b>	
Excavation and Earthwork	
Dewatering	
Install Upgraded Sewer	
Construct Pump Station	
Install Back-up Generator	
Site Restoration	
Geotechnical Engineering	
Architectural and Engineering Design, and Surveying/Staking Services	
Site Construction Management	
Construction General Conditions	
	<b>\$3,178,350</b>
<b>Public Infrastructure Improvements - Water Main</b>	
Excavation and Earthwork	
Dewatering	
Install Upgraded Water Main	
Construct Water Storage Tank	
Roadway and Site Restoration	
Architectural and Engineering Design, and Surveying/Staking Services	
Site Construction Management	
Construction General Conditions	
	<b>\$6,029,910</b>
<b>Act 381 Work Plans and Implementation (x2)<sup>(2)</sup></b>	<b>\$90,000</b>
<b>Subtotal Department Specific Activities</b>	<b>\$25,840,485</b>
<b>Contingency (10%)</b>	<b>\$2,575,049</b>
<b>Total Non-Environmental Activities</b>	<b>\$28,415,534</b>
<b>TOTAL ELIGIBLE ACTIVITIES<sup>(2)</sup></b>	<b>\$29,425,534</b>

**Notes:**

<sup>(1)</sup> Cost estimates are based on engineering, contractor, or developer estimates or consultant experience.

<sup>(2)</sup> These costs are not included in the contingency calculation.

**APPENDIX B****TABLE 2-1 SUMMARY OF TIR CAPTURE FOR PARCEL 13****TABLE 2-2 SUMMARY OF TIR CAPTURE FOR PARCEL 11/12**



Table 2-1  
TAX INCREMENTAL REVENUE  
Parcel 13  
METC Rinkway Improvement Area  
Plymouth Township, Michigan  
4/16/2021

Estimated Taxable Value (TV) Increase Rate: 2% per year		Plan Year		5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Calendar Year		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Base Taxable Value		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Estimated New TV		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Land & Bldg Incremental Difference (New TV - Base TV)		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
41.482%																			
9.3273																			
SIBA 5/25																			
State Education Tax (SET)		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
School Operating Tax		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
School Total		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Plymouth																			
Plymouth (winter)		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Police-fire (1) (winter)		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Police-fire (2) (winter)		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Police-fire (3) (winter)		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Fire (winter)		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Wayne County (winter)		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Wayne County Jail (winter)		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Wayne County Parks (winter)		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
MCMA (winter)		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Plymouth Library (winter)		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Community College (winter)		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Community College (summer)		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
RESA - Spec Ed (summer)		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
RESA - Gen Operating (summer)		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
RESA - Enhance (summer)		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Wayne County (summer)		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Local Total		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Plymouth																			
School Debt (summer)		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Wayne County Art Institute (winter)		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Wayne County Zoo		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Total Non-Capture Tax		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Total Tax Incremental Revenue (TV) Available for Capture		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$





Table 2-1  
TAX INCREMENT REVENUE  
Parcel 13  
NETC Redwood Improvement Area  
Plymouth Township, Michigan  
4/16/2021

Estimated Taxable Value (TV) Increase Data:													TOTAL
Plan Year	25	26	27	28	29	30	31	32	33	34	35	36	
Calendar Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Base Taxable Value	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	
Estimated New TV	\$ 9,507,882	\$ 9,985,739	\$ 10,493,790	\$ 11,027,075	\$ 11,585,017	\$ 12,166,617	\$ 12,772,017	\$ 13,402,217	\$ 14,057,217	\$ 14,737,017	\$ 15,441,617	\$ 16,171,217	
Land & Bldg Incremental Difference (New TV - Base TV)	\$ 9,507,882	\$ 9,985,739	\$ 10,493,790	\$ 11,027,075	\$ 11,585,017	\$ 12,166,617	\$ 12,772,017	\$ 13,402,217	\$ 14,057,217	\$ 14,737,017	\$ 15,441,617	\$ 16,171,217	
41,4025													
9.2723													
State Education Tax (SET)	\$ 6,0000	\$ 23,447	\$ 23,816	\$ 24,395	\$ 24,882	\$ 25,380	\$ 25,888	\$ 26,405	\$ 26,934	\$ 27,472	\$ 28,022	\$ 28,584	\$ 144,654
School Operating Tax	\$ 18,0000	\$ 75,342	\$ 75,749	\$ 76,184	\$ 76,647	\$ 77,140	\$ 77,663	\$ 78,116	\$ 78,600	\$ 79,117	\$ 79,657	\$ 80,219	\$ 1,696,688
School Total	\$ 24,0000	\$ 98,789	\$ 99,565	\$ 100,579	\$ 101,529	\$ 102,520	\$ 103,551	\$ 104,521	\$ 105,534	\$ 106,589	\$ 107,679	\$ 108,803	\$ 2,141,342
Local Taxes													
Township (winter)	0.8109	\$ 3,167	\$ 3,270	\$ 3,384	\$ 3,500	\$ 3,619	\$ 3,740	\$ 3,865	\$ 3,994	\$ 4,127	\$ 4,264	\$ 4,404	\$ 88,288
Police-Fire (1) (winter)	1.5211	\$ 6,395	\$ 6,612	\$ 6,841	\$ 7,083	\$ 7,337	\$ 7,594	\$ 7,854	\$ 8,118	\$ 8,386	\$ 8,657	\$ 8,932	\$ 178,330
Police-Fire (2) (winter)	0.5583	\$ 2,182	\$ 2,225	\$ 2,270	\$ 2,317	\$ 2,365	\$ 2,414	\$ 2,464	\$ 2,515	\$ 2,567	\$ 2,620	\$ 2,674	\$ 53,606
Police-Fire (3) (winter)	1.2928	\$ 4,881	\$ 5,004	\$ 5,134	\$ 5,270	\$ 5,409	\$ 5,551	\$ 5,696	\$ 5,844	\$ 5,995	\$ 6,149	\$ 6,306	\$ 126,888
Rte (Winter)	0.5866	\$ 2,256	\$ 2,333	\$ 2,411	\$ 2,491	\$ 2,573	\$ 2,657	\$ 2,742	\$ 2,829	\$ 2,917	\$ 3,007	\$ 3,099	\$ 62,329
Wayne County (winter)	0.5897	\$ 2,268	\$ 2,345	\$ 2,424	\$ 2,504	\$ 2,586	\$ 2,669	\$ 2,754	\$ 2,840	\$ 2,928	\$ 3,017	\$ 3,108	\$ 62,668
Wayne County (fall) (winter)	0.6381	\$ 2,466	\$ 2,543	\$ 2,624	\$ 2,706	\$ 2,790	\$ 2,875	\$ 2,961	\$ 3,048	\$ 3,136	\$ 3,225	\$ 3,316	\$ 67,081
Wayne County Parks (winter)	0.3438	\$ 1,361	\$ 1,404	\$ 1,448	\$ 1,493	\$ 1,539	\$ 1,585	\$ 1,632	\$ 1,680	\$ 1,728	\$ 1,776	\$ 1,825	\$ 36,888
MCMA (winter)	0.2104	\$ 822	\$ 839	\$ 855	\$ 873	\$ 890	\$ 908	\$ 926	\$ 944	\$ 963	\$ 981	\$ 1,000	\$ 20,402
Plymouth Library (winter)	1.4448	\$ 5,646	\$ 5,798	\$ 5,954	\$ 6,113	\$ 6,274	\$ 6,438	\$ 6,604	\$ 6,772	\$ 6,942	\$ 7,114	\$ 7,288	\$ 146,187
Community College (winter)	0.0177	\$ 69	\$ 71	\$ 72	\$ 73	\$ 75	\$ 76	\$ 78	\$ 79	\$ 81	\$ 83	\$ 85	\$ 1,708
Community College (summer)	2.2700	\$ 8,871	\$ 9,048	\$ 9,229	\$ 9,414	\$ 9,601	\$ 9,790	\$ 9,981	\$ 10,174	\$ 10,369	\$ 10,566	\$ 10,765	\$ 215,549
MSA - Spec Ed (summer)	3.3678	\$ 13,161	\$ 13,424	\$ 13,689	\$ 13,957	\$ 14,226	\$ 14,497	\$ 14,770	\$ 15,045	\$ 15,321	\$ 15,600	\$ 15,880	\$ 317,173
MSA - Gen Operating (summer)	0.0988	\$ 377	\$ 385	\$ 392	\$ 400	\$ 408	\$ 416	\$ 425	\$ 433	\$ 442	\$ 451	\$ 460	\$ 9,238
MSA - Enhance (summer)	2.0000	\$ 7,816	\$ 7,972	\$ 8,132	\$ 8,294	\$ 8,459	\$ 8,625	\$ 8,793	\$ 8,962	\$ 9,132	\$ 9,303	\$ 9,475	\$ 189,538
Wayne County (Summer)	5.6483	\$ 22,473	\$ 22,914	\$ 23,360	\$ 23,811	\$ 24,267	\$ 24,728	\$ 25,194	\$ 25,665	\$ 26,141	\$ 26,622	\$ 27,108	\$ 542,124
Local Total	\$ 32,388	\$ 127,324	\$ 129,280	\$ 131,260	\$ 133,264	\$ 135,292	\$ 137,344	\$ 139,419	\$ 141,517	\$ 143,638	\$ 145,782	\$ 147,949	\$ 2,968,568
Other Taxes													
School Debt (summer)	4.2200	\$ 15,710	\$ 16,024	\$ 16,344	\$ 16,671	\$ 16,999	\$ 17,329	\$ 17,661	\$ 17,995	\$ 18,331	\$ 18,668	\$ 19,007	\$ 380,782
Wayne County Art Institute (winter)	0.2000	\$ 782	\$ 797	\$ 813	\$ 829	\$ 844	\$ 860	\$ 876	\$ 892	\$ 908	\$ 924	\$ 940	\$ 18,842
Wayne County Zoo	0.1000	\$ 391	\$ 399	\$ 407	\$ 415	\$ 423	\$ 431	\$ 439	\$ 447	\$ 455	\$ 463	\$ 471	\$ 9,422
Total Non-Cryptocurrency	\$ 4,508	\$ 16,883	\$ 17,220	\$ 17,564	\$ 17,915	\$ 18,271	\$ 18,633	\$ 19,000	\$ 19,372	\$ 19,749	\$ 20,130	\$ 20,515	\$ 408,042
Total Tax Increment Revenue (TV) Available for Capture	\$ 36,896	\$ 144,207	\$ 146,500	\$ 148,824	\$ 151,179	\$ 153,563	\$ 155,967	\$ 158,394	\$ 160,839	\$ 163,307	\$ 165,794	\$ 168,304	\$ 3,376,610



Table 2-2  
TAX INCREMENTAL REVENUE  
Parcel 11/12 - Ridge & Corporate Park  
MITC Redevelopment Area  
Plymouth Township, Michigan  
4/16/2021

Estimated Timeline Value (TV) Increase Rates: 2% per year		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Plan Year	Schedule Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
First Timeline Value	Unaudited New TV	\$ 3,000,000	\$ 10,500,000	\$ 16,500,000	\$ 21,000,000	\$ 25,500,000	\$ 27,000,000	\$ 30,000,000	\$ 30,000,000	\$ 30,000,000	\$ 30,000,000	\$ 30,000,000	\$ 30,000,000	\$ 30,000,000	\$ 30,000,000	\$ 30,000,000	\$ 30,000,000	\$ 30,000,000	\$ 30,000,000	\$ 30,000,000
Incremental Difference (Plan TV - Base TV)		\$ 6,000,000	\$ 10,500,000	\$ 16,500,000	\$ 21,000,000	\$ 25,500,000	\$ 27,000,000	\$ 30,000,000	\$ 30,000,000	\$ 30,000,000	\$ 30,000,000	\$ 30,000,000	\$ 30,000,000	\$ 30,000,000	\$ 30,000,000	\$ 30,000,000	\$ 30,000,000	\$ 30,000,000	\$ 30,000,000	\$ 30,000,000
6-19 PA 286 Allocated Period																				
State Education Tax (SET)		6,000.00	\$ 18,000.00	\$ 69,000.00	\$ 49,500.00	\$ 69,000.00	\$ 75,500.00	\$ 81,000.00	\$ 90,000.00	\$ 81,800.00	\$ 187,272.00	\$ 191,017.00	\$ 194,838.00	\$ 198,735.00	\$ 202,709.00	\$ 206,763.00	\$ 210,889.00	\$ 215,117.00	\$ 219,439.00	\$ 223,857.00
School Operating		18,000.00	\$ 54,000.00	\$ 189,000.00	\$ 146,500.00	\$ 199,000.00	\$ 223,500.00	\$ 243,000.00	\$ 270,000.00	\$ 275,400.00	\$ 561,816.00	\$ 574,052.00	\$ 584,513.00	\$ 595,204.00	\$ 606,128.00	\$ 617,390.00	\$ 628,996.00	\$ 640,953.00	\$ 653,270.00	\$ 665,957.00
School Totals		24,000.00	\$ 72,000.00	\$ 258,000.00	\$ 196,000.00	\$ 258,000.00	\$ 299,000.00	\$ 324,000.00	\$ 360,000.00	\$ 356,800.00	\$ 749,088.00	\$ 765,069.00	\$ 779,351.00	\$ 794,969.00	\$ 812,837.00	\$ 824,153.00	\$ 840,885.00	\$ 856,070.00	\$ 871,199.00	\$ 887,814.00
6-19 PA 286 Allocated Period																				
Unsubsidized		0.0134	\$ 2,440.00	\$ 8,561.00	\$ 6,711.00	\$ 9,561.00	\$ 10,371.00	\$ 11,201.00	\$ 12,001.00	\$ 12,444.00	\$ 26,388.00	\$ 26,899.00	\$ 27,414.00	\$ 27,932.00	\$ 28,454.00	\$ 28,981.00	\$ 29,513.00	\$ 30,050.00	\$ 30,592.00	\$ 31,139.00
Public-Prior (1)		1.6272	\$ 4,882.00	\$ 17,098.00	\$ 13,264.00	\$ 17,098.00	\$ 20,747.00	\$ 21,867.00	\$ 24,408.00	\$ 24,896.00	\$ 50,788.00	\$ 51,804.00	\$ 52,840.00	\$ 53,897.00	\$ 54,975.00	\$ 56,075.00	\$ 57,199.00	\$ 58,347.00	\$ 59,519.00	\$ 60,715.00
Public-Prior (2)		0.0606	\$ 1,681.00	\$ 5,884.00	\$ 4,631.00	\$ 5,884.00	\$ 7,143.00	\$ 7,568.00	\$ 8,006.00	\$ 8,394.00	\$ 17,491.00	\$ 17,841.00	\$ 18,196.00	\$ 18,556.00	\$ 18,921.00	\$ 19,291.00	\$ 19,666.00	\$ 20,047.00	\$ 20,433.00	\$ 20,824.00
Public-Prior (3)		1.1871	\$ 3,581.00	\$ 12,570.00	\$ 9,876.00	\$ 12,570.00	\$ 15,281.00	\$ 16,161.00	\$ 17,857.00	\$ 18,316.00	\$ 37,384.00	\$ 38,111.00	\$ 38,879.00	\$ 39,681.00	\$ 40,444.00	\$ 41,253.00	\$ 42,078.00	\$ 42,919.00	\$ 43,778.00	\$ 44,655.00
Prior		0.0909	\$ 2,971.00	\$ 10,399.00	\$ 8,170.00	\$ 10,370.00	\$ 12,426.00	\$ 13,366.00	\$ 14,755.00	\$ 15,152.00	\$ 30,809.00	\$ 31,527.00	\$ 32,154.00	\$ 32,801.00	\$ 33,457.00	\$ 34,124.00	\$ 34,801.00	\$ 35,489.00	\$ 36,187.00	\$ 36,896.00
Playground Library		1.4535	\$ 4,381.00	\$ 15,242.00	\$ 11,991.00	\$ 15,242.00	\$ 18,512.00	\$ 19,622.00	\$ 21,803.00	\$ 22,239.00	\$ 45,467.00	\$ 46,274.00	\$ 47,109.00	\$ 47,943.00	\$ 48,796.00	\$ 49,650.00	\$ 50,503.00	\$ 51,356.00	\$ 52,211.00	\$ 53,064.00
Haywood County		3.6489	\$ 10,495.00	\$ 39,207.00	\$ 29,396.00	\$ 39,300.00	\$ 47,616.00	\$ 50,725.00	\$ 56,425.00	\$ 57,416.00	\$ 119,285.00	\$ 121,371.00	\$ 123,457.00	\$ 125,543.00	\$ 127,629.00	\$ 129,715.00	\$ 131,801.00	\$ 133,887.00	\$ 135,973.00	\$ 138,059.00
Wayne County		3.9189	\$ 11,189.00	\$ 40,263.00	\$ 29,847.00	\$ 40,241.00	\$ 49,157.00	\$ 52,466.00	\$ 58,466.00	\$ 59,457.00	\$ 122,342.00	\$ 124,428.00	\$ 126,514.00	\$ 128,600.00	\$ 130,686.00	\$ 132,772.00	\$ 134,858.00	\$ 136,944.00	\$ 139,030.00	\$ 141,116.00
WC Int		0.0381	\$ 1,114.00	\$ 3,850.00	\$ 2,778.00	\$ 3,850.00	\$ 4,620.00	\$ 4,941.00	\$ 5,421.00	\$ 5,572.00	\$ 11,429.00	\$ 11,680.00	\$ 11,931.00	\$ 12,182.00	\$ 12,433.00	\$ 12,684.00	\$ 12,935.00	\$ 13,186.00	\$ 13,437.00	\$ 13,688.00
WC Parks		0.2499	\$ 708.00	\$ 2,581.00	\$ 1,829.00	\$ 2,581.00	\$ 3,125.00	\$ 3,327.00	\$ 3,688.00	\$ 3,762.00	\$ 7,805.00	\$ 7,938.00	\$ 8,071.00	\$ 8,204.00	\$ 8,337.00	\$ 8,470.00	\$ 8,603.00	\$ 8,736.00	\$ 8,869.00	\$ 9,002.00
HOMA		0.2117	\$ 605.00	\$ 2,223.00	\$ 1,747.00	\$ 2,223.00	\$ 2,689.00	\$ 2,838.00	\$ 3,176.00	\$ 3,239.00	\$ 6,800.00	\$ 6,940.00	\$ 7,080.00	\$ 7,220.00	\$ 7,360.00	\$ 7,500.00	\$ 7,640.00	\$ 7,780.00	\$ 7,920.00	\$ 8,060.00
Community College		2.2816	\$ 6,755.00	\$ 24,642.00	\$ 18,676.00	\$ 24,642.00	\$ 29,812.00	\$ 31,708.00	\$ 35,774.00	\$ 36,374.00	\$ 74,882.00	\$ 76,116.00	\$ 77,350.00	\$ 78,584.00	\$ 79,818.00	\$ 81,052.00	\$ 82,286.00	\$ 83,520.00	\$ 84,754.00	\$ 85,988.00
WC - Spec Ed		3.3478	\$ 9,510.00	\$ 33,362.00	\$ 27,784.00	\$ 33,362.00	\$ 40,293.00	\$ 42,593.00	\$ 48,465.00	\$ 49,517.00	\$ 102,116.00	\$ 103,716.00	\$ 105,316.00	\$ 106,916.00	\$ 108,516.00	\$ 110,116.00	\$ 111,716.00	\$ 113,316.00	\$ 114,916.00	\$ 116,516.00
RISA - Gen Oper		0.0861	\$ 250.00	\$ 1,013.00	\$ 796.00	\$ 1,013.00	\$ 1,230.00	\$ 1,308.00	\$ 1,446.00	\$ 1,476.00	\$ 3,042.00	\$ 3,072.00	\$ 3,102.00	\$ 3,134.00	\$ 3,166.00	\$ 3,198.00	\$ 3,230.00	\$ 3,262.00	\$ 3,294.00	\$ 3,326.00
RISA - Distance		2.0000	\$ 6,000.00	\$ 21,000.00	\$ 16,500.00	\$ 21,000.00	\$ 25,500.00	\$ 27,000.00	\$ 30,000.00	\$ 30,000.00	\$ 63,240.00	\$ 64,240.00	\$ 65,240.00	\$ 66,240.00	\$ 67,240.00	\$ 68,240.00	\$ 69,240.00	\$ 70,240.00	\$ 71,240.00	\$ 72,240.00
Grand Total		22,563.00	\$ 67,479.00	\$ 233,112.00	\$ 186,279.00	\$ 238,112.00	\$ 285,450.00	\$ 305,288.00	\$ 339,877.00	\$ 343,288.00	\$ 706,136.00	\$ 721,861.00	\$ 737,586.00	\$ 753,311.00	\$ 769,036.00	\$ 784,761.00	\$ 800,486.00	\$ 816,211.00	\$ 831,936.00	\$ 847,661.00
WC 200																				
WC 200		0.1000	\$ 300.00	\$ 1,050.00	\$ 825.00	\$ 1,050.00	\$ 1,275.00	\$ 1,330.00	\$ 1,500.00	\$ 1,590.00	\$ 3,121.00	\$ 3,184.00	\$ 3,247.00	\$ 3,310.00	\$ 3,373.00	\$ 3,436.00	\$ 3,500.00	\$ 3,563.00	\$ 3,626.00	\$ 3,690.00
WC Int Institute		0.2000	\$ 600.00	\$ 2,100.00	\$ 1,650.00	\$ 2,100.00	\$ 2,550.00	\$ 2,700.00	\$ 3,000.00	\$ 3,080.00	\$ 6,241.00	\$ 6,367.00	\$ 6,493.00	\$ 6,619.00	\$ 6,745.00	\$ 6,871.00	\$ 6,997.00	\$ 7,123.00	\$ 7,249.00	\$ 7,375.00
School Debt		4.0000	\$ 12,000.00	\$ 42,110.00	\$ 31,365.00	\$ 42,110.00	\$ 51,255.00	\$ 54,270.00	\$ 63,200.00	\$ 63,260.00	\$ 125,472.00	\$ 127,982.00	\$ 130,492.00	\$ 133,002.00	\$ 135,512.00	\$ 138,022.00	\$ 140,532.00	\$ 143,042.00	\$ 145,552.00	\$ 148,062.00
Total Non-Capitalizable Value		\$ 13,900.00	\$ 43,860.00	\$ 84,940.00	\$ 66,360.00	\$ 84,940.00	\$ 101,880.00	\$ 108,800.00	\$ 125,800.00	\$ 126,040.00	\$ 254,883.00	\$ 261,850.00	\$ 268,817.00	\$ 275,784.00	\$ 282,751.00	\$ 289,718.00	\$ 296,685.00	\$ 303,652.00	\$ 310,619.00	\$ 317,586.00
Total Tax Incremental Reversion (TIR) Available for Capture																				
		\$ 188,279.00	\$ 499,112.00	\$ 382,279.00	\$ 499,112.00	\$ 382,279.00	\$ 463,570.00	\$ 494,688.00	\$ 556,077.00	\$ 561,797.00	\$ 1,130,789.00	\$ 1,159,999.00	\$ 1,189,209.00	\$ 1,218,419.00	\$ 1,247,629.00	\$ 1,276,839.00	\$ 1,306,049.00	\$ 1,335,259.00	\$ 1,364,469.00	\$ 1,393,679.00

**Footnotes:**

1. The base taxable value was calculated by multiplying the square footage of the planned facility by the taxable value per square foot of a comparable Wootteche facility. Assumed construction appears on tax rolls in 2019.

2. Any showing shows years where local capture is influenced by the Industrial Facilities Exemption (IFE). Assumed a 10-year IFE Certificate was approved by State Tax Commission between January 01, 2016 and October 31, 2019.





Table 2-2  
TAX INCREMENT REVENUE  
Period 33/12 - Ridge 5 Corporate Park  
MITC Redevelopment Area  
Plymouth Township, Michigan  
4/16/2022

[illegible]

**APPENDIX C****TABLE 3 TIR REIMBURSEMENT ALLOCATION (PARCEL 13, PARCEL 11/12, MITC INFRASTRUCTURE)**



TABLE 3  
REURIBLE COSTS REIMBURSEMENT SUMMARY  
Period 13, Period 14/20, and MITC Infrastructure  
MITC Redevelopment Area  
Plymouth Township, Michigan  
4/18/2023

Category	Percentage	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	2989	2990	2991	2992	2993	2994	2995	2996	2997	2998	2999	3000	3001	3002	3003	3004	3005	3006	3007	3008	3009	3010	3011	3012	3013	3014	3015	3016	3017	3018	3019	3020	3021	3022	3023	3024	3025	3026	3027	3028	3029	3030	3031	3032	3033	3034	3035	3036	3037	3038	3039	3040	3041	3042	3043	3044	3045	3046	3047	3048	3049	3050	3051	3052	3053	3054	3055	3056	3057	3058	3059	3060	3061	3062	3063	3064	3065	3066	3067	3068	3069	3070	3071	3072	3073	3074	3075	3076	3077	3078	3079	3080	3081	3082	3083	3084	3085	3086	3087	3088	3089	3090	3091	3092	3093	3094	3095	3096	3097	3098	3099	3100	3101	3102	3103	3104	3105	3106	3107	3108	3109	3110	3111	3112	3113	3114	3115	3116	3117	3118	3119	3120	3121	3122	3123	3124	3125	3126	3127	3128	3129	3130	3131	3132	3133	3134	3135	3136	3137	3138	3139	3140	3141	3142	3143	3144	3145	3146	3147	3148	3149	3150	3151	3152	3153	3154	3155	3156	3157	3158	3159	3160	3161	3162	3163	3164	3165	3166	3167	3168	3169	3170	3171	3172	3173	3174	3175	3176	3177	3178	3179	3180	3181	3182	3183	3184	3185	3186	3187	3188	3189	3190	3191	3192	3193	3194	3195	3196	3197	3198	3199	3200	3201	3202	3203	3204	3205	3206	3207	3208	3209	3210	3211	3212	3213	3214	3215	3216	3217	3218	3219	3220	3221	3222	3223	3224	3225	3226	3227	3228	3229	3230	3231	3232	3233	3234	3235	3236	3237	3238	3239	3240	3241	3242	3243	3244	3245	3246	3247	3248	3249	3250	3251	3252	3253	3254	3255	3256	3257	3258	3259	3260	3261	3262	3263	3264	3265	3266	3267	3268	3269	3270	3271	3272	3273	3274	3275	3276	3277	3278	3279	3280	3281	3282	3283	3284	3285	3286	3287	3288	3289	3290	3291	3292	3293	3294	3295	3296	3297	3298	3299	3300	3301	3302	3303	3304	3305	3306	3307	3308	3309	3310	3311	3312	3313	3314	3315	3316	3317	3318	3319	3320	3321	3322	3323	3324	3325	3326	3327	3328	3329	3330	3331	3332	3333	3334	3335	3336	3337	3338	3339	3340	3341	3342	3343	3344	3345	3346	3347	3348	3349	3350	3351	3352	3353	3354	3355	3356	3357	3358	3359	3360	3361	3362	3363	3364	3365	3366	3367	3368	3369	3370	3371	3372	3373	3
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	2018	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL														
	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006	2005														
<b>Total State Incremental Revenue</b>	\$	\$48,847	\$	\$67,823	\$	\$87,100	\$	\$1,006,824	\$	\$1,007,062	\$	\$1,047,604	\$	\$1,068,554	\$	\$1,000,825	\$	\$1,111,734	\$	\$1,138,958	\$	\$1,118,839	\$	\$1,178,972	\$	\$1,203,367	\$	\$2,277,431.6
State Income/Effort Revenue (50% of STI)	\$	\$15,627	\$	\$20,929	\$	\$27,350	\$	\$335,265	\$	\$335,688	\$	\$349,501	\$	\$352,853	\$	\$333,609	\$	\$372,245	\$	\$379,586	\$	\$372,946	\$	\$389,656	\$	\$397,121	\$	\$738,906.8
Total TIA Available for Reimbursers	\$	\$33,220	\$	\$46,894	\$	\$59,750	\$	\$735,559	\$	\$731,374	\$	\$698,103	\$	\$715,701	\$	\$667,216	\$	\$739,489	\$	\$759,372	\$	\$745,893	\$	\$789,316	\$	\$806,246	\$	\$1,538,524.8
<b>Total Local Incremental Revenue</b>	\$	\$235,279	\$	\$322,904	\$	\$321,043	\$	\$19,457	\$	\$558,251	\$	\$772,418	\$	\$998,987	\$	\$1,014,905	\$	\$1,037,847	\$	\$1,057,910	\$	\$1,078,347	\$	\$1,100,732	\$	\$1,122,745	\$	\$2,576,883
ADA Administrative Fee (10%)	\$	\$88,573	\$	\$120,298	\$	\$120,104	\$	\$19,457	\$	\$65,225	\$	\$97,742	\$	\$124,977	\$	\$124,977	\$	\$124,977	\$	\$124,977	\$	\$124,977	\$	\$124,977	\$	\$124,977	\$	\$2,625,701
Local TIA Available for Reimbursers	\$	\$146,706	\$	\$202,606	\$	\$200,939	\$	\$0	\$	\$192,976	\$	\$694,676	\$	\$873,970	\$	\$889,928	\$	\$912,870	\$	\$932,933	\$	\$953,370	\$	\$975,755	\$	\$997,768	\$	\$1,951,184
<b>Total TIA to Developers</b>	\$	\$288,995	\$	\$389,802	\$	\$382,893	\$	\$22,356	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$3,217,284	
<b>Total TIR to MTC Infrastructure</b>	\$	\$1,538,888	\$	\$1,642,923	\$	\$1,642,923	\$	\$1,642,923	\$	\$1,642,923	\$	\$1,642,923	\$	\$1,642,923	\$	\$1,642,923	\$	\$1,642,923	\$	\$1,642,923	\$	\$1,642,923	\$	\$1,642,923	\$	\$1,642,923	\$	\$3,661,133
<b>REIMBURSEMENT BALANCES</b>																												
ADA Administrative Fee (10%)	\$	\$88,573	\$	\$120,298	\$	\$120,104	\$	\$19,457	\$	\$65,225	\$	\$97,742	\$	\$124,977	\$	\$124,977	\$	\$124,977	\$	\$124,977	\$	\$124,977	\$	\$124,977	\$	\$124,977	\$	\$2,625,701
Local TIA Available for Reimbursers	\$	\$146,706	\$	\$202,606	\$	\$200,939	\$	\$0	\$	\$192,976	\$	\$694,676	\$	\$873,970	\$	\$889,928	\$	\$912,870	\$	\$932,933	\$	\$953,370	\$	\$975,755	\$	\$997,768	\$	\$1,951,184
<b>Non-Environmental Costs</b>	\$	\$1,642,923	\$	\$1,642,923	\$	\$1,642,923	\$	\$1,642,923	\$	\$1,642,923	\$	\$1,642,923	\$	\$1,642,923	\$	\$1,642,923	\$	\$1,642,923	\$	\$1,642,923	\$	\$1,642,923	\$	\$1,642,923	\$	\$1,642,923	\$	\$3,661,133
State Tax Reimbursement	\$	\$1,642,923	\$	\$1,642,923	\$	\$1,642,923	\$	\$1,642,923	\$	\$1,642,923	\$	\$1,642,923	\$	\$1,642,923	\$	\$1,642,923	\$	\$1,642,923	\$	\$1,642,923	\$	\$1,642,923	\$	\$1,642,923	\$	\$1,642,923	\$	\$3,661,133
Local Tax Reimbursement	\$	\$1,642,923	\$	\$1,642,923	\$	\$1,642,923	\$	\$1,642,923	\$	\$1,642,923	\$	\$1,642,923	\$	\$1,642,923	\$	\$1,642,923	\$	\$1,642,923	\$	\$1,642,923	\$	\$1,642,923	\$	\$1,642,923	\$	\$1,642,923	\$	\$3,661,133
Total Non-Environmental Costs	\$	\$1,642,923	\$	\$1,642,923	\$	\$1,642,923	\$	\$1,642,923	\$	\$1,642,923	\$	\$1,642,923	\$	\$1,642,923	\$	\$1,642,923	\$	\$1,642,923	\$	\$1,642,923	\$	\$1,642,923	\$	\$1,642,923	\$	\$1,642,923	\$	\$3,661,133
<b>Environmental Costs</b>																												

## **APPENDIX D**

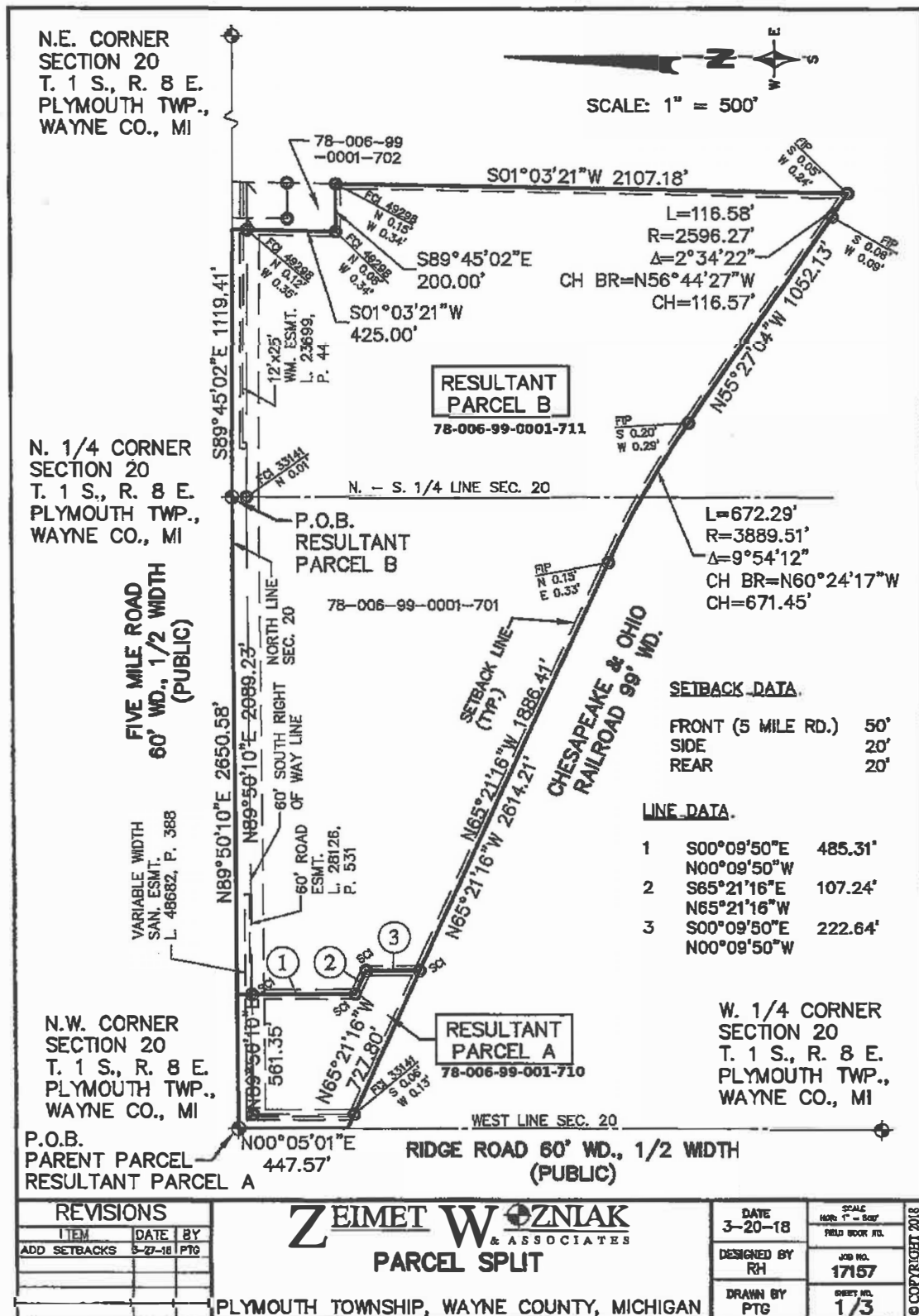
### **LEGAL DESCRIPTIONS AND SURVEYS (PARCEL 13, PARCEL 11/12)**

**2021180760 L: 56625 P: 1348 CS**  
**04/09/2021 02:17:52 PM Total Pages: 6**  
**Bernard J. Youngblood, Register of Deeds - Wayne County, MI**  
**ELECTRONICALLY RECORDED**

**Lot Division**

<b>Existing Parcel ID</b>	<b>78-006-99-0001-701</b>
<b>New Parcel ID</b>	<b>78-006-99-0001-710, Parcel A</b>
<b>New Parcel ID</b>	<b>78-006-99-0001-711, Parcel B</b>





**LEGAL DESCRIPTION (PARENT PARCEL)**

A PARCEL OF LAND IN THE NORTH 1/2 OF SECTION 20, TOWN 1 SOUTH - RANGE 8 EAST PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 20; THENCE N. 89°50'10" E. 2650.58 FEET ON THE NORTH LINE OF SAID SECTION TO THE NORTH 1/4 CORNER OF SAID SECTION; THENCE CONTINUING ON SAID NORTH LINE S. 89°45'02" E. 1119.41 FEET; THENCE S. 01°03'21" W. 425.00 FEET; THENCE S. 89°45'02" E. 200.00 FEET; THENCE S. 01°03'21" W. 2107.18 FEET TO THE NORTHERLY RIGHT OF WAY OF THE CHESAPEAKE AND OHIO RAILROAD; THENCE ALONG SAID NORTHERLY RIGHT OF WAY THE FOLLOWING FOUR (4) COURSES: 1) 116.58 FEET ON A CURVE TO THE RIGHT WITH A RADIUS OF 2596.27 FEET, A CENTRAL ANGLE OF 02°34'22" AND A CHORD THAT BEARS N. 56°44'27" W. 116.57 FEET, 2) N. 55°27'04" W. 1052.13 FEET, 3) 672.29 FEET ON A CURVE TO THE LEFT WITH A RADIUS OF 3889.51 FEET, A CENTRAL ANGLE OF 09°54'12" AND A CHORD THAT BEARS N. 60°24'17" W. 671.45 FEET AND 4) N. 65°21'16" W. 2614.21 FEET TO THE WEST LINE OF SAID SECTION 20; THENCE N. 00°05'01" E. 447.57 FEET ON SAID WEST LINE TO THE POINT OF BEGINNING, CONTAINING 5,458,726 SQUARE FEET OR 125.32 ACRES OF LAND MORE OR LESS.

**LEGAL DESCRIPTION (RESULTANT PARCEL 'A')**

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTION 20, T. 1 S., R. 8 E., PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 20; THENCE N. 89°50'10" E. 561.35 FEET ALONG THE NORTH LINE OF SAID SECTION, ALSO BEING THE CENTERLINE OF FIVE MILE ROAD (60 FEET WIDE, 1/2 WIDTH); THENCE S. 00°09'50" E. 485.31 FEET; THENCE S. 65°21'16" E. 107.24 FEET; THENCE S. 00°09'50" E. 222.64 FEET TO THE NORTHERLY RIGHT OF WAY OF THE CHESAPEAKE AND OHIO RAILROAD (99 FEET WIDE); THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE N. 65°21'16" W. 727.80 FEET TO THE WEST LINE OF SAID SECTION 20, ALSO BEING THE CENTERLINE OF RIDGE ROAD (60 FEET WIDE, 1/2 WIDTH); THENCE ALONG SAID LINE N. 00°05'01" E. 447.57 FEET TO THE POINT OF BEGINNING, CONTAINING 346,884 SQUARE FEET OR 7.96 ACRES OF LAND MORE OR LESS.

**LEGAL DESCRIPTION (RESULTANT PARCEL 'B')**

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTION 20, T. 1 S., R. 8 E., PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 20; THENCE S. 89°45'02" E. 1119.41 FEET ALONG THE NORTH LINE OF SAID SECTION, ALSO BEING THE CENTERLINE OF FIVE MILE ROAD (60 FOOT EASEMENT, 1/2 WIDTH); THENCE S. 01°03'21" W. 425.00 FEET; THENCE S. 89°45'02" E. 200.00 FEET; THENCE S. 01°03'21" W. 2107.18 FEET TO THE NORTHERLY RIGHT OF WAY OF THE CHESAPEAKE AND OHIO RAILROAD (99 FEET WIDE); THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID NORTHERLY RIGHT OF WAY LINE 1) 116.58 FEET ALONG AN ARC OF A CURVE TO THE LEFT, RADIUS 2596.27 FEET, CENTRAL ANGLE 02°34'22" AND A CHORD THAT BEARS N. 56°44'27" W. 116.57 FEET, 2) N. 55°27'04" W. 1052.13 FEET, 3) 672.29 FEET ALONG THE ARC OF A CURVE TO LEFT, RADIUS 3889.51 FEET, CENTRAL ANGLE 09°54'12" AND A CHORD THAT BEARS N. 60°24'17" W. 671.45 FEET AND N. 65°21'16" W. 1886.41 FEET; THENCE N. 00°09'50" W. 222.64 FEET; THENCE N. 65°21'16" W. 107.24 FEET; THENCE N. 00°09'50" W. 485.31 FEET TO A POINT ON SAID NORTH LINE OF SECTION 20 AND CENTERLINE OF FIVE MILE ROAD; THENCE ALONG SAID LINE N. 89°50'10" E. 2089.23 FEET TO THE POINT OF BEGINNING, CONTAINING 5,124,253 SQUARE FEET OR 117.64 ACRES.

**CERTIFICATION:**

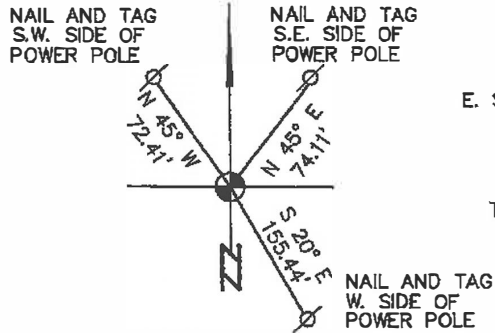
I HEREBY CERTIFY THAT THIS DRAWING IS A TRUE AND CORRECT REPRESENTATION OF EXISTING CONDITIONS. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY EXCEPT AS MAY BE SHOWN. THE RELATIVE ERROR OF CLOSURE OF THE LATITUDES AND DEPARTURES OF THE UNADJUSTED FIELD TRAVERSE IS NOT GREATER THAN 1 PART IN 5,000. THIS SURVEY WAS PREPARED UNDER MY SUPERVISION IN ACCORDANCE WITH ACT 132 OF THE PUBLIC ACTS OF 1970.

3-27-18 *Richard A. Hofsess*  
DATE RICHARD A. HOFSESS  
PROFESSIONAL SURVEYOR  
No. 47955

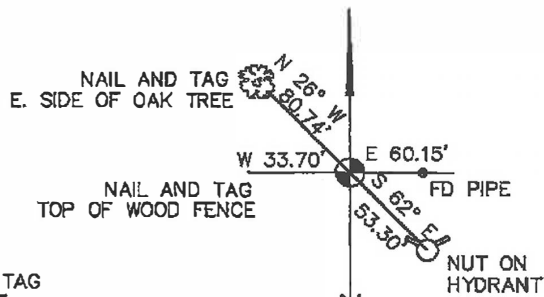


REVISIONS			PARCEL SPLIT		DATE	SCALE
ITEM	DATE	BY			3-20-18	HOR: 1" =
ADD SETBACKS	3-27-18	PTG	PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN			FIELD BOOK NO.
			<b>ZEIMET WOZNIAK</b> & ASSOCIATES Civil Engineers & Land Surveyors 55800 GRAND RIVER AVE, SUITE 100 NEW HUDSON, MICHIGAN 48165 P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com		DESIGNED BY	JOB NO.
					RH	17157
					DRAWN BY	SHEET NO.
					PTG	3/3

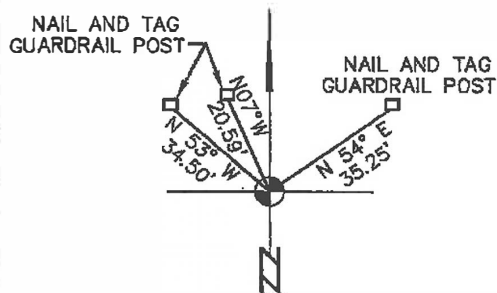




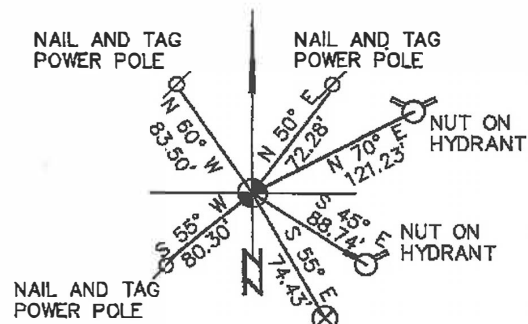
N.W. COR. SECTION 20  
T. 1 S., R. 8 E.  
PLYMOUTH TOWNSHIP,  
WAYNE COUNTY, MI.  
(MON IN MON BOX)  
L.C.R.C. L 27003, P. 586



W. 1/4 COR. SECTION 20  
T. 1 S., R. 8 E.  
PLYMOUTH TOWNSHIP,  
WAYNE COUNTY, MI.  
(DISC IN MON BOX)  
L.C.R.C. L 41849, P. 161



N. 1/4 COR. SECTION 20  
T. 1 S., R. 8 E.  
PLYMOUTH TOWNSHIP,  
WAYNE COUNTY, MI.  
(DISC ON IRON ROD)  
L.C.R.C. L 41849, P. 167



N.E. COR. SECTION 20  
T. 1 S., R. 8 E.  
PLYMOUTH TOWNSHIP,  
WAYNE COUNTY, MI.  
(MON IN MON BOX)  
L.C.R.C. L 27800, P. 29

REVISIONS			PARCEL SPLIT		DATE	SCALE HOR: 1" =
ITEM	DATE	BY			3-20-18	FIELD BOOK NO.
ADD SETBACKS	3-27-18	PTG	PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN		DESIGNED BY RH	JOB NO. 17157
			<b>ZEIMET WOZNAK</b> & ASSOCIATES Civil Engineers & Land Surveyors 35800 GRAND RIVER AVE, SUITE 100 NEW HUDSON, MICHIGAN 48165 P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com		DRAWN BY PTG	SHEET NO. 2/3
						© COPYRIGHT 2018



## MCKENNA

May 9, 2018

Supervisor Kurt Heise  
Charter Township of Plymouth  
9955 N. Haggerty Road  
Plymouth, MI 48170

RE:    **P.C. No:**                      **2284-0418**  
        **Project Name:**                **47500 Five Mile – Lot Split**  
        **Applicant:**                     **David Hardin (Hillside Realty) and the State of Michigan**  
        **Tax ID No.(s):**                  **R-78-006-99-0001-701**  
        **Location / Address:**        **47500 Five Mile Road**  
        **Zoning:**                         **IND, Industrial**  
        **Review No.:**                   **Written Review #2**

Dear Supervisor Heise,

The above land division application has been reviewed for conformance to the Township Zoning Ordinance No. 99 and the Michigan Land Division Act, P.A. 288 of 1967, as amended.

The applicant, Mr. David Hardin of Hillside Realty, proposes to split parcel R-78-006-99-0001-701 into two (2) new buildable parcels. These two Parcels: "Parcel A" and "Parcel B", are illustrated in the certified survey prepared by *Zeimet, Wozniak & Associates*. The existing parent parcel is located at the south east corner of the Five Mile and Ridge Road intersection, is zoned the IND, Industrial district, and consists of a vacant land.

The following comments are offered for your consideration:

**1. Certified Survey**

As noted above, a certified survey prepared by *Zeimet, Wozniak & Associates* was provided with the application which details the existing parent parcel, its associated legal description, and the resulting two (2) proposed Parcels, each with a new legal description. This condition is met.

**2. Dimensional / Zoning Requirements**

The resulting Parcels A and B comply with the dimensional standards of the IND district and are considered buildable, conforming lots.

As vacant parcels, these two sites could potentially be developed as an "Industrial and Research Park", as provided for in Section 20.2(ee) of the Township's Zoning Ordinance. Such an Industrial and Research Park requires different dimensional standards than the traditional IND, Industrial district, which have also been evaluated against Parcels A and B for conformity. Both Parcels A and B comply with the dimensional standards of the Industrial and Research Park, should that development option be preferred in the future.

Please note, per Section 28.2.3.c. of the Zoning Ordinance, Standards for Approval for Lot Splits, "Each resulting parcel shall have access to... sidewalks, road access and other improvements...". In order to

HEADQUARTERS  
235 East Main Street  
Suite 105  
Northville, Michigan 48167

☎ 248.596.0920  
F 248.596.0930  
MCKA.COM

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comply with the Zoning Ordinance, a new sidewalk must be installed and so detailed on the site plan with the Planning Commission, prior to the issuance of final site plan approval.

**3. Utilities**

Per the requirements of the Township's Ordinance, the applicant has submitted documentation that Plymouth Township is not responsible for the extension of any utilities to any lot created through this land split. This condition is met.

**4. Previous Land Splits**

The applicant has confirmed that the parent parcel has not been split within the past ten years and has provided documentation to this effect. A previous split was completed on March 7, 2006. This condition is met.

**FINDINGS**

*Based on the findings above, the proposed land division for Parcel R-78-006-99-0001-701 is recommended for approval by the Township Supervisor, conditional upon:*

*A sidewalk constructed along all roadway frontages, with proper ADA crosswalk extensions, to be detailed on the site plan made with the Planning Commission, prior to the issuance of final site plan approval.*

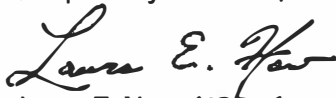


5/10/17

Signature Authorization: Supervisor Kurt Heise

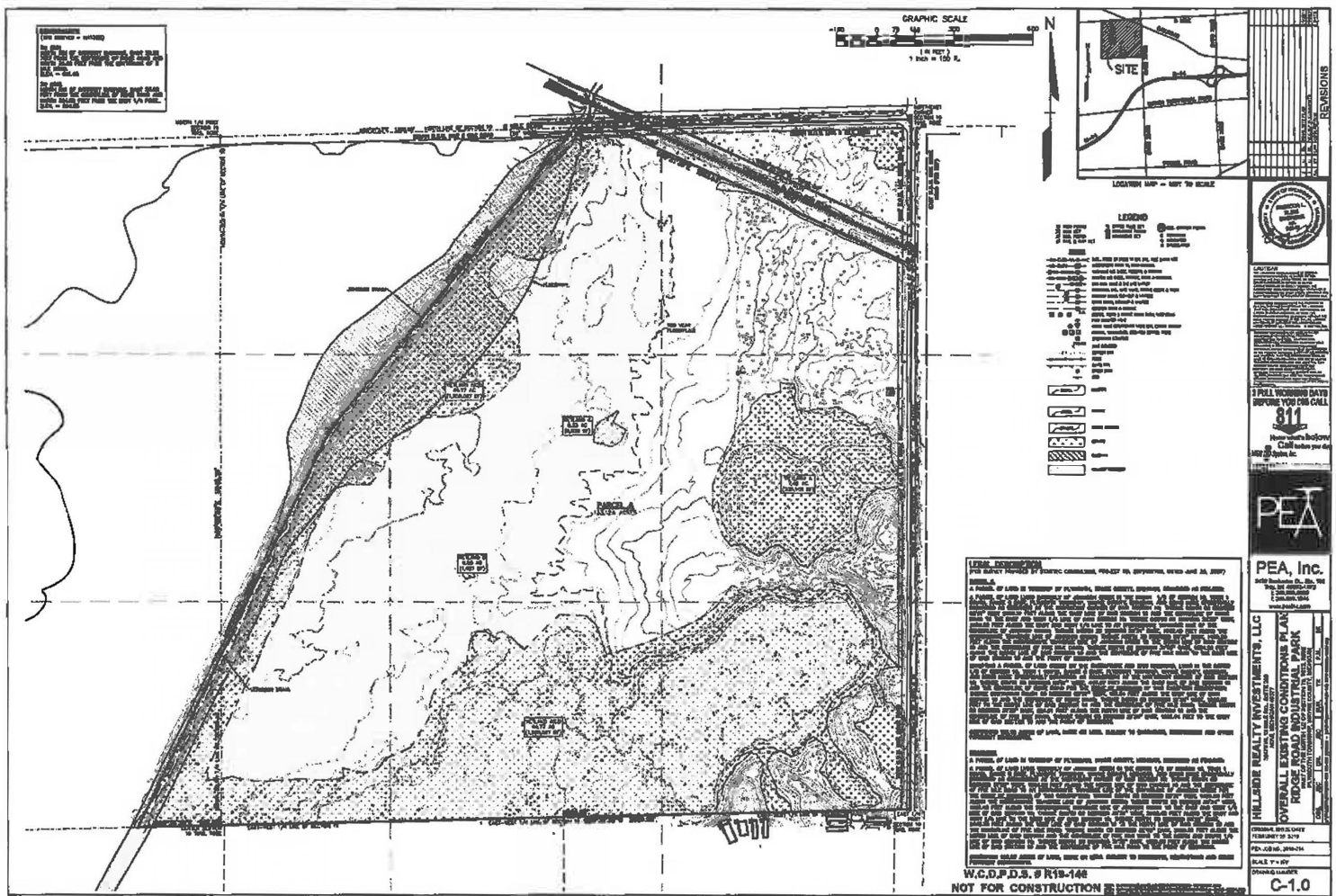
Date

Respectfully submitted,



Laura E. Haw, AICP  
Principal Planner, McKenna  
Planning Director, Plymouth Township





## **APPENDIX E**

### **PROJECT CONCEPTUAL DRAWINGS (PARCEL 13, PARCEL 11/12)**











## **APPENDIX F**

### **SITE #3 BROWNFIELD PLAN**

**CHARTER TOWNSHIP OF PLYMOUTH  
RESOLUTION # 2021-03-02-14**

**RESOLUTION TO AMEND SITE #3 BROWNFIELD PLAN  
PURSUANT TO AND IN ACCORDANCE WITH THE PROVISIONS OF  
ACT 381 OF THE PUBLIC ACTS OF THE STATE OF MICHIGAN OF 1996, AS  
AMENDED**

At a special meeting of the Township Board of Trustees of the Charter Township of Plymouth, Wayne County, Michigan, held in the Plymouth Town Hall on Tuesday, March 2, 2021 7:00 pm.

**WHEREAS**, on September 11, 2018, in accordance with Public Act 381 of 1996, the Brownfield Redevelopment Financing Act, as amended, the Board of Trustees adopted a Brownfield Plan for Site #3, for property owned by the State Land Bank Authority and located at 47500 Five Mile Road; and

**WHEREAS**, pursuant to an Interlocal Agreement executed and approved by the Governor on December 27, 2018, the subject parcel is located within jurisdiction of the Michigan International Technology Center Redevelopment Authority; and

**NOW, THEREFORE, BE IT RESOLVED THAT:**

The Plymouth Township Brownfield Redevelopment Authority Site #3 Brownfield Plan is hereby amended to assign and incorporate all eligible activities to be conducted to the jurisdiction of the Michigan International Technology Center Redevelopment Authority's Act 381 Brownfield and Work plans.

**Motion By: Clerk Vorva**

**Seconded By: Trustee Curmi**

**Roll Call Vote:**

**Ayes: Monaghan, Stewart, Vorva, Clinton, Curmi, Doroshewitz, Heise**

**Motion Passed.**

  
\_\_\_\_\_  
Jerry Vorva

  
\_\_\_\_\_  
Date

**Certification of Copy****STATE OF MICHIGAN)****COUNTY OF WAYNE)**

I, Jerry Vorva, Clerk of the Charter Township of Plymouth, Wayne County, State of Michigan, do hereby certify that the foregoing is a true copy of a Resolution adopted by the Charter Township of Plymouth Board of Trustees at their **Special Meeting** held on **March 2, 2021**, the original of which is on file in my office.

  
\_\_\_\_\_  
Plymouth Township Clerk

03/02/2021  
Date

**Resolution: 2021-03-02-14**

## **CHARTER TOWNSHIP OF PLYMOUTH**

### **RESOLUTION APPROVING A BROWNFIELD PLAN HILLSIDE REALTY INVESTMENTS, LLC 47500 FIVE MILE ROAD**

#### **RESOLUTION # 2018-09-11-73**

#### **PURSUANT TO AND INACCORDANCE WITH THE PROVISIONS OF ACT 381 OF THE PUBLIC ACTS OF THE STATE OF MICHIGAN OF 1996, AS AMENDED**

At a regular meeting of the Township Board of Trustees of the Charter Township of Plymouth, Wayne County, Michigan, held in the Plymouth Town Hall on the 11<sup>th</sup> day of September, 2018, 7:00 p.m.

**WHEREAS**, the Plymouth Township Brownfield Redevelopment Authority (the "Authority"), pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the "Act"), has prepared and recommended for approval by the Plymouth Charter Township Board of Trustees, a Brownfield Plan (the "Plan") pursuant to and in accordance with Section 13 of the Act; and

**WHEREAS**, the Authority has, at least ten (10) days before the meeting of the Township Board of Trustees at which this resolution has been considered, provided notice to and fully informed all taxing jurisdictions (the "Taxing Jurisdictions") which are affected by the Financing Plan about the fiscal and economic implications of the proposed Financing Plan, and the Township Board of Trustees has previously provided to the Taxing Jurisdictions a reasonable opportunity to express their views and recommendations regarding the Financing Plan and in accordance with Sections 13 (13) and 14 (1) of the Act; and

**WHEREAS**, the Township Board of Trustees has made the following determinations and findings:

- A. The Plan constitutes a public purpose under the Act;
- B. The Plan meets all of the requirements for a Brownfield Plan set forth in Section 13 of the Act;
- C. The proposed method of financing the costs of the eligible activities, as described in the Plan, is feasible;
- D. The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act;
- E. The amount of captured taxable value estimate to result from the adoption of the Plan is reasonable; and

**WHEREAS**, as a result of its review of the Plan and upon consideration of the views and recommendations of the Taxing Jurisdictions, the Township Board of Trustees desires to proceed with approval of the Plan.

**NOW, THEREFORE, BE IT RESOLVED THAT:**

1. Plan Approved. Pursuant to the authority vested in the Township Board of Trustees by the Act, and pursuant to and in accordance with the provisions of Section 14 of the Act, the Plan is hereby approved in the form attached as Exhibit "A" to this Resolution.
2. Severability. Should any section, clause or phrase of this Resolution be declared by the Courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part so declared to be invalid.
3. Repeals. All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed:

I move to approve Resolution #2018-09-11-73, authorizing the adoption and approval of the Brownfield Plan as requested by Hillside Realty Investments, LLC for the property located at 47500 Five Mile Road in accordance with the terms as listed and further specify that the local Brownfield Authority retains the right to assign this Brownfield Plan to the newly formed MITC Brownfield Authority, thereby making that authority responsible for the administration of same.

**Moved by: Trustee Heltman**

**Supported by: Clerk Vorva**

**ROLL CALL VOTE:**

**Ayes: Curmi, Dempsey, Doroshewitz, Heise, Heltman, Vorva**

**Nays: Clinton**

**Motion Passed.**

  
Jerry Vorva, Clerk

2018-11-24  
Date

**Certification****STATE OF MICHIGAN    )****COUNTY OF WAYNE    )**

**I hereby certify that the foregoing is a true and complete copy of the resolution adopted by the Board of Trustees at the Regular Board Meeting dated September 11, 2018.**

  
\_\_\_\_\_  
**Jerry Vora, Clerk**  
**Charter Township of Plymouth**

  
\_\_\_\_\_  
**Date**

**Resolution # 2018-09-11-73**

**Township of Plymouth Brownfield Redevelopment  
Authority**

# **BROWNFIELD PLAN**

**Five Mile & Ridge Road, Plymouth Township, Michigan**

**APPLICANT**

**Hillside Realty Investments LLC  
47075 5 Mile Road  
Plymouth, MI 48170**

**PREPARED BY**

**ASTI Environmental  
10448 Citation Drive Suite 100  
Brighton, Michigan 48116  
800-395-ASTI  
Contact: Melissa Weber  
Email: mweber@asti-env.com**

**ASTI PROJECT NUMBER**

**2-10448**

**DATE**

**July 28, 2018**

**BRA APPROVAL  
TOWNSHIP BOARD APPROVAL**



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### Plan Summary

<b>Project Name:</b>	Five Mile & Ridge
<b>Project Location:</b>	West portion of 47500 Five Mile Rd, Plymouth, MI 48170
<b>Project Applicant:</b>	Hillside Realty Investments LLC
<b>Project Description:</b>	The project consists of a 7.96 acre portion of the west side of the parcel listed as 47500 Five Mile Rd. The property currently contains one structure, an abandoned concrete silo. The project will include the new construction of a two-story commercial structure that will include 10,000 square feet of office space and 40,000 square feet of laboratory space.
<b>Total Investment:</b>	\$7,700,000 including acquisition
<b>Estimated Job Creation:</b>	75 temporary construction jobs 50 FTE permanent jobs
<b>Taxable Value:</b>	\$0 before project \$2,000,000 after project completion
<b>Basis for Eligibility:</b>	The property qualifies as a Facility as defined in Part 201 of the Michigan Natural Resources and Environmental Protection Act.

### Brownfield Tax Increment Financing Requested

<b>Eligible Activities:</b>	Department specific activities, response activities, preparation of Brownfield, demolition, infrastructure improvements, site preparation.
<b>Eligible Activity Costs:</b>	\$1,470,770 including contingency
<b>Years for Reimbursement:</b>	30
<b>Plan Duration</b>	30

## **1.0 INTRODUCTION**

---

In order to promote the revitalization of environmentally distressed and blighted areas within the boundaries of the Township of Plymouth, Michigan (the "Township"), the Township has established the Township of Plymouth Brownfield Redevelopment Authority (the "BRA") pursuant to The Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, as amended ("Act 381").

The primary purpose of this Act 381 Brownfield Plan (the "Plan") is to promote the redevelopment of, and private investment in, certain Brownfield properties within the Township. Inclusion of property within this Plan will facilitate the financing of environmental response activities and other 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." By facilitating the 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 BRA.

The 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.

The Plan is intended to be a living document, which can be modified or amended in accordance with the requirements of Act 381, and as necessary to achieve the purposes of Act 381. 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. 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 BRA under this Plan. All costs shown in the Plan are estimated costs and may increase or decrease depending on the nature and extent of unknown conditions encountered on the Property. If necessary, this Plan may be amended to add, delete, or modify Eligible Activities and their estimated cost.

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

Unless otherwise provided herein, all terms used in this Plan are defined as provided in the applicable statutes including; Act 381 and Part 201 of The Natural Resources and Environmental Protection Act, 1994 Michigan Public Acts 451, M.C.L. § 324.20101 et seq., as amended ("Part 201").

### **1.1 Proposed Redevelopment and Future Use for Each Eligible Property**

Hillside Realty Investments LLC is the project developer (the "Developer"). The proposed project (the "Project") will include splitting the existing parcel and the development of a new structure for commercial use. The new structure will be two-stories and will consist of 10,000 square feet of office space and 40,000 square feet of laboratory space.

### 1.2 Eligible Property Information

The proposed Project is located on the southeast corner of Five Mile and Ridge Road in Plymouth, Michigan (see Figure 1). The Project consists 7.96 Acres of the west portion of the parcel listed as 47500 Five Mile Road (the "Property"). The boundaries of the Property are shown in Figure 2.

### 1.3 Historical Use and Previous Ownership of Each Eligible Property

Historical records indicate that the Property was vacant or agricultural land until approximately 1920. Around 1920, 47500 Five Mile Rd was developed as part of the Detroit prison, as was known as the Detroit House of Correction. The Property was used for farming and support activities and was not part of the secured prison area. In 1985 the State of Michigan acquired 47500 Five Mile Rd and renamed the facility the WWCCF. Between the 1980s and early 2000s the existing structures were demolished or burned. Directly east and possible encroaching on the Property, the prison land was land-filled and was also used as a gun range.

### 1.4 Current Use of Each Eligible Property

The Property is currently vacant.

#### 1.4.1 Legal Description

The Property includes a 7.96 acres portion of the west side of the parcel number 78-006-99-0001-701 (known as 47500 Five Mile Rd, Plymouth, MI 48170). The parcel split has been submitted, but the parcel number and legal description are not yet available. A complete legal description will be provided when the property split is finalized. A property map is provided in Figure 2.

<b>Address</b>	[To Be Determined]
<b>Parcel ID</b>	[To Be Determined]
<b>Current Owner</b>	State of Michigan
<b>Legal Description</b>	<p>A 7.96 acre portion of the property described as:</p> <p>PT OF N 1/2 SEC T1S R8E DES AS BEG AT NW COR SEC 20 TH N 89D 50M102 E 2650.40 FT; TH N 87D 30M 48S 3 1119.47 FT; TH S 01D 40M 48S E 425.00 FT; TH N 87D 30M 48S E 200.00 FT; TH S 01D 40M 48S E 2107.18 FT; TH 116.58 FT ALONG A NON-TARGET CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02D 34M 22S, A RADIUS OF 2596.27 FT AND A CHORD BEARING N 63D 08M 27S W 671.45 FT; TH N 68D 09M 26S W 2614.12 FT, TH ALONG THE WEST SECTION LINE, N 02D 35M 35S W 447.57 FT TP TJE [PB CPMTAOMOMG 125.3127 AC — SPLIT ON 02/03/2014 FROM R-78-006-99-0001-001</p>

#### 1.4.2 Delinquent Taxes, Interest, and Penalties

No delinquent taxes, interest or penalties are known to exist for the Property.

#### 1.4.3 Existing and Proposed Future Zoning for the Eligible Property

The portion of the parcel included in the Project is currently zoned as Industrial (IND). Future zoning is anticipated to be Technology and Research (TAR) or Office Research (OR).

#### 1.5 Site Conditions and Known Environmental Contamination Summary

A Phase I ESA was completed for the Property, dated December 20, 2017. The Phase I ESA identified the following recognized environmental conditions:

- "Based on the information reviewed, it appears that the Subject Property is likely to contain facility level impacts as activities associated with the WWCT have impacted both the east and south adjoining sites. Releases present appear to be associated with land-filling and/or past farm-related activities. Also, a large mound is present on the southeast portion of the Subject Property that did not appear to occur naturally. The origin of this mound is not known."

A Baseline Environmental Assessment was completed on March 5, 2018. During the subsurface investigation, the analytical results determined that VOCs, specifically tetrachloroethylene, are impacting the groundwater above the generic residential clean-up criteria (GRCC) for drinking water, groundwater surface water interface criteria, and groundwater volatilization to indoor air inhalation criteria. Therefore, the Property was determined a facility as defined in Part 201 of Michigan Act 451.

#### 1.6 Basis for Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because:

- 47500 Five Mile Rd was previously utilized for industrial purposes and is tax reverted property owned by or under the control of a land bank fast track authority; and the Property is determined to be a Facility as defined in Part 201 of the Michigan Act 451.

### 2.0 SCOPE OF WORK AND COSTS

#### 2.1 Eligible Activities Costs and Schedule

The Eligible Activities that are anticipated to be completed for the Project are considered "Eligible Activities" as defined by Section 2 of Act 381, because they include environmental assessments completed before approval of the Plan, due care activities, demolition, public infrastructure improvements, site preparation, preparation of a Brownfield Plan, and associated professional and project management costs as described herein. The Property is eligible for all activities described below because the Property is under the control of the State of Michigan Land Bank Fast Track Authority.

A summary of the eligible activities and the estimated cost of each eligible activity intended to be paid for with tax increment revenues captured from the Property are shown in the attached

Table 1. The eligible activities described in Table 1 are not exhaustive. Subject to the approval of the BRA, additional eligible activities may be carried out at the Property, without requiring an amendment to this Plan, so long as such eligible activities are permitted by Act 381 and the performance of such eligible activities does not exceed the total costs stated in Table 1.

<b>Summary of Eligible Activities</b>		
<b>Task/Eligible Activities</b>		<b>Total Cost</b>
1	Environmental Investigation and BEA Due Care Plan	\$ 22,500
2	Brownfield Plan	\$ 8,200
3	Due Care Activities	\$ 96,000
6	Site Preparation	\$ 453,800
7	Infrastructure	\$ 655,000
8	Demolition	\$ 44,500
10	Contingency 15% (Excluding Task 2)	\$ 190,770
<b>Total Eligible Activities</b>		<b>\$ 1,470,770</b>

It is estimated that the Project will be completed by late winter of 2019. The following is a summary schedule of activities.

<b>Task</b>	<b>Activity</b>	<b>Est. Year Completed</b>
Phase I	(Completed)	2017
BEA	(Completed)	2018
Property Purchase		2018
Demolition		2019
Construction		2019-2020

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the BRA and used to reimburse the cost of the eligible activities completed on the Property pursuant to the terms of a Reimbursement Agreement to be executed by the BRA and Developer after approval of this Plan (the "Reimbursement Agreement"), to the extent permitted by Act 381.

The costs listed in Table 1 are estimated costs and may increase or decrease depending on the nature and extent of environmental contamination and other 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 from the Property shall be governed by the terms of the 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 Act 381. The Reimbursement Agreement and this Plan will dictate the total cost of eligible activities subject to payment, provided that the total cost of eligible activities subject to payment or reimbursement under the Reimbursement Agreement shall not exceed the estimated costs set forth in Table 1. As long as the total costs are not exceeded, line item costs of eligible activities may be adjusted after the date this Plan is approved by the governing body.



## **2.2 MDEQ Eligible Activities**

Subject to the approval of the governing body, the following Eligible Activities will be reimbursed from local tax capture and from school tax capture. These eligible activities are approved by statute and do not require MDEQ review or approval. Descriptions of individual tasks are included below and task costs are provided in Table 1.

### ***Baseline Environmental Assessment Activities***

This includes the completion of the necessary environmental assessment activities, including the Phase I ESA, Phase II ESA, and Baseline Environmental Assessment for the Property included in the Project at a cost of \$22,500. These activities were conducted prior to the approval of the Plan.

### ***Develop/Prepare Brownfield Plan***

This includes the reasonable costs of preparing this Brownfield Plan at an estimated total cost of \$6,200. Some of these activities were completed prior to approval of the Plan and do not include contingency.

## **2.3 Local Only Eligible Activities**

Subject to the approval of the governing body, the following Eligible Activities will be reimbursed from local tax capture only. Descriptions of individual tasks are included below and task costs are provided in Table 1.

### ***Due Care Activities***

This includes preparation of a Due Care Plan, and design and installation of a vapor intrusion system for the building, and professional costs related to engineering, design, and oversight and project management of these activities as needed, at an estimated cost of \$96,000. Some of these activities were completed prior to approval of the Plan.

### ***Demolition***

This includes demolition of the remaining structure located on the Property as necessary to prepare the Property for construction, and professional costs related to engineering design, oversight and project management of these activities at an estimated cost of \$44,500.

### ***Infrastructure Improvements***

This includes installation of a public water main and utilities, as well as public road improvements, sidewalks, and curb cuts, and professional costs related to engineering, design, and oversight and project management of these activities as needed. The difference in costs between a Brownfield and Greenfield results in the eligible expenses included in this Plan at an estimated cost of \$655,000.

***Site Preparation***

This activity includes a geotechnical investigation, removal of unstable fill material and soils, grading and earthwork, and clearing of vegetative cover and soil present on the Property as needed for construction, and professional costs related to engineering, design, and oversight and project management of these activities as needed. The difference in costs between a Brownfield and Greenfield results in the eligible expenses included in this Plan at an estimated cost of \$453,800.

***Develop/Prepare Brownfield Plan***

This includes the reasonable costs of preparing this Brownfield Plan at an estimated total cost of \$8,200. Some of these activities were completed prior to approval of the Plan and do not include contingency.

### **3.0 TAX INCREMENT REVENUE ANALYSIS**

---

**3.1 Captured Taxable Value and Tax Increment Revenues Estimates**

This Plan anticipates the capture of tax increment revenues to reimburse the Developer and the Township for the costs of Eligible Activities under this Plan in accordance with the Reimbursement Agreement. The initial taxable value will be the taxable value of the Property at the time of Plan approval, as shown by the 2017 assessment roll at \$0. For illustration purposes only, this Plan uses a projected future taxable value of \$2,057,696, which is the estimated taxable value of the Property at the time of the next assessment roll after project completion. The captured taxable value will be the difference between the initial taxable value and the actual taxable value for each year for which this Plan is in effect.

A table of the total estimated tax increment revenues to be captured for the entire project is attached to this Plan as Table 2. Tax capture required for reimbursement of Eligible Activities as described in this Plan is estimated at 30 years from Local Taxes only. Conservative assumptions were included in the captured taxable value and tax rates. These assumptions are used for illustrative purposes only, and are not intended to limit reimbursement of the actual annual tax capture amount. The following assumptions were used to develop the attached tables.

1. Capture is limited to local taxes.
2. Initial taxable value is assumed to be \$1.
3. Annual appreciation in taxable value is assumed at 2%.
4. State Land Bank tax capture is included for the first five (5) years of the recapture period, at 50% of the total capture.

The projected tax increment revenue to be captured shall be applied to: (i) provide reimbursement of Eligible Activity costs; (ii) provide payment of the BRA administrative and operating expenses; and (ii) provide payment to the State Land Bank, as illustrated in Table 2.

### 3.2 Financing Method; Maximum Amount of Indebtedness

All Eligible Activities are to be financed solely by the Developer. The BRA will reimburse the Developer for the cost of approved Eligible Activities but only from actual tax increment revenues generated from the Property. No advances have been or shall be made by the Township or the BRA for the costs of Eligible Activities under this Plan.

### 3.3 Note or Bonded Indebtedness

The BRA will not incur any note or bonded indebtedness to finance the purposes of this Plan.

### 3.4 Tax Increment Revenues Capture Period

The Property will become a part of this Plan on the date this Plan is approved by the governing body of the BRA. The capture of tax increment revenue is anticipated to begin in 2019.

This Plan will remain in effect for thirty (30) years from the beginning date of the capture of tax increment revenues, or for the duration necessary to complete the reimbursement of eligible expenses for the Project, whichever is less. In no event shall the duration of the Plan exceed thirty-five (35) years following the date of the governing body's resolution approving the Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (4) and (5) of Section 13 of Act 381 or 30 years. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five years after the date of governing body's the resolution approving the Plan.

### 3.5 Impact of Tax Increment Financing

The following is the impact of this Plan on the taxing jurisdictions.

#### Impact on Taxing Jurisdictions

	Tax Capture for This Plan							
	Total Taxes	Years to Jurisdiction	Total Capture	Reimburse	Brownfield Authority	Land Bank Capture	State HBE	Capture for LSRE
WILLIAMSBURG	\$80,019	\$14	\$80,006	\$ 69,159	\$ 4,802	\$ 4,705	\$ -	\$ 1,340
WAYNE COUNTY	\$75,847	\$18	\$75,831	\$ 65,660	\$ 4,552	\$ 4,480	\$ -	\$ 1,270
WC JAIL	\$17,302	\$15	\$17,287	\$ 14,943	\$ 1,038	\$ 1,017	\$ -	\$ 280
WCMA	\$19,881	\$19	\$19,862	\$ 17,169	\$ 1,192	\$ 1,168	\$ -	\$ 333
PLYMOUTH LIBRARY	\$118,496	\$15	\$118,481	\$ 102,417	\$ 7,112	\$ 6,988	\$ -	\$ 1,984
COMMUNITY COLL	\$149,841	\$18	\$149,825	\$ 124,152	\$ 8,621	\$ 8,446	\$ -	\$ 2,405
WAYNE COUNTY	\$456,573	\$14	\$456,558	\$ 394,745	\$ 27,410	\$ 26,855	\$ -	\$ 7,848
RESA - SPEC ED	\$280,094	\$15	\$280,078	\$ 242,105	\$ 16,811	\$ 16,471	\$ -	\$ 4,691
RESA - ENHANCE	\$161,703	\$17	\$161,688	\$ 139,766	\$ 9,705	\$ 9,508	\$ -	\$ 2,708
TOWNSHIP	\$65,957	\$17	\$65,940	\$ 57,009	\$ 3,959	\$ 3,878	\$ -	\$ 1,105
POLICE-FIRE	\$257,705	\$15	\$257,691	\$ 222,753	\$ 15,457	\$ 15,154	\$ -	\$ 4,318
<i>Set Non-Captureable Mileages</i>								
WC ZOO AUTHORITY	\$8,085	\$8,085	\$0	\$ -	\$ -	\$ -	\$ -	\$ -
WC ART INSTITUTE	\$18,170	\$18,170	\$0	\$ -	\$ -	\$ -	\$ -	\$ -
SCHOOL DEBT	\$331,481	\$331,481	\$0	\$ -	\$ -	\$ -	\$ -	\$ -
<i>School Mileages</i>								
School Operating	\$1,455,327	\$1,203,168	\$252,159	\$ 113,480	\$ -	\$ -	\$ -	\$ 138,579
School SET	\$485,109	\$401,059	\$84,051	\$ 18,913	\$ -	\$ -	\$ 42,028	\$ 23,113
<b>Total Incremental Tax</b>	<b>\$3,873,511</b>	<b>\$1,980,148</b>	<b>\$2,013,366</b>	<b>\$1,882,183</b>	<b>\$100,658</b>	<b>\$98,531</b>	<b>\$42,028</b>	<b>\$189,880</b>

Note: Total Taxes are for the full 30-year duration of the Plan

As illustrated above, the following taxes are projected to be generated but not captured during the life of the Plan:

<u>Taxes Not Captured</u>	<u>Total Taxes</u>
WC ZOO AUTHORITY	\$8,086
WC ART INSTITUTE	\$16,170
SCHOOL DEBT	\$331,491
Total Above	<u>\$355,747</u>

The Property includes one school district: Plymouth-Canton Schools (82100)

### 3.6 Local Brownfield Revolving Fund Proposed Use

Financial support will be not be provided by the BRA in the form of a loan from the Local Brownfield Revolving Fund (LBRF).

## 4.0 RELOCATION

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There are no persons or businesses residing on the eligible property and no occupied residences will be acquired or cleared, so there will be no displacement or relocation of persons or businesses under this Plan. Therefore, the statutory requirements under MCL 125.2663(2)(j-l) are not applicable.

## 5.0 OTHER INFORMATION THE AUTHORITY OR GOVERNING BODY CONSIDERS PERTINENT

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As described above, the Developer requires the authorized capture of Local Taxes to implement this Project. Upon completion of this Project, a new commercial development will be created where a contaminated and vacant property currently exists. Due to the extraordinary cost of the Project as a result of the existing site conditions, the incentives outlined in this plan are necessary to decrease the cost differential between the location selected and a Greenfield location. The requested reimbursement is limited to extraordinary costs necessary to prepare the property for redevelopment.

### 5.1 Use of Personal Property

The eligible property will include all tangible personal property located on the Property.

### 5.2 Jobs Created

During construction, the Project will generate approximately seventy-five (75) temporary construction jobs. Once completed, the Project will create an estimated fifty (50) new full-time equivalent positions.

### **5.3 Contributions to the Local Brownfield Revolving Fund**

No tax increment revenue is expected to be captured for the LBRF because of the duration required for reimbursement to the Developer.

### **5.4 Developer's Obligations and Representations**

The Developer and its affiliates shall comply with all applicable laws, ordinances, executive orders, or other regulations imposed by the Township or any other properly constituted governmental authority with respect to the Property.

The Developer, at its sole cost and expense, shall be solely responsible for and shall fully comply with all applicable federal, state, and local relocation requirements in implementing this Plan.

The Developer represents that a Phase I Environmental Site Assessment ("ESA"), , Baseline Environmental Assessment, and Due Care Plan, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act (MCL 324.20101 et seq.), have been performed on the Property ("Environmental Documents").

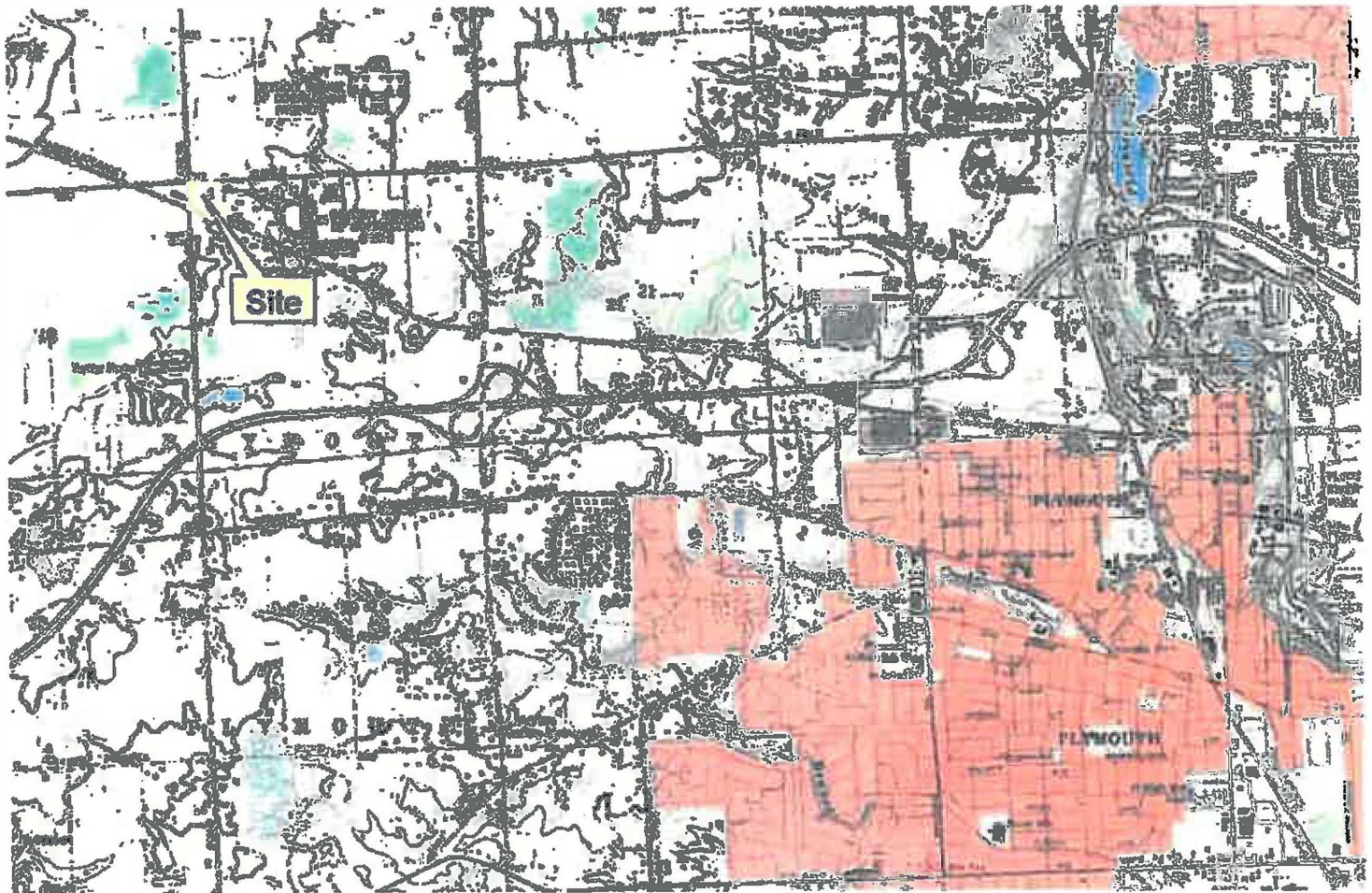
## **6.0 LIMITATIONS**

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The incremental tax revenue estimates provided in this Plan may fluctuate, affecting the time period needed to reimburse eligible activities. All costs included in this Plan are provided as estimates; as a result actual costs incurred during construction may vary. In the event eligible activity costs exceed the amount approved for reimbursement, the Developer, and the BRA, may submit an amended Brownfield Plan.

All reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement. The eligible activities and associated costs are included in this Plan for the purpose of authorizing the BRA to provide reimbursement. This Plan does not obligate the BRA to fund any reimbursement or enter into a Reimbursement Agreement, providing for the reimbursement of any costs for which tax increment revenues may be captured or are permitted to be reimbursed under this Plan. Upon reimbursement of the expenses permitted by this Plan, the terms and conditions of reimbursement and the amount and source of tax increment revenues, to be used for purposes authorized in this Plan, will be provided solely under the Reimbursement Agreement contemplated by this Plan.

**Figures**  
**Brownfield Plan**  
**Five Mile & Ridge Rd**  
**Plymouth, Michigan**



5 Mile & Ridge Rd

Plymouth, MI

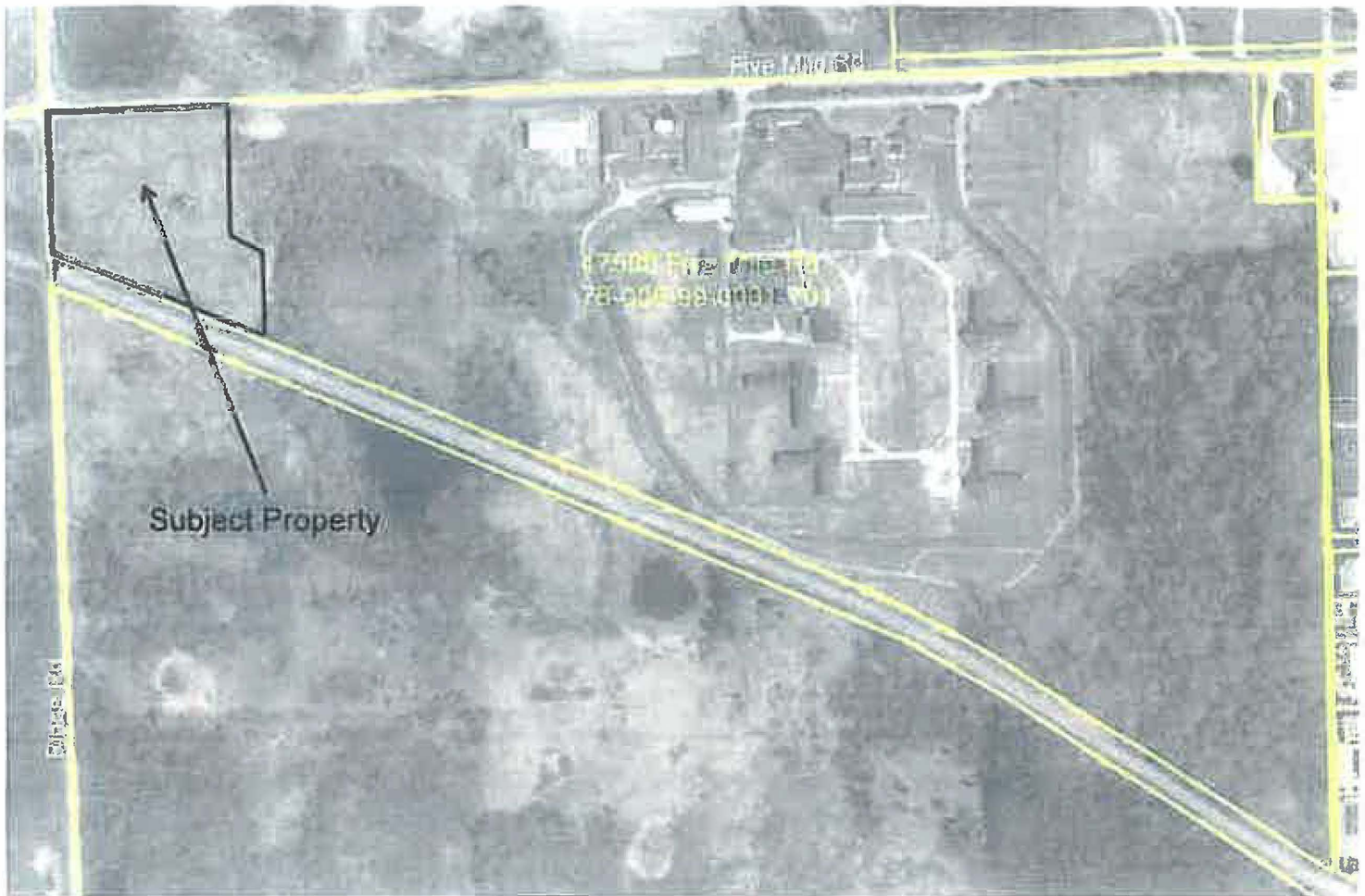


Created for: Hillside Investments  
Created by: MAW, April 25, 2018



Figure 1: Site Location





5 Mile & Ridge Rd

Plymouth, MI



Created for: Hillside Investments  
Created by: MAW, April 25, 2018



Figure 2: Property Map



**5 Mile & Ridge Rd**

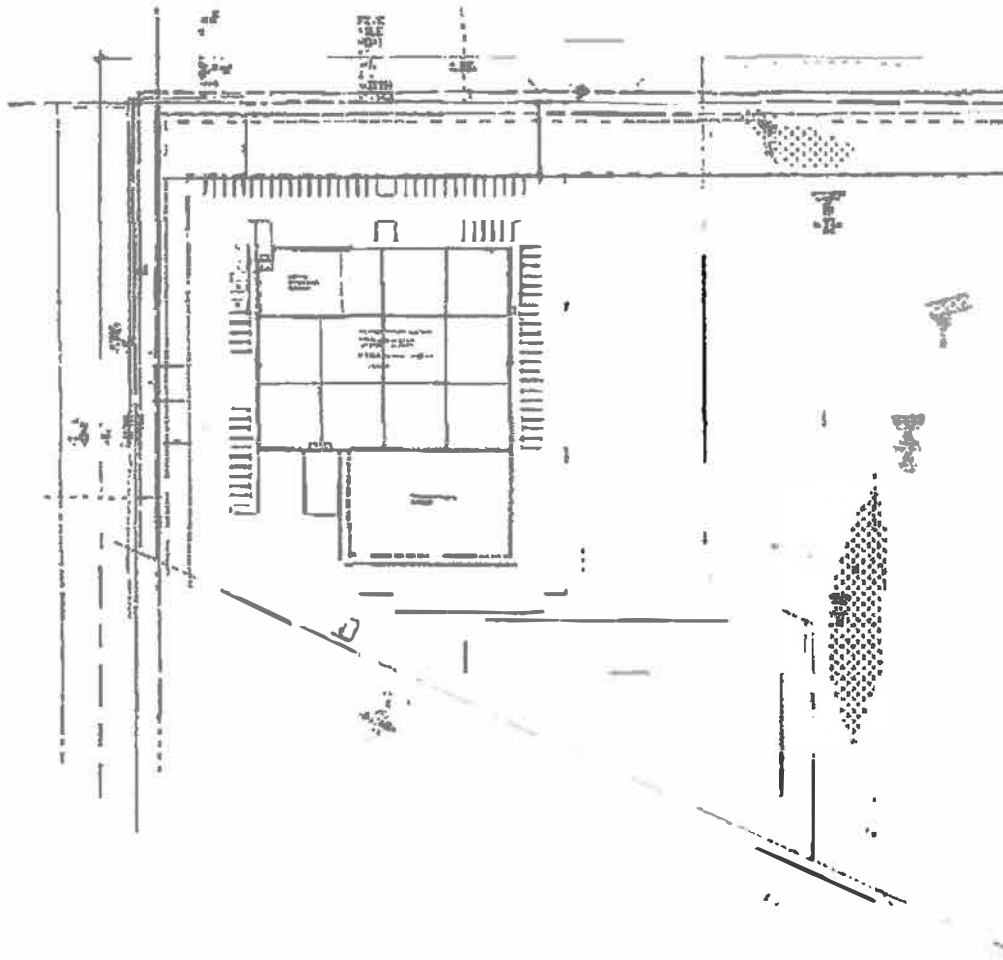
**Plymouth, MI**



Created for: Hillside Investments  
Created by: MAW, April 25, 2018



**Figure 3: Conceptual Site Rendering**



5 Mile & Ridge Rd

Plymouth, MI



Created for: Hillside Investments  
Created by: MAW, April 25, 2018



Figure 4: Conceptual Site Plan



5 Mile & Ridge Rd

Plymouth, MI



Created for: Hillside Investments  
Created by: MAW, April 23, 2018



Figure 3: Site Photo Log



**5 Mile & Ridge Rd**

**Plymouth, MI**



Created for: Hillside Investments  
Created by: MAW, April 25, 2018



**Figure 5: Site Photo Log**





5 Mile & Ridge Rd

Plymouth, MI



Created for: Hillside Investments  
Created by: MAW, April 23, 2018



Figure 5: Site Photo Log



**5 Mile & Ridge Rd**

**Plymouth, MI**



Created for: Hillside Investments  
Created by: MAW, April 23, 2018



**Figure 5: Site Photo Log**



**Tables**  
**Brownfield Plan**  
**Five Mile & Ridge Rd**  
**Plymouth, Michigan**

**Table 1****Summary of Costs for Eligible Activities**

<b><u>MSF Eligible Activities</u></b>	<b><u>MSF Request</u></b>
Demolition	\$ 44,500
Infrastructure Improvements	\$ 655,000
Lead and/or Asbestos Abatement	\$ -
Site Preparation	\$ 453,800
<i>Sub-Total</i>	\$ 1,153,300
Contingency (Indicate 15%)	\$ 172,995
<i>Sub-Total</i>	\$ 1,326,295
Interest	\$ -
Brownfield/Work Plan Preparation	\$ 4,100
<b>MSF TOTAL</b>	<b>\$ 1,330,395</b>
<b><u>DEQ Eligible Activities</u></b>	<b><u>DEQ Request</u></b>
Baseline Environmental Assessment	\$ 22,500
Due Care Activities	\$ 96,000
Additional Response Activities	\$ -
Environmental Insurance	\$ -
<i>Sub-Total</i>	\$ 118,500
Contingency (Indicate 15%)	\$ 17,775
<i>Sub-Total</i>	\$ 136,275
Interest	\$ -
Brownfield/Work Plan Preparation	\$ 4,100
<b>DEQ TOTAL</b>	<b>\$ 140,375</b>
<b>GRAND TOTAL OF ELIGIBLE ACTIVITIES (MSF + DEQ)</b>	<b>\$ 1,470,770</b>

[illegible]

1. **අනුරාධපුරයේ පැරණි පාලන ක්‍රම**  
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 3. **පාලන ක්‍රමයේ වෙනස්කම්**

**ASTI**  
ENVIRONMENTAL



[illegible]

**Attachment A**  
**Resolution(s) Approving Brownfield Plan**  
**Brownfield Plan**  
**Five Mile & Ridge Rd**  
**Plymouth, Michigan**

**Attachment B  
Reimbursement Agreement  
Brownfield Plan  
Five Mile & Ridge Rd  
Plymouth, Michigan**



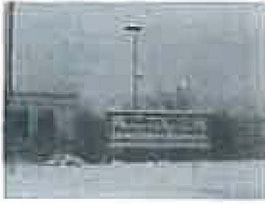
**Attachment C  
Legal Description  
Brownfield Plan  
Five Mile & Ridge Rd  
Plymouth, Michigan**

4/22/2018

Parcel Number - R-78-008-88-0001-701 | Plymouth Charter Township | BSA Online

**47500 FIVE MILE PLYMOUTH, MI 48170 (Property Address)**

Parcel Number: R-78-008-88-0001-701



Item 2 of 1 1 Image / 8 Sketches

**Property Owner: STATE OF MICHIGAN****Summary Information**

- > Assessed Value: \$0 | Taxable Value: \$0
- > 1 Building Department records found

\* Property Tax Information found

**Parcel is Vacant****Owner and Taxpayer Information**

Owner	Taxpayer	SEE OWNER INFORMATION
STATE OF MICHIGAN PO BOX 30825 / MASON BLDG 1ST FLOOR LANSING, MI 48209		

**General Information for Tax Year 2018**

Property Class	EXEMPT STATE PROPERTY	Unit	78 PLYMOUTH TOWNSHIP
School District	DISTRICT 02100	Assessed Value	\$0
Map Number	No Data to Display	Taxable Value	\$0
USER NUMBER TOX	0	State Equalized Value	\$0
CERTIFICATE NO.	No Data to Display	Date of Last Name Change	02/05/2014
USER ALPHA 1	No Data to Display	Notes	Not Available
Mastered District	No	Current Block Group	No Data to Display
INPUT STATUS	No Data to Display	Exemption	No Data to Display

**Principal Residence Exemption Information**

Housing Unit Date No Data to Display

Principal Residence Exemption	June 1st	Final
2018	0.0000 %	-
2017	0.0000 %	0.0000 %

**Previous Year Information**

Year	MBOR Assessed	Final SEV	Final Taxable
2017	\$0	\$0	\$0
2016	\$0	\$0	\$0
2015	\$0	\$0	\$0
2014	\$0	\$0	\$0
2013	\$0	\$0	\$0
2012	\$0	\$0	\$0
2011	\$0	\$0	\$0
2010	\$0	\$0	\$0
2009	\$0	\$0	\$0
2008	\$0	\$0	\$0

**Land Information**

Zoning Code	IND	Total Acres	0.000
Land Value	Not Available	Land Improvements	\$0
Business Zone	No	Non-Business Zone Exemption	No Data to Display
ICE Neighborhood	INDUSTRIAL MISC	Date	
Lot Block Value of the property	No Data to Display	Mortgage Code	999
		Neighborhood Enterprise Zone	No

4/23/2018

Parcel Number - R-78-008-60-0001-701 | Plymouth Charter Township | BSA Online

Lots:

Frontage:

Depth:

No lots found.

Total Frontage: 6.89 ft

Average Depth: 0.89 ft

**Legal Description**

PT OF N 1/2 SEC 13S RBE DES AS BEG AT NW COR SEC 20 TH N 89D 30M 102 E 2650.40 FT; TH N 87D 30M 48S 3 1119 47 FT; TH S 01D 40M 48S E 425 00 FT; TH N 87D 30M 48S E 200.00 FT; TH S 01D 40M 48S E 2107.18 FT; TH 116 58 FT ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02D 34M 22S, A RADIUS OF 2594.27 FT AND A CHORD BEARING N 63D 08M 37S W 671.45 FT; TH N 68D 09M 28S W 2614.12 FT; TH ALONG THE WEST SECTION LINE, N 02D 39M 35S W 447 57 FT TP THE [P] CP MTA COMING 125.3127 AC ----- SPLIT ON 02/03/2014 FROM R-78-006-99-0001-001

\*\*Disclaimer: BSA Software provides BSA Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

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**Attachment D  
BEA Acknowledgement Letter  
Brownfield Plan  
Five Mile & Ridge Rd  
Plymouth, Michigan**



RICK SNYDER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF ENVIRONMENTAL QUALITY  
SOUTHEAST MICHIGAN DISTRICT OFFICE



C. HEIDI GREYER  
DIRECTOR

March 21, 2018

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

**BEA ID: B201808106LV**

**Legal Entity:**

Hillside Realty Investments, LLC  
Mr. Jaimey Roth  
47075 Five Mile Road  
Plymouth, Michigan 48170

**Property Address:**

7.96 Acre Property at Southeast Corner of Ridge Road and 5 Mile Road  
Plymouth Township, Michigan 48170

On March 20, 2018, the Michigan Department of Environmental Quality (MDEQ) received a Baseline Environmental Assessment (BEA) dated March 5, 2018, for the above legal entity and property. This letter is your acknowledgement that the MDEQ has received and recorded the BEA. The MDEQ 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.

Hillside Realty Investments, LLC  
Page 2  
March 21, 2018

The MDEQ 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:



---

Paul Owens, District Supervisor  
Southeast Michigan District Office  
Remediation and Redevelopment Division  
27700 Donald Court  
Warren, Michigan 48092  
586-235-6990  
[owensp@michigan.gov](mailto:owensp@michigan.gov)

Enclosure

cc: Mr. Jeremy Efros, ASTI Environmental

**Attachment E  
Environmental Reports  
Brownfield Plan  
Five Mile & Ridge Rd  
Plymouth, Michigan**

**(Included on Attached CD)**



## **APPENDIX G**

### **PARCEL 11/12 BROWNFIELD PLAN AMENDMENT**



## MITC BROWNFIELD PLAN, AMENDMENT NO. 1

**Ridge 5 Corporate Park**

**MITC Redevelopment Area Brownfield Plan, Plymouth Township, Michigan**

**Michigan International Technology Center Redevelopment Authority**

c/o Robert Nix, Chair  
Michigan International Technology Center Redevelopment Authority  
44405 Six Mile Road  
Northville, MI 48168



Prepared with the assistance of:  
SME

March 11, 2020

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REIMBURSEMENT ALLOCATIONS****APPENDIX C****LEGAL DESCRIPTION AND SURVEY****APPENDIX D****PROJECT CONCEPTUAL DRAWINGS**

## PROJECT SUMMARY – AMENDMENT 1

Project Name:	Ridge 5 Corporate Park A component development in the MITC Redevelopment Area
Developer:	Hillside Ridge Road Holdings West, LLC
Estimated Investment:	\$100,000,000
Project Location:	The project site is approximately 133.12 acres in size at the southwest corner of the intersection of Five Mile Road and Ridge Road Plymouth Township, Wayne County, Michigan. The eligible property is comprised of one tax parcel of land plus adjoining road rights-of-way.
Property Eligibility:	The property is eligible by meeting the definition of a facility as defined in Part 201 of the Michigan Natural Resources and Environmental Protection Act (P.A. 451 of 1994, as amended).
Eligible Activities and Costs:	Tax increment revenues will be captured under this plan for deposit in the State Revolving Fund and reimbursement of the following: administrative expenses of the Michigan International Technology Center Redevelopment Authority (MITC), costs of MITC infrastructure improvements described in the Base Brownfield Plan for which this is an amendment, and eligible brownfield redevelopment activities and costs described in this plan amendment. The eligible department specific (environmental) costs for redevelopment of the project site are \$1,356,494.
Capture Period:	Capture period for project - 9 years. Capture period for MITC infrastructure – 26 years.
Project Summary:	The Developer plans to develop the Property into an industrial park with nine lots for light industrial and commercial occupancy. The industrial park will be accessed via a single roadway with the entrance on Ridge Road. Greenspace will be maintained on the Property's southeast corner, and a pedestrian path will be constructed along the Johnson Creek Drain on the west side of the property. Specialized stormwater management ponds will be installed on the southern and northern sides of the Property to protect the biota of Johnson Creek Drain.



## I. INTRODUCTION

### A. PLAN PURPOSE

The Michigan International Technology Center Redevelopment Authority (MITC), duly established by interlocal agreement between the Charter Township of Northville Brownfield Redevelopment Authority (NTBRA), the Charter Township of Plymouth Brownfield Redevelopment Authority (PTBRA), and the Michigan State Land Bank pursuant to the Urban Cooperation Act, Michigan Public Act 7 of 1967, as amended, and operating in accordance with 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 the limits of the MITC Redevelopment Area.

In December 2019, MITC and the two governing bodies approved an MITC Redevelopment Area Brownfield Plan (the Base Plan), which included all properties and roadway rights-of-way in the MITC Redevelopment Area, for the purpose of capturing tax increment revenues (TIR) generated from redevelopment of those properties to reimburse the costs of eligible infrastructure improvement activities needed to prepare the MITC Redevelopment Area for redevelopment. The purpose of this Brownfield Plan Amendment (the Plan Amendment), to be implemented by MITC, is to satisfy the requirements of Act 381 for including the eligible activities conducted on the property described below, the Ridge 5 Corporate Park (the Property), in the Base Plan. This Plan Amendment will allow MITC and the governing bodies to approve capture of TIR generated by redevelopment of the Property to reimburse the eligible brownfield activities costs incurred by Hillside Ridge Road Holdings West, LLC, the Developer, and the eligible administrative and infrastructure costs incurred by MITC. This Plan Amendment does not increase the total cost of eligible activities included in the Base Plan.

The MITC proposes to implement this Plan Amendment to promote economic development and brownfield redevelopment of the designated property within the MITC Redevelopment Area. The Base Plan and this Plan Amendment allows MITC to capture TIR generated by redevelopment of the Property for reimbursement of the Developer's costs of eligible activities required to prepare the property for safe redevelopment and reuse of the Property; reimbursement of MITC's costs of infrastructure improvements supporting redevelopment of land within the MITC Redevelopment Area; payments to the State Revolving Fund (SRF); and payment of some or all of MITC's annual administrative operating expenses. The capture and use of TIR generated by redevelopment of the Property are necessary to support needed environmental response actions on the Property, ensure the economic viability of the Ridge 5 Corporate Park redevelopment project, and construct critical infrastructure in the MITC Redevelopment Area to ensure economic viability of the MITC's redevelopment program.

### B. PROPERTY DESCRIPTION

The Property consists of one tax parcel occupying approximately 133 12 acres of land and associated roadway rights-of-way (ROWs) in the MITC Redevelopment Area. It is located at the southwestern corner of the intersection of Five Mile Road and Ridge Road in Plymouth Township, Wayne County, Michigan. It is bisected near the northeast corner by the C&O Railroad right-of-way (ROW). The Property generally comprised vegetated open and woodland areas and was undergoing redevelopment at the time of this Plan Amendment preparation.

The Property has been used for agricultural purposes since at least the early 1900's. By 1930, the City of Detroit had purchased the Property from Plymouth Township for use as a prison farm associated with the former Detroit House of Corrections (DeHoCo), which was located east of the Property on Five Mile Road. The Property north of the C&O railroad, near the corner of Five Mile Road and Ridge Road, was previously developed with one structure, reported to have been used to store farm vehicles and equipment. An area of the Property approximately 500 feet south of the railroad, along Ridge Road, was reportedly developed with hog pens and associated structures. In 1986, the State of Michigan began operating the former DeHoCo site as the Western Wayne Correctional Facility. In 1987, the storage structure near the corner of Five Mile Road and Ridge Road was removed. The unfarmed eastern portion

of the Property became increasingly wooded/vegetated. It appears that the hog pen structures were left in place and have progressively deteriorated. In 2004, the Western Wayne Correctional Facility closed permanently. Farming activities in the central and western portions of the Property continued until 2019.

### **C. BASIS OF ELIGIBILITY**

The Property was determined to be eligible for inclusion in the Base Plan based in accordance with MCL 125.2652(p) because it consists of a single parcel of land that meets the definition of a "facility" pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act (1994 P.A. 451, as amended), hereinafter "Part 201".

### **D. PROJECT DESCRIPTION**

#### **THE REDEVELOPMENT**

The Developer plans to develop the Property into an industrial park with nine lots for light industrial and commercial occupancy. A site plan and conceptual renderings of the project are attached in Appendix D. The industrial park will be accessed via a single roadway with the entrance on Ridge Road. Greenspace will be maintained on the Property's southeast corner, and a pedestrian path will be constructed along the Johnson Creek Drain on the west side of the property. Specialized stormwater management ponds will be installed on the southern and northern sides of the Property to protect the biota of Johnson Creek Drain.

#### **BROWNFIELD CONDITIONS**

Redevelopment of the Property is hindered by the presence of environmental contamination. Arsenic, copper, mercury, selenium, and zinc are present in soil on the Property at levels greater than generic residential use criteria described in Part 201 of the Michigan Natural Resources and Environmental Protection Act, Public Act 451 of 1994, as amended (Part 201). Cadmium is present in groundwater at a concentration above the Part 201 generic groundwater-surface water interface criterion for protection of the environment. The Developer will incur additional redevelopment costs to protect human health and the environment from the hazards posed by the identified contamination in the exercise due care, as required by Part 201.

Part 201 also identifies protection of the environment and natural resources as environmental response activities, the need for which also may be defined as brownfield conditions. The Johnson Drain lies along the western boundary of the Property. The Developer is required by the State of Michigan to protect the Johnson Drain's biota and surface water, which in turn requires the construction of deep stormwater collection structures to provide for cooler stormwater discharge to the drain; warmer discharges would result in environmental harm. The Developer will incur additional redevelopment costs to protect the Johnson Drain.

## **II. GENERAL DEFINITIONS AS USED IN THIS PLAN**

All words or phrases not defined herein shall have the same meaning as such words and phrases included in Act 381.



### **III. BROWNFIELD PLAN**

#### **A. DESCRIPTION OF COSTS TO BE PAID WITH TAX INCREMENT REVENUES AND SUMMARY OF ELIGIBLE ACTIVITIES**

The costs of eligible activities included in, and authorized by, this Plan Amendment and the Base Plan will be reimbursed with incremental local tax revenues and incremental state school operating tax revenues generated from the Property after redevelopment and captured by MITC, subject to any limitations and conditions described in the Base Plan, this Plan Amendment, approvals of the Michigan Department of Environment, Great Lakes and Energy (EGLE) and the Michigan Strategic Fund (MSF) for school operating tax capture, and the terms of the Reimbursement Agreement between MITC and the party eligible to receive tax increment reimbursement. If available, this Plan Amendment will capture all new personal property taxes generated by redevelopment of the Property.

The estimated total cost of eligible Department Specific, Brownfield Plan Amendment, and Act 381 Work Plan preparation and implementation activities associated with redevelopment of the Property, which are eligible for reimbursement from tax increment revenues under this Plan Amendment, are \$1,356,494, \$15,000, and \$10,000, respectively. The eligible Department Specific activities for this redevelopment project are summarized in a project-specific Table of Eligible Activities (Table 1) attached in Appendix A.

The estimated eligible costs for Non-Environmental Activities (infrastructure improvements described in the Base Plan), Base Plan preparation, and Act 381 Work Plan preparation and implementation for infrastructure activities under the Base Plan that will be captured under this Plan Amendment are up to \$29,425,534. The eligible Non-Environmental (MSF Eligible) infrastructure improvement activities eligible for reimbursement under this Plan Amendment are summarized in Table 1-1 (Appendix C) of the Base Plan.

The costs of individual Department Specific and Non-Environmental activities eligible for reimbursement under the Base Plan and this Plan Amendment are estimated and may increase or decrease, depending on the nature and extent of unknown conditions and situations encountered during redevelopment. 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 for this project and Section 2 of Act 381 (MCL 125 2652). The Reimbursement Agreement and this Plan Amendment will dictate the total cost of eligible activities, \$1,356,494, subject to Developer reimbursement. The Base Plan will dictate the total cost of eligible activities, up to \$29,425,534, and method for reimbursement of MITC infrastructure improvement activities. As long as the applicable total cost limits described in this Plan Amendment for the Developer's eligible activities and in the Base Plan for all eligible activities in the MITC Redevelopment Area are not exceeded, line-item eligible activities, tasks, and costs within the eligible Department Specific Activities and Non-environmental Activities categories may be adjusted after the date of this Plan Amendment without additional Plan amendment, to the extent the adjustments do not violate Act 381.

The contingency funds for reimbursement of the Developer's Department Specific Activities described in Table 1 (Appendix A) may be applied when the cumulative eligible expenses for those activities eligible for contingency application exceed \$1,128,690. Eligible activities conducted prior to Brownfield Plan approval will be reimbursed to the extent allowed by Act 381 and provided in the approved Plan Amendment and the Reimbursement Agreement.

Fifty percent (50%) of the available incremental State Education Tax will be captured for deposit into the State Revolving Fund pursuant to Act 381.

As part of this Plan Amendment, the MITC will capture annual local tax increment revenues up the maximum allowed by Act 381 to fund its administrative costs of operations. MITC also will capture incremental local and state school tax revenues annually under this Plan Amendment, to the extent possible during the term of this Plan Amendment, to reimburse the costs of MITC infrastructure

improvements described in the Base Plan. The amounts of tax increment revenues captured for administrative costs and infrastructure reimbursement are defined in the tax increment capture tables attached to this Plan Amendment and in the Reimbursement Agreement for each project.

## **B. ESTIMATE OF CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUES**

The 2019 taxable value of the Property was \$0.00, which is the initial taxable value for this Plan Amendment and the Base Plan. The taxable value is zero because the Property was owned by a governmental body. The anticipated taxable value at project completion is \$30,000,000, which is expected to be attained in tax year 2027; however, the actual taxable value in each year of this Plan Amendment and Base Plan will be determined by the Township Assessor.

Estimated taxable values, tax increment revenues to be captured, impacts on taxing jurisdictions, and eligible activities reimbursement cash flows are presented in Table 2 and Table 3, attached in Appendix B. The annual increase in taxable value of the Property is assumed to be 2% for purposes of this Plan Amendment. The annual incremental taxable value and captured tax increment revenue will be determined by the actual assessed taxable value of the Property and millages approved by the relevant taxing jurisdictions.

MITC will capture 100% of the available incremental local and school operating tax revenues generated from the Property to reimburse the costs of eligible activities under this Plan Amendment and the Base Plan in accordance with the Reimbursement Agreement, Base Plan, and approved Act 381 Work Plans. Additionally, incremental tax revenue associated with all new personal property will be captured as part of this plan. Reimbursement using incremental school operating tax revenues is limited to those eligible activities and costs approved by the EGLE and/or MSF or that are otherwise eligible under Act 381.

It is the intent of this Plan Amendment to provide for the proportional capture of all eligible incremental taxes in whatever amounts and in whatever years they become available until the eligible cost reimbursements described in the Base Plan and this Plan Amendment are complete or for the maximum duration provided in Act 381 (MCLA 125 2663(22)), whichever is shorter. The eligible Other Response Activities described in Table 1 will be reimbursed only with local TIR. BEA and Due Care assessment and planning, Base Brownfield Plan, and Act 381 Work Plan for MITC infrastructure activities described in Table 1 will be reimbursed with incremental local and state school tax revenues to the extent allowed by Act 381 and approved Act 381 Work Plans. All eligible environmental and non-environmental activities described in Table 1-1 (Appendix C) of the Base Plan will be reimbursed with incremental local and state school tax revenues to the extent allowed by Act 381 and approved Act 381 Work Plans.

## **C. METHOD OF FINANCING PLAN COSTS AND DESCRIPTION OF ADVANCES BY THE MUNICIPALITY**

The Developer will be responsible for financing the costs of eligible activities for the brownfield redevelopment project included in this Plan Amendment. Neither MITC nor the local governing bodies will advance any funds to finance the costs of eligible activities on the Property. The methods of financing public infrastructure improvements undertaken in the Five Mile Road corridor to support the MITC redevelopment program are described in the Base Plan.

All Plan Amendment financing commitments and activities and the cost reimbursements authorized for the Property included in this Plan Amendment shall be governed by the Ridge 5 Corporate Park Reimbursement Agreement. The inclusion of eligible activities and estimates of reimbursable costs in this Plan Amendment are intended to authorize MITC to fund such reimbursements. The amount and source of any tax increment revenues that will be used for Developer reimbursement purposes authorized by this Plan Amendment, and the terms and conditions for such use and any reimbursement of the expenses permitted by the Plan Amendment, will be provided solely under the Ridge 5 Corporate Park Reimbursement Agreement.

#### **D. MAXIMUM AMOUNT OF NOTE OR BONDED INDEBTEDNESS**

Not applicable.

#### **E. DURATION OF BROWNFIELD PLAN**

The duration of this Brownfield Plan Amendment shall not exceed the shorter of the following time periods without amendment of this Plan Amendment: 1) reimbursement of all eligible costs, cumulatively not to exceed Developer reimbursements plus reimbursement of MITC infrastructure improvement costs, 2) 30 years after first capture of tax increment revenues, or 3) 35 years after approval of this Plan. The proposed date for beginning tax capture is tax year 2021, unless said date is amended by action of MITC.

#### **F. ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON REVENUES OF TAXING JURISDICTIONS**

MITC will capture available incremental local and school operating tax revenues generated by redeveloped Property until all incurred eligible environmental and non-environmental brownfield redevelopment costs and MITC administrative expenses are reimbursed to the extent described in the Base Plan and this Plan Amendment. The tax revenues available for capture by MITC will be split proportionally between local and state tax revenue sources based on the approved millage rates for each tax year in which tax increment revenues are captured; 100% of available local and state TIR will be captured. The impact of the MITC incremental tax capture on local taxing jurisdictions is presented in the Tax Increment Capture Estimate Table, Table 2, attached in Appendix B.

#### **G. LEGAL DESCRIPTION, PROPERTY MAP, PROPERTY CHARACTERISTICS AND PERSONAL PROPERTY**

The Property consists of approximately 133.12 acres of land in Plymouth Township. A Property survey and legal description are attached in Appendix C. The Property is depicted as Parcels 11 and 12 in Figure 1 (Appendix A) of the Base Plan.

#### **H. ESTIMATES OF RESIDENTS AND DISPLACEMENT OF FAMILIES**

No occupied residences are involved in the redevelopment, no persons reside on the Property, and no families or individuals will be displaced as a result of this development. Therefore, a demographic survey and information regarding housing in the community are not applicable and are not needed for this Plan Amendment.

#### **I. 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 Amendment.

#### **J. PROVISIONS FOR RELOCATION COSTS**

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

**K. STRATEGY FOR COMPLIANCE WITH MICHIGAN'S RELOCATION ASSISTANCE LAW**

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

**L. DESCRIPTION OF THE PROPOSED USE OF LOCAL BROWNFIELD REVOLVING FUND (LBRF)**

At the time of this Plan Amendment, MITC has not established an LBRF and does not currently plan to establish and fund an LBRF or use LBRF funds to support redevelopment activities described in this Plan Amendment. However, MITC reserves the right to establish and fund an LBRF with tax increment revenues generated from the property included in this Plan Amendment and properties in the Base Plan in the future in accordance with Act 381, and use LBRF funds to support redevelopment of the Property and/or other brownfield sites within the MITC Redevelopment Area.

**M. OTHER MATERIAL THAT MITC OR GOVERNING BODIES CONSIDER PERTINENT**

This Plan Amendment has been approved by resolutions of the Boards of Trustees of the Charter Township of Northville and Charter Township of Plymouth and includes any limitations and/or conditions in those approvals.

## **APPENDIX A**

### **SUMMARY OF ELIGIBLE ACTIVITIES AND COSTS (TABLE 1)**



**TABLE 1**  
**BROWNFIELD ELIGIBLE ACTIVITIES COST SUMMARY**  
**Ridge 5 Corporate Park**  
**3/5/2020**

<b>ELIGIBLE ACTIVITIES</b>	<b>TOTAL ELIGIBLE COSTS</b>
<b>ELIGIBLE DEPARTMENT SPECIFIC (EGLE) ACTIVITIES<sup>(1)</sup></b>	
<b>BEA Activities<sup>(2)</sup></b> Phase I ESA Phase II ESA BEA Report	<b>\$33,500</b>
<b>Due Care Activities</b> Due Care Planning and Coordination Due Care Assessment Remediation of Waste Disposal Area Due Care Site Monitoring During Construction	<b>\$56,500</b>
<b>Other Response Activities</b> Construction of Deep Stormwater Containment Systems Transportation and Disposal of Excess Soil Stormwater Pumping Systems	<b>\$1,072,190</b>
<b>Act 381 Work Plan<sup>(2)</sup></b>	<b>\$10,000</b>
<b>Subtotal Department Specific Activities</b>	<b>\$1,172,190</b>
Contingency (15%)	\$169,304
<b>Total Department Specific Activities</b>	<b>\$1,341,494</b>
<b>BROWNFIELD PLAN</b>	
<b>Brownfield Plan</b>	<b>\$15,000</b>
<b>TOTAL ELIGIBLE ACTIVITIES<sup>(2)</sup></b>	<b>\$1,356,494</b>

**Notes:**

<sup>(1)</sup> Cost estimates are based on engineering, contractor, or developer estimates or consultant experience.

<sup>(2)</sup> These costs are not included in the contingency calculation.

## **APPENDIX B**

### **SUMMARY OF TAX INCREMENT REVENUE (TIR) CAPTURE AND TIR REIMBURSEMENT ALLOCATIONS**



Estimated Turntable Value (TV) increase per year: 3% per year

1. The base taxable value was calculated by multiplying the square footage of the planned facility by the taxable value per square foot of a comparable Woodview facility. Assumed construction is 2004 or on tax rolls in 2004.

Gray shading shows where local capture is implemented by the Industrial Facilities exemption (I/F). Assumed a 12-year P/E discount was approved by State Tax Commission between January 03, 2008 and October 01, 2008.



Table 1  
TAX INCREMENT REVENUE  
FALGOUT WEST  
PLYMOUTH TOWNSHIP, MICHIGAN  
SME PROJECT No. 081304.02.006  
3/6/2010

Estimated Taxable Value (TV) Homestead Rate	Plan Year												TOTAL
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	
Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV	\$ 88,047,284	\$ 98,828,134	\$ 108,504,363	\$ 118,279,250	\$ 128,054,137	\$ 137,829,024	\$ 147,603,911	\$ 157,378,798	\$ 167,153,685	\$ 176,928,572	\$ 186,703,459	\$ 196,478,346	\$ 492,305,510
Incremental Difference (New TV - Base TV)	\$ 88,047,284	\$ 98,828,134	\$ 108,504,363	\$ 118,279,250	\$ 128,054,137	\$ 137,829,024	\$ 147,603,911	\$ 157,378,798	\$ 167,153,685	\$ 176,928,572	\$ 186,703,459	\$ 196,478,346	\$ 492,305,510
State Education Tax (SAT)	6.0000	\$ 2,280,384	\$ 2,513,840	\$ 2,747,296	\$ 2,980,752	\$ 3,214,208	\$ 3,447,664	\$ 3,681,120	\$ 3,914,576	\$ 4,148,032	\$ 4,381,488	\$ 4,614,944	\$ 8,040,334
School Operating	18.0000	\$ 6,048,351	\$ 6,801,480	\$ 7,554,592	\$ 8,307,720	\$ 9,060,848	\$ 9,813,976	\$ 10,567,104	\$ 11,320,232	\$ 12,073,360	\$ 12,826,488	\$ 13,579,616	\$ 24,060,402
School Total		\$ 12,328,735	\$ 13,315,320	\$ 14,301,888	\$ 15,288,472	\$ 16,275,056	\$ 17,261,640	\$ 18,248,224	\$ 19,234,808	\$ 20,221,392	\$ 21,207,976	\$ 22,194,560	\$ 32,100,736
Township	0.4384	\$ 38,446	\$ 42,957	\$ 47,468	\$ 51,979	\$ 56,490	\$ 60,999	\$ 65,509	\$ 70,019	\$ 74,529	\$ 79,039	\$ 83,549	\$ 148,288
Plymouth (1)	1.6372	\$ 14,313	\$ 15,713	\$ 17,113	\$ 18,513	\$ 19,913	\$ 21,313	\$ 22,713	\$ 24,113	\$ 25,513	\$ 26,913	\$ 28,313	\$ 48,288
Plymouth (2)	0.5904	\$ 5,192	\$ 5,692	\$ 6,192	\$ 6,692	\$ 7,192	\$ 7,692	\$ 8,192	\$ 8,692	\$ 9,192	\$ 9,692	\$ 10,192	\$ 17,113
Plymouth (3)	1.1371	\$ 9,942	\$ 10,942	\$ 11,942	\$ 12,942	\$ 13,942	\$ 14,942	\$ 15,942	\$ 16,942	\$ 17,942	\$ 18,942	\$ 19,942	\$ 33,942
Plymouth Library	0.8903	\$ 7,878	\$ 8,678	\$ 9,478	\$ 10,278	\$ 11,078	\$ 11,878	\$ 12,678	\$ 13,478	\$ 14,278	\$ 15,078	\$ 15,878	\$ 27,113
Plymouth County	5.463	\$ 4,792	\$ 5,242	\$ 5,692	\$ 6,142	\$ 6,592	\$ 7,042	\$ 7,492	\$ 7,942	\$ 8,392	\$ 8,842	\$ 9,292	\$ 16,113
Plymouth County	0.8907	\$ 7,878	\$ 8,678	\$ 9,478	\$ 10,278	\$ 11,078	\$ 11,878	\$ 12,678	\$ 13,478	\$ 14,278	\$ 15,078	\$ 15,878	\$ 27,113
WVC	0.5551	\$ 4,878	\$ 5,328	\$ 5,778	\$ 6,228	\$ 6,678	\$ 7,128	\$ 7,578	\$ 8,028	\$ 8,478	\$ 8,928	\$ 9,378	\$ 16,113
WVC Parks	0.2409	\$ 2,118	\$ 2,318	\$ 2,518	\$ 2,718	\$ 2,918	\$ 3,118	\$ 3,318	\$ 3,518	\$ 3,718	\$ 3,918	\$ 4,118	\$ 7,113
WVC	0.2157	\$ 1,878	\$ 2,078	\$ 2,278	\$ 2,478	\$ 2,678	\$ 2,878	\$ 3,078	\$ 3,278	\$ 3,478	\$ 3,678	\$ 3,878	\$ 6,613
Community College	2.2018	\$ 1,918	\$ 2,118	\$ 2,318	\$ 2,518	\$ 2,718	\$ 2,918	\$ 3,118	\$ 3,318	\$ 3,518	\$ 3,718	\$ 3,918	\$ 6,613
WVC - Special Ed	3.3678	\$ 2,918	\$ 3,218	\$ 3,518	\$ 3,818	\$ 4,118	\$ 4,418	\$ 4,718	\$ 5,018	\$ 5,318	\$ 5,618	\$ 5,918	\$ 10,113
WVC - Other	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
WVC - Other	2.0000	\$ 1,718	\$ 1,918	\$ 2,118	\$ 2,318	\$ 2,518	\$ 2,718	\$ 2,918	\$ 3,118	\$ 3,318	\$ 3,518	\$ 3,718	\$ 6,613
Local Total		\$ 12,328,735	\$ 13,315,320	\$ 14,301,888	\$ 15,288,472	\$ 16,275,056	\$ 17,261,640	\$ 18,248,224	\$ 19,234,808	\$ 20,221,392	\$ 21,207,976	\$ 22,194,560	\$ 32,100,736
WVC	0.2000	\$ 1,718	\$ 1,918	\$ 2,118	\$ 2,318	\$ 2,518	\$ 2,718	\$ 2,918	\$ 3,118	\$ 3,318	\$ 3,518	\$ 3,718	\$ 6,613
WVC - Other	0.2000	\$ 1,718	\$ 1,918	\$ 2,118	\$ 2,318	\$ 2,518	\$ 2,718	\$ 2,918	\$ 3,118	\$ 3,318	\$ 3,518	\$ 3,718	\$ 6,613
Indirect Debt	4.0000	\$ 3,518	\$ 3,918	\$ 4,318	\$ 4,718	\$ 5,118	\$ 5,518	\$ 5,918	\$ 6,318	\$ 6,718	\$ 7,118	\$ 7,518	\$ 13,113
Total Tax Increment Revenue (TV) Available for Capture		\$ 1,718,718	\$ 1,918,718	\$ 2,118,718	\$ 2,318,718	\$ 2,518,718	\$ 2,718,718	\$ 2,918,718	\$ 3,118,718	\$ 3,318,718	\$ 3,518,718	\$ 3,718,718	\$ 6,613,718



Table 1  
TAX INCREMENTAL REVENUE ALLOCATION ESTIMATES  
WILSON TOWN  
PLYMOUTH TOWNSHIP, MICHIGAN  
BWP PROJECT No. 09/034.02.004  
3/9/2020

Administrative Expenses										State Runoff Fund										Developer Expenses										Other Expenses																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
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Item	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	2989	2990	2991	2992	2993	2994	2995	2996	2997	2998	2999	3000	3001	3002	3003	3004	3005	3006	3007	3008	3009	3010	3011	3012	3013	3014	3015	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## **APPENDIX C**

### **LEGAL DESCRIPTION AND SURVEY**



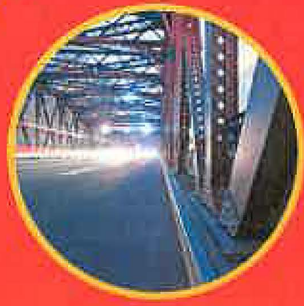
## **APPENDIX D**

### **PROJECT CONCEPTUAL DRAWINGS**





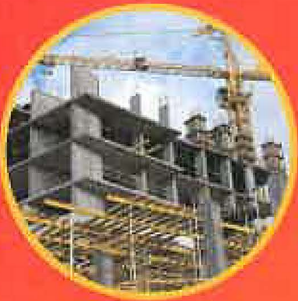
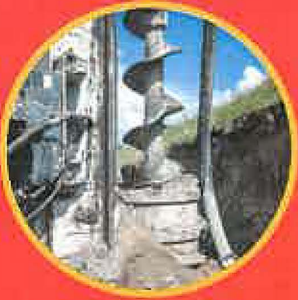




*Passionate People Building  
and Revitalizing our World*







## MITC BROWNFIELD PLAN, AMENDMENT NO. 2

**MITC Redevelopment Area, Northville Township, Michigan**

**Michigan International Technology Center Redevelopment Authority**

c/o Kurt Heise, Chair  
Michigan International Technology Center Redevelopment Authority  
44305 Six Mile Road  
Northville, MI 48168

Prepared with the assistance of:  
SME and Harless & Associates

April 20, 2021



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## **FIGURES**

**FIGURE 1 – MITC REDEVELOPMENT AREA AND PARCEL MAP**

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**LEGAL DESCRIPTION AND SURVEY – GUN RANGE PARCELS**

## **APPENDIX B**

**TABLE 1-1 SUMMARY OF ELIGIBLE ACTIVITIES AND COSTS – MITC PUBLIC INFRASTRUCTURE IMPROVEMENTS**

**TABLE 1-2 SUMMARY OF ELIGIBLE ACTIVITIES AND COSTS – GUN RANGE PARCELS**

## **APPENDIX C**

**TABLE 2 ESTIMATED ANNUAL INVESTMENTS AND TAXABLE VALUES**

## **APPENDIX D**

**TABLE 3-1 SUMMARY OF TIR CAPTURE FOR GUN RANGE PARCELS**

**TABLE 3-2 SUMMARY OF TIR CAPTURE FOR THE PROPERTY**

## **APPENDIX E**

**TABLE 4-1 TIR REIMBURSEMENT ALLOCATION FOR GUN RANGE PARCELS**

**TABLE 4-2 TIR REIMBURSEMENT ALLOCATION FOR THE PROPERTY**

## PROJECT SUMMARY

Project Name:	Michigan International Technology Center (MITC) Redevelopment Area
Estimated Investment:	\$296,300,000
Project Location:	The project area is approximately 430 acres in size along the north and south sides of Five Mile Road between Napier Road and Beck Road in Northville and Plymouth Townships, Wayne County, Michigan. The eligible property is comprised of 8 complete or partial tax parcels of land plus adjoining road rights-of-way.
Property Eligibility:	All of the parcels are eligible by meeting one or more of the following criteria: 1) a facility as defined in Part 201 of the Michigan Natural Resources and Environmental Protection Act (P.A. 451 of 1994, as amended), 2) owned or previously owned by a land bank, or 3) adjacent or contiguous to one or more parcels meeting the definition of a facility.
Eligible Activities and Costs:	Tax increment revenues will be captured under this plan for deposit in the State Revolving Fund, reimbursement of administrative expenses of MITC, and reimbursement of eligible brownfield redevelopment activities and costs described in this plan.
Capture Period:	Total capture period will be time required for repayment of all eligible costs or 30 years, whichever is shorter.
Project Summary:	The MITC is a cooperative initiative by the Michigan Land Bank Authority, Charter Township of Northville (Northville Township) Brownfield Redevelopment Authority (BRA), and Plymouth Township BRA to support redevelopment of approximately 800 acres of land along Five Mile Road, approximately 430 of which are included in this Brownfield Plan Amendment. The redevelopment projects supported by this Brownfield Plan Amendment have two components: 1) public infrastructure improvements (water, sanitary, and storm sewers; roadway improvements, etc ) needed to support redevelopment of property in the MITC Redevelopment Area and 2) redevelopment of the Property into commercial and light industrial uses. Tax increment revenues will be captured to reimburse the costs of public infrastructure improvements and the eligible brownfield activities costs incurred by developers of land within the MITC Redevelopment Area.



## I. INTRODUCTION

### A. PLAN PURPOSE

The Michigan International Technology Center Redevelopment Authority (MITC), duly established by interlocal agreement between the Charter Township of Northville Brownfield Redevelopment Authority (NTBRA) and the Charter Township of Plymouth Brownfield Redevelopment Authority (PTBRA), pursuant to the Urban Cooperation Act, Michigan Public Act 7 of 1967, as amended, and operating in accordance with 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 the limits of the MITC Redevelopment Area.

In December 2019, MITC and the two governing bodies approved the MITC Redevelopment Area Brownfield Plan (the Base Plan), which included fourteen parcels of property (Parcel 2 through Parcel 15; Figure 1) and roadway rights-of-way in the MITC Redevelopment Area (the Redevelopment Area). The purpose of the Base Plan was to provide for capture of tax increment revenues (TIR) from redevelopment of those parcels to reimburse developer's eligible costs of brownfield redevelopment and to reimburse MITC's costs of eligible infrastructure improvement activities needed to prepare the MITC Redevelopment Area for redevelopment. The Base Plan specifically included provision for reimbursement of eligible environmental activities incurred by the NTBRA in preparing Parcel 3 and Parcel 5 for redevelopment. In April 2020, MITC and the two governing bodies approved Amendment No. 1 to the Base Plan, which provided for capture of TIR generated by redevelopment of Parcel 11 and Parcel 12 (Parcel 11/12) to reimburse the eligible brownfield activities costs incurred by Hillside Ridge Road Holdings West, LLC, the Developer and the eligible administrative costs incurred by MITC.

The purpose of this Brownfield Plan Amendment (the Plan Amendment), to be implemented by MITC, is to satisfy the requirements of Act 381 for removing Parcel 11/12, Parcel 13, Parcel 14, and Parcel 15 from the Base Plan and to capture available TIR from the remaining parcels to reimburse the costs of area-wide, redevelopment-supporting, infrastructure upgrades and the project-specific eligible activities required by private developers to prepare the brownfield parcels for redevelopment. The Base Plan now includes the following parcels within the Redevelopment Area: Parcels 2, 3, 4, 5, 6, 7, 8, 9, and 10 (the Property). Parcel 11/12, Parcel 13, Parcel 14, and Parcel 15 will be included in the Parcel 13 Brownfield Plan, which was transferred to MITC by the PTBRA. The Parcel 13 Brownfield Plan was known as the Site #3 Brownfield Plan when it was originally approved by the PTBRA in 2018. The Parcel 13 Brownfield Plan becomes the second brownfield plan approved by MITC for the Redevelopment Area.

The MITC proposes to implement this Plan Amendment to promote economic development and brownfield redevelopment within the Redevelopment Area. This plan allows MITC to capture tax increment revenues (TIR) generated by redevelopment of the Property for reimbursement of the costs of infrastructure improvements, reimbursement of costs of eligible activities required to prepare the parcels within the Property for safe redevelopment and reuse, payments to the State Revolving Fund (SRF); and payment of some or all of MITC's annual administrative operating expenses. If MITC decides in the future to establish a Local Brownfield Revolving Fund (LBRF), capture of TIR under this Plan may be used to fund the LBRF. The capture and use of TIR generated by redevelopment of property within the Redevelopment Area are necessary to support needed environmental response actions, construct critical infrastructure, and ensure the economic viability of the redevelopment projects undertaken in the Redevelopment Area.

## B. PROPERTY DESCRIPTION AND BASIS OF ELIGIBILITY

The Property included in this Plan Amendment consists of all or portions of eight tax parcels occupying approximately 430 acres of land and associated roadway rights-of-way (ROWS) along Five Mile Road, between Beck and Ridge Roads in Plymouth and Northville Townships (Figure 2). The Property was generally undeveloped at the time of this Plan Amendment preparation.

The Property was determined to be eligible for inclusion in the Base Plan based in accordance with MCL 125.2652(p) because it consists of eight parcels of land that all meet the definition of "eligible property" pursuant to Act 381.

The tax parcel identification number and basis for eligibility of each parcel included in this Plan Amendment is presented in the following table:

TAX PARCEL ID NO.	MITC PARCEL NO.	OWNERSHIP	BASIS OF ELIGIBILITY
77-066-99-0001-716	3 & 5	NTBRA	Part 201 Facility
77-066-99-0001-719	3 & 5	NTBRA	Part 201 Facility
77-066-99-0001-722	2	Zhongding Sealing Parts USA	Contiguous to Part 201 Facility
77-066-99-0002-700	9	DTE Electric Company	Contiguous to Part 201 Facility
77-066-99-0002-701	9	Northville Township	Part 201 Facility
77-066-99-0002-702	6, 7 & 8	Northville Township	Part 201 Facility
77-066-99-0001-723 (6.08-acre portion)	4	NTBRA	Contiguous to Part 201 Facility
78-001-99-0001-703	10	City of Detroit	Adjacent or Contiguous to Eligible Property
Adjoining road rights-of-way	All	Wayne County	Adjacent or Contiguous to Eligible Property

## C. PROJECT DESCRIPTION

### THE PROPERTY

The Property is a portion of the land previously owned by the Detroit House of Correction and State of Michigan Department of Corrections. It was historically occupied by a prison and agricultural operations that supported the prison. The prison has been demolished to grade, the agricultural operations have ceased, and the land has been made available for light industrial and commercial redevelopment.

The Property generally is undeveloped and vacant, except for the Zhongding Sealing Parts USA parcel and some areas that have been farmed. The Property is generally composed of vegetated fields and woods, interspersed with wetland areas, drains, and Johnson Creek. The C&O railroad traverses portions of the Property diagonally from the northwestern corner to the southeastern corner. Freeway access (M-14) is available approximately two miles southeast of the Property via Five Mile Road and Beck Road.

Portions of the former prison property are now owned by private developers, industrial firms, the NTBRA, and the City of Detroit. The remaining property formerly owned by the Michigan Department of Corrections was transferred to the Michigan Land Bank by an act of the Michigan Legislature. To date, Property (MITC Parcel 2) parcel has been redeveloped. Adjoining roadway ROWs along Five Mile Road, Ridge Road, and Napier Road will be the sites of infrastructure improvements critical to the successful redevelopment of the Property.

### THE REDEVELOPMENT

MITC is a real estate development initiative strategically located in an area populated by many of the world's leading automotive research and development firms. Among Michigan's most desirable communities, Northville Township and Plymouth Township in western Wayne County, Michigan, have proven track records as the region's leaders in attracting high-profile companies and prestigious high-tech developments to their communities. MITC extends that opportunity into new land areas that are owned and/or supported by state agencies and local units of government and are ready for development. Development of the Property and the extended MITC Redevelopment Area will have two components: 1) extensive upgrading of the infrastructure in the Five Mile Road corridor to support the amount of planned redevelopment and 2) construction of new, light industrial and commercial facilities and supporting amenities.

Critical upgrades of the storm and sanitary sewer, potable water, electrical, information technology, and roadway infrastructure in the Redevelopment Area are needed. MITC estimates that approximately \$30 million in improvements to this infrastructure will be required to successfully execute the redevelopment plans. MITC will have to upgrade much of this infrastructure early in the redevelopment program to make the Property redevelopment-ready and marketable. MITC plans to obtain external capital to fund the infrastructure improvements and then reimburse the capital sources using TIR captured from redevelopment projects included in the Plan Amendment and brownfield plans for other properties in the Redevelopment Area.

The Property is ideally located in an area already home to the research, development, and light industrial facilities of leading automotive companies. Redevelopment is supported by easy access to major local, regional, and interstate highway systems; two, large commercial airports providing international passenger and freight services; and numerous, large intermodal freight handling facilities. Several of the Property parcels also can have direct access to rail services. The recently completed Zhongding USA technology Center on MITC Parcel 2 is an example of the type of anticipated redevelopment. Zhongding supplies rubber components to the automotive industry. The \$6.6 million, 30,000 square-foot facility will provide 125 new jobs supporting laboratory, testing, sales, marketing, and engineering operations. MITC anticipates that similar projects will ultimately result in over \$296 million in new development on the Property and over \$530 million in the Redevelopment Area.



## BROWNFIELD CONDITIONS

Redevelopment of the Property is hindered by the presence or suspected presence of environmental contamination, unregulated waste disposal areas, and residual structures from prior uses. Environmental contamination and other brownfield conditions (e.g., residual structures, foundations, and utilities) from prison and agricultural operations and disposal of wastes have been confirmed on multiple Property parcels. Environmental impacts are suspected on the other parcels that have not yet been assessed.

Unregulated waste disposal activities and contamination at levels above Part 201 residential use criteria have been confirmed on MITC parcels 3 and 5. Waste materials were encountered in an unregulated disposal area present on both parcels. The wastes included, but were not limited to, large and small pieces of concrete, building debris, scrap metal, coal, slag, glass, brick, clay piping, ash, various textile materials, and other general refuse. The buried wastes, fill material, and debris were encountered up to depths of approximately seven feet below the ground surface. Residual structures from previous site use activities also remain on the parcel.

Soil in the disposal area is contaminated with tetrachloroethylene, acenaphthene, anthracene, benzo(a)anthracene, benzo(b)fluoranthene, benzo(k)fluoranthene, benzo(a)pyrene, dibenzo(a)anthracene, fluoranthene, fluorine, indeno(1,2,3-cd)pyrene, naphthalene, phenanthrene, pyrene, aluminum, antimony, arsenic, barium, cadmium, cobalt, copper, cyanide, lead, magnesium, manganese, nickel, selenium, silver, vanadium, and zinc at levels above residential cleanup criteria for protection of human health and groundwater. Lead and multiple polycyclic aromatic hydrocarbons (PAHs) are present in soil at levels above non-residential human direct contact cleanup criteria. Chlordane, tetrachloroethene and naphthalene are present at concentrations that may pose a risk to occupants of future buildings via vapor intrusion (VI).

Groundwater is contaminated with trichloroethene, aluminum, arsenic, copper, iron, lead, manganese, zinc, and chloride at levels above drinking water and/or surface water protection criteria. Trichloroethylene and *cis*-1,2-dichloroethene are present at levels that may pose a risk to occupants of future buildings via the VI pathway.

Brownfield conditions on other parcels of property in the Redevelopment Area will be documented in amendments to this Plan when eligible brownfield activities on the parcels are approved for inclusion in the MITC Act 381 brownfield tax increment financing program.

## II. GENERAL DEFINITIONS AS USED IN THIS PLAN

All words or phrases not defined herein shall have the same meaning as such words and phrases included in Act 381.

## III. BROWNFIELD PLAN

### A. DESCRIPTION OF COSTS TO BE PAID WITH TAX INCREMENT REVENUES AND SUMMARY OF ELIGIBLE ACTIVITIES

The costs of eligible activities included in, and authorized by, this Plan Amendment will be reimbursed with incremental local tax revenues and incremental state school operating tax revenues generated from the Property and captured by MITC after redevelopment, subject to any limitations and conditions described in this Plan Amendment, Act 381 Work Plan approvals by the Michigan Department of Environment, Great Lakes and Energy (EGLE) and the Michigan Strategic Fund (MSF) for school operating tax capture, and the terms of Reimbursement Agreements between MITC and parties eligible to receive tax increment reimbursement. If available, this Plan Amendment will capture all new personal property taxes generated by redevelopment of land in the Redevelopment Area.

The estimated total cost of eligible Department Specific, Non-Environmental, Brownfield Plan Preparation Activities and MITC administrative expenses eligible for reimbursement from tax increment revenues captured under this Plan Amendment are \$1,475,000, \$15,688,886, and \$15,000, respectively. The eligible activities for each MITC redevelopment project included in this Plan Amendment are summarized in a project-specific Table of Eligible Activities (Table 1-1 and Table 1-2) attached in Appendix B. Similar tables for future projects will be included in future amendments to the Base Plan when associated eligible activities are approved for tax increment financing by MITC. The costs of individual Department Specific and Non-Environmental activities eligible for reimbursement are estimated and may increase or decrease, depending on the nature and extent of unknown conditions and situations encountered during redevelopment.

No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with this Plan Amendment, the terms and conditions of the Reimbursement Agreement for each project, and Act 381. The Reimbursement Agreements and this Plan Amendment will dictate the total cost of eligible activities for each redevelopment project on the Property that is subject to reimbursement. As long as the total cost limits described in this Plan Amendment and for each redevelopment project are not exceeded, line-item eligible activities, tasks, and costs within the eligible Department Specific Activities and Non-environmental Activities categories may be adjusted without plan amendment after the date of this Plan Amendment, to the extent the adjustments do not violate the terms of Act 381. For each project included in this Plan Amendment, eligible activities conducted prior to Brownfield Plan approval will be reimbursed to the extent allowed by Act 381 and provided in the approved Plan Amendment and the respective Reimbursement Agreement. Fifty percent (50%) of the available incremental state education tax will be captured for deposit into the State Revolving Fund pursuant to Act 381.

MITC will capture incremental local taxes to fund its administrative operations as defined in Act 381 and may contribute captured tax increment revenues to its Local Brownfield Revolving Fund (LBRF). As part of this Plan, the MITC will capture annual local tax increment revenues up the maximum allowed by Act 381 to fund its administrative costs of operations. MITC may also capture, during and after the developer reimbursement period, tax increment revenues in excess of the amount needed to reimburse developers for the costs of eligible activities and deposit those tax increment revenues in the MITC LBRF. The amount of tax increment revenues captured for administrative costs and LBRF funding from each project included in this Plan will be defined in the project-specific and cumulative tax increment capture tables attached to this Plan and in the Reimbursement Agreement for each project.

## **B. ESTIMATE OF CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUES**

The base year for this plan was 2019, the year in which the Base Plan was approved. The 2019 cumulative taxable value of the MITC Redevelopment Area parcels that constitute the Property was \$633,200, which is the initial taxable value for this Plan Amendment. The initial taxable values for each redevelopment project in the Plan were determined from the official tax rolls for 2019. The anticipated taxable value at project completion, the year in which it is expected to be attained, and the estimated taxable values for each capture year, will be specified for each project included in this Plan Amendment; however, the actual taxable value at project completion and in each year of this Plan Amendment will be determined by the appropriate tax assessor.

Projected investments and taxable values for the redeveloped individual parcels comprising the Property are presented in Table 2 (Appendix C). Property, tax increment revenues to be captured, impacts on taxing jurisdictions, and eligible activities reimbursement cash flows for each approved redevelopment project are presented in Tax Increment Capture Estimate Tables (Table 3-1 and Table 3-2) and Tax Increment Revenue Reimbursement Allocation Tables (Table 4-1 and Table 4-2) attached in Appendices D and E, respectively, of this plan. These tables will be prepared/updated as each project is approved for inclusion in the Base Plan. The estimated annual increase in taxable value of the property in each redevelopment will be determined based on real estate market conditions at the time the Plan Amendment for that redevelopment is approved. The annual incremental taxable value and captured TIR

will be determined by the actual assessed taxable value of the Property and millages approved by the relevant taxing jurisdictions.

MITC will capture 100% of the available incremental local and school operating tax revenues generated from the Property to reimburse the costs of eligible activities under this Plan in accordance with the Reimbursement Agreements. Additionally, TIR associated with all new personal property will be captured as part of this plan. Reimbursement using incremental school operating tax revenues is limited to those eligible activities and costs approved by the MDEQ and/or MSF or that are otherwise eligible under Act 381 without such approvals.

It is the intent of this Plan to provide for the proportional capture of all eligible incremental taxes in whatever amounts and in whatever years they become available until the eligible cost reimbursements and LBRF funding described in this Plan Amendment and future Plan Amendments are complete or for the maximum duration provided in Act 381 (MCLA 125.2663(22)), whichever is shorter. Except for those activities identified in this Plan Amendment as eligible for reimbursement only with incremental local taxes, unless otherwise approved in a Plan Amendment, if the MDEQ or MSF elects not to participate in this Project or declines to approve certain eligible activities for reimbursement with incremental state school taxes, the other taxing entities will contribute only that proportionate share of tax increment capture (the local taxes) and reimbursement that would be contributed if the MDEQ or MSF had approved capture of state school taxes, as determined by the local/state proportionality stated in this Plan Amendment and future Plan Amendments at time of adoption.

### **C. METHOD OF FINANCING PLAN COSTS AND DESCRIPTION OF ADVANCES BY THE MUNICIPALITY**

The private developers of each parcel/project in the Redevelopment Area will be responsible, directly or indirectly, for financing the costs of eligible activities included in this Plan for their respective projects. Neither the MITC nor the local governing bodies will advance any funds to finance the eligible activities. All Plan financing commitments and the cost reimbursements authorized under this Plan for the private developments shall be governed by the respective Reimbursement Agreements.

Public infrastructure improvements undertaken in the Five Mile Road corridor to support the MITC redevelopment program will be funded by third parties. Tax increment revenues are anticipated to be the source of repayment of the costs of public infrastructure improvements. Notwithstanding the foregoing, if the water and sewer improvements cannot be funded by third parties, the local Township Boards may elect to 1) fund or incur financial obligations to fund the water improvements and 2) request the Western Townships Utility Authority (WTUA) to fund the sewer improvements. Tax increment revenues shall be used to reimburse the Townships and/or WTUA for such funding or financing of the public infrastructure improvements as provided in the respective Reimbursement Agreements. The MITC and Townships may also act as pass-through entities for any grants-in-aid provided to fund project activities.

The inclusion of eligible activities and estimates of costs to be reimbursed pursuant to this Plan Amendment is intended to authorize the MITC to fund such reimbursements. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan Amendment, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Plan Amendment, will be provided solely under the respective Reimbursement Agreements. Reimbursements under each Reimbursement Agreement shall not exceed the respective cumulative eligible costs, or any reimbursement period limits described in this Plan Amendment or future Plan Amendments.

### **D. MAXIMUM AMOUNT OF NOTE OR BONDED INDEBTEDNESS**

Not applicable.



## **E. DURATION OF BROWNFIELD PLAN**

The duration of this Brownfield Plan shall not exceed the shorter of the following time periods without amendment of this Plan: 1) reimbursement of all eligible costs, cumulatively not to exceed developer reimbursements plus any funding of the LBRF or 2) 30 years after first capture of tax increment revenues. The date for beginning tax capture was tax year 2020.

## **F. ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON REVENUES OF TAXING JURISDICTIONS**

MITC will capture available incremental local and school operating tax revenues generated by the projects on property in the Redevelopment Area until all incurred eligible brownfield redevelopment costs and MITC administrative expenses are reimbursed, and the LBRF is funded, to the extent described in this Plan Amendment and subsequent Plan Amendments. The tax revenues available for capture by MITC will be split proportionally between local and state sources based on the approved millage rates for each tax year in which tax increment revenues are captured; 100% of available local and state TIR will be captured. The impact of the MITC incremental tax capture on local taxing jurisdictions is presented in the Tax Increment Capture Estimate Tables attached in Appendix D.

## **G. LEGAL DESCRIPTION, PROPERTY MAP, PROPERTY CHARACTERISTICS AND PERSONAL PROPERTY**

The Property consists of approximately 430 acres of land in Plymouth and Northville Townships. The Property boundaries are depicted in Figure 2; these boundaries include all parcels from which tax increment revenue will be captured to reimburse eligible Redevelopment Area infrastructure costs. Property surveys and legal descriptions for the individual parcels/properties included as eligible projects in this Plan are attached in Appendix A.

## **H. ESTIMATES OF RESIDENTS AND DISPLACEMENT OF FAMILIES**

No occupied residences are involved in the redevelopment, no persons reside on the Property, and no families or individuals will be displaced as a result of this development. Therefore, a demographic survey and information regarding housing in the community are not applicable and are not needed for this Plan.

## **I. 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.

## **J. PROVISIONS FOR RELOCATION COSTS**

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

## **K. STRATEGY FOR COMPLIANCE WITH MICHIGAN'S RELOCATION ASSISTANCE LAW**

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



#### **L. DESCRIPTION OF THE PROPOSED USE OF LOCAL BROWNFIELD REVOLVING FUND (LBRF)**

At the time of this Plan, MITC has not established an LBRF and does not currently plan to establish and fund an LBRF or use LBRF funds to support redevelopment activities described in this Plan. However, MITC reserves the right to establish and fund an LBRF with tax increment revenues generated from projects included in this Plan in accordance with Act.381 in the future and use LBRF funds to support future redevelopment of brownfield sites within the Redevelopment Area.

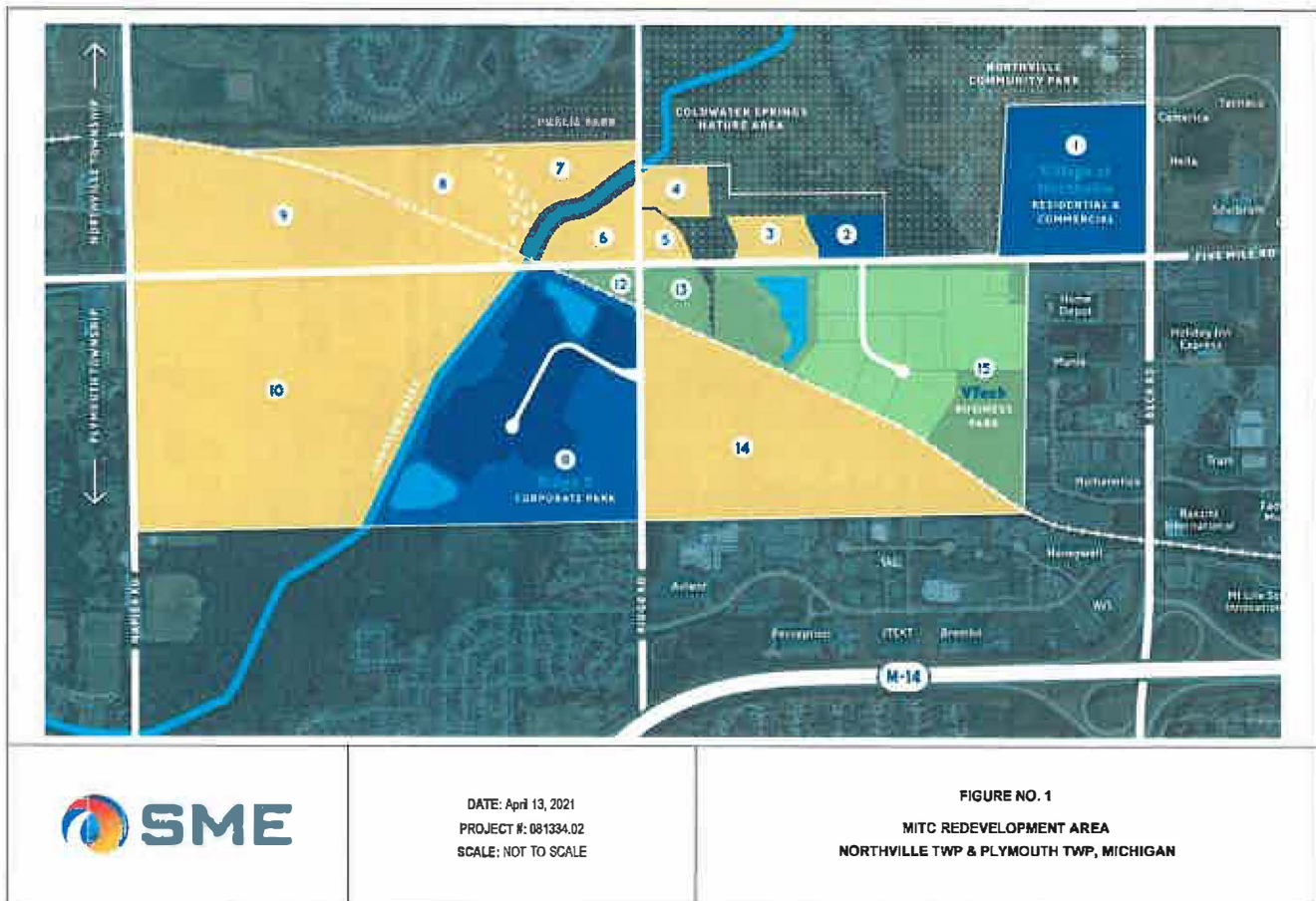
#### **M. OTHER MATERIAL THAT MITC OR GOVERNING BODIES CONSIDER PERTINENT**

This Plan has been approved by resolutions of the Board of Trustees of the Charter Township of Northville and Charter Township of Plymouth and includes any limitations and/or conditions in those approvals.

## **FIGURES**

**FIGURE 1 – MITC REDEVELOPMENT AREA AND PARCEL MAP**

**FIGURE 2 – PROPERTY BOUNDARIES DIAGRAM**





DATE: April 13, 2021  
PROJECT #: 081334.02  
SCALE: NOT TO SCALE

**FIGURE NO. 2**  
**MITC BROWNFIELD PLAN AMENDMENT NO. 2**  
**PROPERTY BOUNDARY**  
**NORTHVILLE TWP & PLYMOUTH TWP, MICHIGAN**

## **APPENDIX A**

### **LEGAL DESCRIPTION AND SURVEY – GUN RANGE PARCELS**

# CERTIFICATE OF SURVEY

## SURVEYOR'S CERTIFICATE

I, PAUL W. KINNUNEN, A LICENSED PROFESSIONAL SURVEYOR, HAVE EXAMINED THE PLAT AND MAPS AND MAPPED THE LAND ABOVE PLATTED AND/OR DESCRIBED ON 9/4/19, THAT THE ERROR OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS IS NO GREATER THAN 1/5000, AND THIS SURVEY IS IN FULL COMPLIANCE WITH SECTION NO. 3, ACT 132, P.A. 1970.



MAY 23, 2018

PAUL W. KINNUNEN  
PROFESSIONAL SURVEYOR NO. 48781  
EMAIL: PAUL@GREENTECHENGINEERING.NET

DATE OF MAP

### BEARING BASIS:

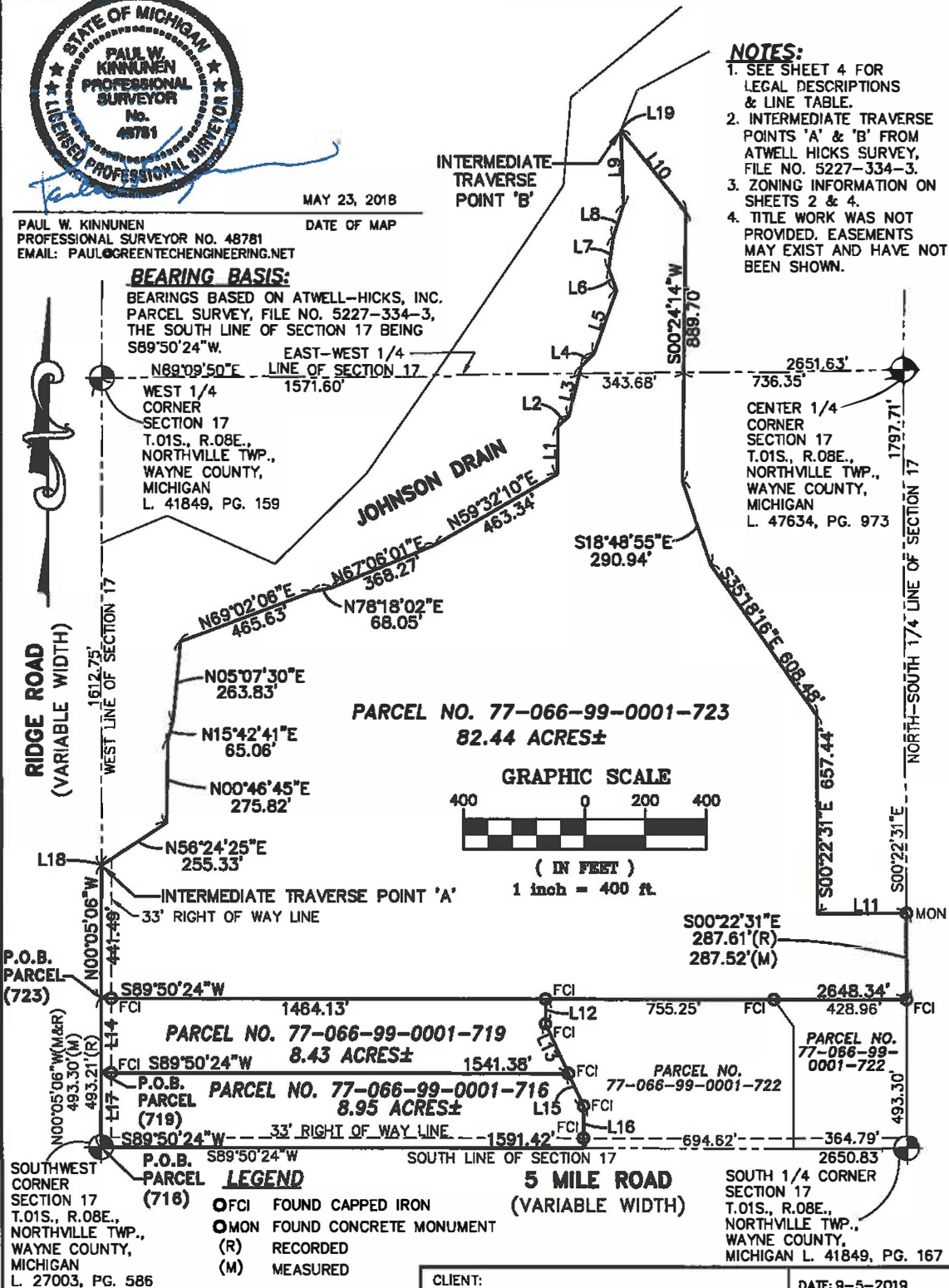
BEARINGS BASED ON ATWELL-HICKS, INC.  
PARCEL SURVEY, FILE NO. 5227-334-3,  
THE SOUTH LINE OF SECTION 17 BEING  
S89°50'24"W.

EAST-WEST 1/4  
LINE OF SECTION 17  
1571.60'

WEST 1/4  
CORNER  
SECTION 17  
T.01S., R.08E.,  
NORTHVILLE TWP.,  
WAYNE COUNTY,  
MICHIGAN  
L. 41849, PG. 159

### NOTES:

1. SEE SHEET 4 FOR LEGAL DESCRIPTIONS & LINE TABLE.
2. INTERMEDIATE TRAVERSE POINTS 'A' & 'B' FROM ATWELL HICKS SURVEY, FILE NO. 5227-334-3.
3. ZONING INFORMATION ON SHEETS 2 & 4.
4. TITLE WORK WAS NOT PROVIDED. EASEMENTS MAY EXIST AND HAVE NOT BEEN SHOWN.



**GREENTEC H**  
ENGINEERING, INC.  
CIVIL ENGINEERS & LAND SURVEYORS

51147 W. Pontiac Trail  
Wixom, MI 48393  
Phone: (248) 668-0700  
Fax: (248) 668-0701

CLIENT:

NORTHVILLE TOWNSHIP

DATE: 9-5-2019

DRAWN BY: PWK

CHECKED BY: DJL

0 200 400

FBK: --

CHF: MM

SCALE HOR 1" = 400 FT.

VER 1" = 40 FT.



# CERTIFICATE OF SURVEY

## ORIGINAL PARCEL LEGAL DESCRIPTIONS

### PARCEL NO. 77-066-99-0001-723:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 17, TOWN 1 SOUTH, RANGE 8 EAST, NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN; THENCE NORTH 00 DEGREE 05 MINUTES 06 SECONDS WEST 493.21 FEET ALONG THE WEST LINE OF SAID SECTION 17 AND THE CENTERLINE OF RIDGE ROAD (VARIABLE WIDTH) FOR A PLACE OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREE 05 MINUTES 06 SECONDS WEST 441.49 FEET TO INTERMEDIATE TRAVERSE POINT "A"; THENCE CONTINUING NORTH 00 DEGREE 05 MINUTES 06 SECONDS WEST 7.3 FEET, MORE OR LESS, ALONG THE WEST LINE OF SAID SECTION 17 AND THE CENTERLINE OF SAID RIDGE ROAD TO THE CENTERLINE OF JOHNSON DRAIN; THENCE NORTHEASTERLY 3419 FEET, MORE OR LESS, ALONG THE CENTERLINE OF SAID JOHNSON DRAIN; THENCE SOUTH 38 DEGREES 41 MINUTES 44 SECONDS EAST 5.3 FEET MORE OR LESS, TO INTERMEDIATE TRAVERSE POINT "B", SAID INTERMEDIATE TRAVERSE POINT "B" BEING THE FOLLOWING 17 COURSES FROM SAID INTERMEDIATE TRAVERSE POINT "A": (1) NORTH 56 DEGREES 24 MINUTES 25 SECONDS EAST 255.33 FEET, (2) NORTH 00 DEGREE 46 MINUTES 45 SECONDS EAST 275.82 FEET, (3) NORTH 15 DEGREES 42 MINUTES 41 SECONDS EAST 65.06 FEET, (4) NORTH 05 DEGREES 07 MINUTES 30 SECONDS EAST 263.83 FEET, (5) NORTH 69 DEGREES 02 MINUTES 06 SECONDS EAST 465.63 FEET, (6) NORTH 78 DEGREES 18 MINUTES 02 SECONDS EAST 68.05 FEET, (7) NORTH 67 DEGREES 06 MINUTES 01 SECONDS EAST 368.27 FEET, (8) NORTH 59 DEGREES 32 MINUTES 10 SECONDS EAST 463.34 FEET, (9) NORTH 00 DEGREE 02 MINUTES 03 SECONDS EAST 158.72 FEET, (10) NORTH 48 DEGREES 11 MINUTES 07 SECONDS EAST 49.90 FEET, (11) NORTH 13 DEGREES 25 SECONDS 43 EAST 169.17 FEET, (12) NORTH 43 DEGREES 43 MINUTES 57 SECONDS EAST 62.30 FEET, (13) NORTH 19 DEGREES 15 MINUTES 00 SECONDS EAST 220.00 FEET, (14) NORTH 19 DEGREES 51 MINUTES 31 SECONDS WEST 74.91 FEET, (15) NORTH 07 DEGREES 24 MINUTES 06 SECONDS EAST 106.80 FEET, (16) NORTH 17 DEGREES 47 MINUTES 14 SECONDS EAST 108.94 FEET, AND (17) NORTH 01 DEGREE 58 MINUTES 36 SECONDS WEST 246.98 FEET; THENCE SOUTH 38 DEGREES 41 MINUTES 44 SECONDS EAST 341.54 FEET; THENCE SOUTH 00 DEGREE 24 MINUTES 14 SECONDS WEST 889.70 FEET; THENCE SOUTH 18 DEGREES 48 MINUTES 55 SECONDS EAST 290.94 FEET; THENCE SOUTH 35 DEGREES 18 MINUTES 16 SECONDS EAST 608.48 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 31 SECONDS EAST 657.44 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 29 SECONDS EAST 287.13 FEET; THENCE SOUTH 00 DEGREE 22 MINUTES 31 SECONDS EAST 287.61 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 17; THENCE SOUTH 89 DEGREES 50 MINUTES 24 SECONDS WEST 2648.34 FEET TO THE PLACE OF BEGINNING, BEING A PART OF THE WEST 1/2 OF SAID SECTION 17.

### PARCEL NO. 77-066-99-0001-719:

PART OF THE SOUTHWEST 1/4 OF SECTION 17, T. 1S., R. 8E., NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN DESCRIBED AS:  
BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 17, SAID LINE ALSO BEING THE CENTERLINE OF RIDGE ROAD, 33 FEET 1/2 WIDTH, BEING DISTANT N00°05'06"W 246.65 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION; THENCE CONTINUING N00°05'06"W 246.65 FEET; THENCE N89°50'24"E 1464.13 FEET; THENCE S00°09'39"E 81.72 FEET; THENCE S25°09'52"E 181.98 FEET; THENCE S89°50'24"W 1541.38 FEET TO A POINT ON SAID WEST LINE OF SAID SECTION 17 AND TO THE POINT OF BEGINNING. SUBJECT TO ANY RIGHTS OF WAY FOR RIDGE ROAD, ANY OTHER RIGHTS OF WAY, EASEMENTS, OR RESTRICTIONS OF RECORD, AND CONTAINS 8.43 ACRES (GROSS), MORE OR LESS.

### PARCEL NO. 77-066-99-0001-716:

PART OF THE SOUTHWEST 1/4 OF SECTION 17, T. 1S., R. 8E., NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN DESCRIBED AS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE N00°05'06"W 246.65 FEET ALONG THE WEST LINE OF SAID SECTION, SAID WEST LINE ALSO BEING THE CENTERLINE OF RIDGE ROAD, 33 FEET 1/2 WIDTH; THENCE N89°50'24"E 1541.38 FEET; THENCE S25°09'52"E 117.66 FEET; THENCE S00°09'39"E 140.02 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION AND ALSO THE CENTERLINE OF 5 MILE ROAD, 33 FEET 1/2 WIDTH; THENCE ALONG SAID SOUTH LINE S89°50'24"W 1591.42 FEET TO THE SAID SOUTHWEST CORNER AND TO THE POINT OF BEGINNING. SUBJECT TO ANY RIGHTS OF WAY FOR RIDGE AND 5 MILE ROADS, ANY OTHER RIGHTS OF WAY, EASEMENTS, OR RESTRICTIONS OF RECORD, AND CONTAINS 8.95 ACRES (GROSS), MORE OR LESS.

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE PLATTED AND/OR DESCRIBED ON 9/4/19, THAT THE ERROR OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS IS NO GREATER THAN 1/5000, AND THIS SURVEY IS IN FULL COMPLIANCE WITH SECTION NO. 3, ACT 132, P.A. 1970.



SEPTEMBER 5, 2019  
DATE OF MAP

PAUL W. KINNUNEN  
PROFESSIONAL SURVEYOR NO. 48781  
EMAIL: PAUL@GREENTECHENGINEERING.NET

### ZONING:

ZONING: ORT (OFFICE, RESEARCH & TECHNOLOGY)

SETBACKS (PER ZONING ORDINANCE)

FRONT: 50' (MAY BE REDUCED TO 25' IF PARKING/LOADING NOT LOCATED IN FRONT YARD)

REAR: 50'

SIDES: 20'

MAX. BUILDING

HEIGHT: 48'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°02'03"E	158.72'
L2	N48°11'07"E	49.90'
L3	N13°25'43"E	169.17'
L4	N43°43'57"E	62.30'
L5	N19°15'00"E	220.00'
L6	N19°51'31"W	74.91'
L7	N07°24'06"E	106.80'
L8	N17°47'14"E	108.94'
L9	N01°58'36"W	246.98'
L10	S38°41'44"E	341.54'
L11	N89°37'29"E	287.13'
L12	N00°09'39"W	81.72'
L13	N25°09'52"W	181.98'
L14	N00°05'06"W	246.65'
L15	N25°09'52"W	117.66'
L16	S00°09'39"E	140.02'
L17	N00°05'06"W	246.65'
L18	N00°05'06"W	7.3'
L19	S38°41'44"E	5.3'

 **GREENTECH**  
ENGINEERING, INC.  
CIVIL ENGINEERS & LAND SURVEYORS

51147 W. Pontiac Trail  
Wixom, MI 48393  
Phone: (248) 668-0700  
Fax: (248) 668-0701

CLIENT:

NORTHVILLE TOWNSHIP

**PARCEL SPLIT/COMBINATION**

PARCEL NOS.  
77-066-99-0001-723/716/719  
SECTION: 17 TOWNSHIP: 01S. RANGE: 08E.  
NORTHVILLE TOWNSHIP  
OAKLAND COUNTY  
MICHIGAN

DATE: 9-5-2019

DRAWN BY: PWK

CHECKED BY: DJL

0

FBK:

CHF: MM

SCALE HOR 1"= FT.  
VER 1"= FT.

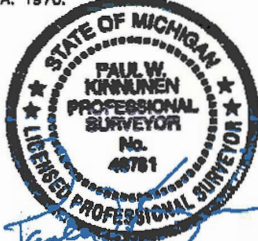
2/4 1B-101



# CERTIFICATE OF SURVEY

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE PLATTED AND/OR DESCRIBED ON 9/4/19, THAT THE ERROR OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS IS NO GREATER THAN 1/5000, AND THIS SURVEY IS IN FULL COMPLIANCE WITH SECTION NO. 3, ACT 132, P.A. 1970.



MAY 23, 2018

PAUL W. KINNUNEN  
PROFESSIONAL SURVEYOR NO. 46781  
EMAIL: PAUL@GREENTECHENGINEERING.NET

### BEARING BASIS:

BEARINGS BASED ON ATWELL-HICKS, INC.  
PARCEL SURVEY, FILE NO. 5227-334-3,  
THE SOUTH LINE OF SECTION 17 BEING  
S89°50'24"W. EAST-WEST 1/4  
LINE OF SECTION 17

N89°09'50"E 1571.60'

WEST 1/4  
CORNER  
SECTION 17  
T.01S., R.08E.,  
NORTHVILLE TWP.,  
WAYNE COUNTY,  
MICHIGAN  
L. 41849, PG. 159

RIDGE ROAD  
(VARIABLE WIDTH)

P.O.B. PARCEL  
'A'

P.O.B. TRANSFER  
PARCEL

SOUTHWEST  
CORNER  
SECTION 17  
T.01S., R.08E.,  
NORTHVILLE TWP.,  
WAYNE COUNTY,  
MICHIGAN  
L. 27003, PG. 586

P.O.B. PARCEL  
'B'

- LEGEND**
- SCI SET CAPPED IRON
  - FCI FOUND CAPPED IRON
  - MON FOUND CONCRETE MONUMENT
  - (R) RECORDED
  - (M) MEASURED

INTERMEDIATE  
TRAVERSE  
POINT 'B'

JOHNSON DRAIN

PARCEL  
'A'

76.36 ACRES±

GRAPHIC SCALE



( IN FEET )  
1 inch = 400 ft.

PARCEL  
'B'

23.46 ACRES±

5 MILE ROAD  
(VARIABLE WIDTH)

### NOTES:

1. SEE SHEET 4 FOR LEGAL DESCRIPTIONS & LINE TABLE.
2. INTERMEDIATE TRAVERSE POINTS 'A' & 'B' FROM ATWELL HICKS SURVEY, FILE NO. 5227-334-3.
3. ZONING INFORMATION ON SHEETS 2 & 4.
4. TITLE WORK WAS NOT PROVIDED. EASEMENTS MAY EXIST AND HAVE NOT BEEN SHOWN.

CENTER 1/4  
CORNER  
SECTION 17  
T.01S., R.08E.,  
NORTHVILLE TWP.,  
WAYNE COUNTY,  
MICHIGAN  
L. 47634, PG. 973

PARCEL NO.  
77-066-99-0001-722

SOUTH 1/4 CORNER  
SECTION 17  
T.01S., R.08E.,  
NORTHVILLE TWP.,  
WAYNE COUNTY,  
MICHIGAN L. 41849, PG. 167

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OAKLAND COUNTY  
MICHIGAN

DATE: 9-5-2019

DRAWN BY: PWK

CHECKED BY: DJL

0 200 400

FBK: --

CHP: MM

SCALE HOR 1"=400FT.  
VER 1"=--- FT.

3/4

18-101

# CERTIFICATE OF SURVEY

## LEGAL DESCRIPTIONS

### TRANSFER PARCEL:

PART OF THE SOUTHWEST 1/4 OF SECTION 17, T. 1S., R. 8E., NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN DESCRIBED AS:  
**BEGINNING** AT A POINT ON THE WEST LINE OF SAID SECTION 17, SAID LINE ALSO BEING THE CENTERLINE OF RIDGE ROAD, VARIABLE WIDTH, BEING DISTANT NORTH 00 DEGREE 05 MINUTES 06 SECONDS WEST 493.30 FEET ALONG SAID WEST LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE CONTINUING NORTH 00 DEGREE 05 MINUTES 06 SECONDS WEST 441.49 FEET; THENCE N89°50'24"E 600.00 FEET; THENCE S00°05'06"E 441.49 FEET; THENCE S89°50'24"W 600.00 FEET TO THE SAID WEST LINE OF SAID SECTION 17, AND TO THE POINT OF BEGINNING. CONTAINING 6.08 ACRES, MORE OR LESS, AND SUBJECT TO RIGHT OF WAY FOR RIDGE ROAD, AND SUBJECT TO ANY OTHER RIGHTS OF WAY, EASEMENTS, AND RESTRICTIONS OF RECORD.

### PARCEL 'A':

PART OF THE SOUTHWEST 1/4 OF SECTION 17, T. 1S., R. 8E., NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN DESCRIBED AS:  
**BEGINNING** AT A POINT ON THE WEST LINE OF SAID SECTION 17, SAID LINE ALSO BEING THE CENTERLINE OF RIDGE ROAD, VARIABLE WIDTH, SAID POINT ALSO BEING INTERMEDIATE TRAVERSE POINT 'A'. BEING DISTANT NORTH 00 DEGREE 05 MINUTES 06 SECONDS WEST 934.79 FEET ALONG SAID WEST LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE CONTINUING NORTH 00 DEGREE 05 MINUTES 06 SECONDS WEST 7.3 FEET, MORE OR LESS, ALONG THE SAID WEST LINE OF SAID SECTION 17 AND THE CENTERLINE OF SAID RIDGE ROAD TO THE CENTERLINE OF JOHNSON DRAIN; THENCE NORTHEASTERLY 3419 FEET, MORE OR LESS, ALONG THE CENTERLINE OF SAID JOHNSON DRAIN; THENCE SOUTH 38 DEGREES 41 MINUTES 44 SECONDS EAST 5.3 FEET MORE OR LESS, TO INTERMEDIATE TRAVERSE POINT 'B', SAID INTERMEDIATE TRAVERSE POINT 'B' BEING THE FOLLOWING 17 COURSES FROM SAID INTERMEDIATE TRAVERSE POINT 'A': (1) NORTH 56 DEGREES 24 MINUTES 25 SECONDS EAST 255.33 FEET, (2) NORTH 00 DEGREE 46 MINUTES 45 SECONDS EAST 275.82 FEET, (3) NORTH 15 DEGREES 42 MINUTES 41 SECONDS EAST 65.06 FEET, (4) NORTH 05 DEGREES 07 MINUTES 30 SECONDS EAST 263.83 FEET, (5) NORTH 69 DEGREES 02 MINUTES 06 SECONDS EAST 465.63 FEET, (6) NORTH 78 DEGREES 18 MINUTES 02 SECONDS EAST 68.05 FEET, (7) NORTH 67 DEGREES 06 MINUTES 01 SECONDS EAST 368.27 FEET, (8) NORTH 59 DEGREES 32 MINUTES 10 SECONDS EAST 463.34 FEET, (9) NORTH 00 DEGREE 02 MINUTES 03 SECONDS EAST 158.72 FEET, (10) NORTH 48 DEGREES 11 MINUTES 07 SECONDS EAST 49.90 FEET, (11) NORTH 13 DEGREES 25 SECONDS EAST 169.17 FEET, (12) NORTH 43 DEGREES 43 MINUTES 57 SECONDS EAST 62.30 FEET, (13) NORTH 19 DEGREES 15 MINUTES 00 SECONDS EAST 220.00 FEET, (14) NORTH 19 DEGREES 51 MINUTES 31 SECONDS WEST 74.91 FEET, (15) NORTH 07 DEGREES 24 MINUTES 06 SECONDS EAST 106.80 FEET, (16) NORTH 17 DEGREES 47 MINUTES 14 SECONDS EAST 108.94 FEET, AND (17) NORTH 01 DEGREE 58 MINUTES 36 SECONDS WEST 246.98 FEET; THENCE SOUTH 38 DEGREES 41 MINUTES 44 SECONDS EAST 341.54 FEET; THENCE SOUTH 00 DEGREE 24 MINUTES 14 SECONDS WEST 889.70 FEET; THENCE SOUTH 18 DEGREES 48 MINUTES 55 SECONDS EAST 290.94 FEET; THENCE SOUTH 35 DEGREES 18 MINUTES 16 SECONDS EAST 608.48 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 31 SECONDS EAST 657.44 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 29 SECONDS EAST 287.13 FEET TO THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 17; THENCE ALONG SAID NORTH-SOUTH 1/4 LINE, SOUTH 00 DEGREE 22 MINUTES 31 SECONDS EAST 287.61 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 24 SECONDS WEST 2048.34 FEET; THENCE N00°05'06"W 441.49 FEET; THENCE S89°50'24"W 600.00 FEET TO THE SAID WEST LINE OF SAID SECTION 17, AND TO THE POINT OF BEGINNING. CONTAINING 76.36 ACRES, MORE OR LESS, AND SUBJECT TO RIGHT OF WAY FOR RIDGE ROAD, AND SUBJECT TO ANY OTHER RIGHTS OF WAY, EASEMENTS, AND RESTRICTIONS OF RECORD.

### PARCEL 'B':

PART OF THE SOUTHWEST 1/4 OF SECTION 17, T. 1S., R. 8E., NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN DESCRIBED AS:  
**BEGINNING** AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE N00°05'06"W 934.79 FEET ALONG THE WEST LINE OF SAID SECTION, SAID LINE ALSO BEING THE CENTERLINE OF RIDGE ROAD, VARIABLE WIDTH; THENCE N89°50'24"E 600.00 FEET; THENCE S00°05'06"E 441.49 FEET; THENCE N89°50'24"E 864.13 FEET; THENCE S00°09'39"E 81.72 FEET; THENCE S25°09'52"E 299.64 FEET; THENCE S00°09'39"E 140.02 FEET TO THE SOUTH LINE OF SAID SECTION 17 AND THE CENTERLINE OF 5 MILE ROAD, VARIABLE WIDTH; THENCE ALONG SAID SOUTH LINE S89°50'24"W 1591.42 FEET TO THE SAID SOUTHWEST CORNER OF SAID SECTION 17 AND TO THE POINT OF BEGINNING. SUBJECT TO RIGHTS OF WAY FOR RIDGE AND 5 MILE ROADS, ANY OTHER RIGHTS OF WAY, EASEMENTS, OR RESTRICTIONS OF RECORD, AND CONTAINS 23.46 ACRES (GROSS), MORE OR LESS.

### SURVEYOR'S CERTIFICATE

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SEPTEMBER 5, 2019

PAUL W. KINNUNEN  
 PROFESSIONAL SURVEYOR NO. 48781  
 EMAIL: PAUL@GREENTECHENGINEERING.NET

### ZONING:

ZONING: ORT (OFFICE, RESEARCH & TECHNOLOGY)

SETBACKS (PER ZONING ORDINANCE)

FRONT: 50' (MAY BE REDUCED TO 25' IF PARKING/LOADING NOT LOCATED IN FRONT YARD)

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LINE TABLE		
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L8	N17°47'14"E	108.94'
L9	N01°58'36"W	246.98'
L10	S38°41'44"E	341.54'
L11	N89°37'29"E	287.13'
L18	N00°05'06"W	7.3'
L19	S38°41'44"E	5.3'



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CLIENT:

NORTHVILLE TOWNSHIP

DATE: 9-5-2019

DRAWN BY: PWK

CHECKED BY: DJL

**PARCEL SPLIT/COMBINATI ON**

PARCEL NOS.  
 77-066-99-0001-723/716/719  
 SECTION: 17 TOWNSHIP: 01S. RANGE: 08E.  
 NORTHVILLE TOWNSHIP  
 OAKLAND COUNTY  
 MICHIGAN

FBK:

CMF: MM

SCALE HOR 1"= VER 1"= FT. FT.

4/4 18-101

**APPENDIX B****TABLE 1-1 SUMMARY OF ELIGIBLE ACTIVITIES AND COSTS – MITC PUBLIC INFRASTRUCTURE IMPROVEMENTS****TABLE 1-2 SUMMARY OF ELIGIBLE ACTIVITIES AND COSTS – GUN RANGE PARCELS**



**TABLE 1-1**  
**BROWNFIELD ELIGIBLE ACTIVITIES COST SUMMARY**  
 MITC Infrastructure

11/4/2019

ELIGIBLE ACTIVITIES	TOTAL ELIGIBLE COST
<b>ELIGIBLE DEPARTMENT SPECIFIC (EGLE) ACTIVITIES<sup>(1)</sup></b>	
<b>Due Care Activities</b>	
Due Care Planning and Coordination	
Due Care Investigations	
Due Care Plans and Documentation	
Management and Disposal of Contaminated Soil	
Management and Disposal of Contaminated Dewatering Effluent	
Dust, Runoff, and Track-out Control	
Prevent Exacerbation of Contaminated Groundwater - Utilities	
Prevent Exacerbation and Human Exposure - Utilities	
Due Care Design, Engineering, Management and Coordination	
	<b>\$800,000</b>
<b>Act 381 Work Plans and Implementation (x2)<sup>(2)</sup></b>	<b>\$90,000</b>
<b>Subtotal Department Specific Activities</b>	<b>\$890,000</b>
<b>Contingency (10%)</b>	<b>\$120,000</b>
<b>Total Department Specific Activities</b>	<b>\$1,010,000</b>
<b>ELIGIBLE NON-ENVIRONMENTAL (MSF) ACTIVITIES<sup>(1)</sup></b>	
<b>Demolition Activities</b>	
Pavement and drainage structure removal	
	<b>\$1,260,000</b>
<b>Public Infrastructure Improvements - Roadway Improvements</b>	
Roadway Reconstruction	
Railroad Crossing Improvements	
Bridge Repairs and Replacement	
Stormwater Management	
Traffic Control and Signage	
Utility/Power Pole Relocation	
Geotechnical Engineering	
Architectural and Engineering Design, and Surveying/Staking Services	
Site Construction Management	
Construction General Conditions	
	<b>\$15,282,225</b>
<b>Public Infrastructure Improvements - Sanitary Sewer</b>	
Excavation and Earthwork	
Dewatering	
Install Upgraded Sewer	
Construct Pump Station	
Install Back-up Generator	
Site Restoration	
Geotechnical Engineering	
Architectural and Engineering Design, and Surveying/Staking Services	
Site Construction Management	
Construction General Conditions	
	<b>\$3,178,350</b>
<b>Public Infrastructure Improvements - Water Main</b>	
Excavation and Earthwork	
Dewatering	
Install Upgraded Water Main	
Construct Water Storage Tank	
Roadway and Site Restoration	
Architectural and Engineering Design, and Surveying/Staking Services	
Site Construction Management	
Construction General Conditions	
	<b>\$6,029,910</b>
<b>Act 381 Work Plans and Implementation (x2)<sup>(2)</sup></b>	<b>\$90,000</b>
<b>Subtotal Department Specific Activities</b>	<b>\$25,840,485</b>
<b>Contingency (10%)</b>	<b>\$2,575,049</b>
<b>Total Non-Environmental Activities</b>	<b>\$28,415,534</b>
<b>TOTAL ELIGIBLE ACTIVITIES<sup>(3)</sup></b>	<b>\$29,425,534</b>

**Notes:**

<sup>(1)</sup> Cost estimates are based on engineering, contractor, or developer estimates or consultant experience.

<sup>(2)</sup> These costs are not included in the contingency calculation.

**TABLE 1-2**  
**BROWNFIELD ELIGIBLE ACTIVITIES COST SUMMARY**  
 Gun Range Parcels

11/4/2019

ELIGIBLE ACTIVITIES	TOTAL ELIGIBLE COST
<b>ELIGIBLE DEPARTMENT SPECIFIC (EGLE) ACTIVITIES<sup>(1)</sup></b>	
<b>BEA Activities</b> Phase I ESA BEA Report	<b>\$10,000</b>
<b>Due Care Activities</b> Due Care Planning and Coordination Remediation of Lead-Impacted Soil Remediation of Waste Disposal Area Dewatering for Remediation and Management/Disposal of Contaminated Dewatering Effluent Dust, Runoff, and Track-out Control Due Care Design, Engineering, Management and Coordination	<b>\$435,000</b>
<b>Act 381 Work Plan<sup>(2)</sup></b>	<b>\$15,000</b>
<b>Total Department Specific Activities</b>	<b>\$460,000</b>
<b>BROWNFIELD PLAN</b>	
<b>Brownfield Plan</b>	<b>\$15,000</b>
<b>TOTAL ELIGIBLE ACTIVITIES<sup>(2)</sup></b>	
	<b>\$475,000</b>

**Notes:**

<sup>(1)</sup> Cost estimates are based on engineering, contractor, or developer estimates or consultant experience.

<sup>(2)</sup> These costs are not included in the contingency calculation.

**APPENDIX C****TABLE 2 ESTIMATED ANNUAL INVESTMENTS AND TAXABLE VALUES**

TABLE 2  
Estimated Investments and Taxable Values  
MITC Redevelopment Area  
10/29/2019

PARCEL	2109 TAXABLE VALUE (Base)	TOTAL	2019 (Base)	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
<b>Northville Township</b>																
Zhongding (Parcel 2)	\$570,200	\$8,600,000	\$8,600,000													
Parcel 3	\$0	\$9,000,000				\$4,000,000	\$5,000,000									
Parcel 4	\$0	\$11,700,000						\$5,000,000	\$6,700,000							
Parcel 5	\$0	\$6,600,000						\$6,500,000								
Parcel 6	\$0	\$9,000,000								\$3,000,000	\$6,000,000					
Parcel 7	\$0	\$19,500,000												\$3,000,000	\$5,000,000	\$11,500,000
Parcel 8	\$0	\$31,000,000														
Parcel 9	\$0	\$100,000,000														
DTE (3-acre portion Parcel 9)	\$63,200	\$3,000,000					\$3,000,000									
<b>SUBTOTAL</b>	<b>\$633,200</b>	<b>\$198,300,000</b>	<b>\$8,600,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,000,000</b>	<b>\$8,000,000</b>	<b>\$11,500,000</b>	<b>\$6,700,000</b>	<b>\$0</b>	<b>\$3,000,000</b>	<b>\$6,000,000</b>	<b>\$0</b>	<b>\$3,000,000</b>	<b>\$5,000,000</b>	<b>\$11,500,000</b>
<b>SUBTOTAL CUMULATIVE INVESTMENT</b>		<b>\$8,600,000</b>	<b>\$8,600,000</b>	<b>\$8,600,000</b>	<b>\$10,600,000</b>	<b>\$14,600,000</b>	<b>\$22,600,000</b>	<b>\$34,100,000</b>	<b>\$40,800,000</b>	<b>\$39,800,000</b>	<b>\$45,800,000</b>	<b>\$45,800,000</b>	<b>\$48,800,000</b>	<b>\$51,800,000</b>	<b>\$56,800,000</b>	<b>\$68,300,000</b>
<b>SUBTOTAL TAXABLE VALUE</b>		<b>\$633,200</b>	<b>\$1,650,000</b>	<b>\$1,653,000</b>	<b>\$1,716,880</b>	<b>\$2,759,883</b>	<b>\$4,806,013</b>	<b>\$7,777,133</b>	<b>\$9,967,676</b>	<b>\$9,789,839</b>	<b>\$10,745,828</b>	<b>\$12,468,743</b>	<b>\$12,709,957</b>	<b>\$13,714,157</b>	<b>\$15,238,440</b>	
<b>Plymouth Township</b>																
Parcel 10	\$0	\$100,000,000														
<b>SUBTOTAL</b>	<b>\$0</b>	<b>\$100,000,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>SUBTOTAL CUMULATIVE INVESTMENT</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>SUBTOTAL TAXABLE VALUE</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>TOTAL</b>	<b>\$633,200</b>	<b>\$298,300,000</b>	<b>\$8,600,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,000,000</b>	<b>\$8,000,000</b>	<b>\$11,500,000</b>	<b>\$6,700,000</b>	<b>\$0</b>	<b>\$3,000,000</b>	<b>\$6,000,000</b>	<b>\$0</b>	<b>\$3,000,000</b>	<b>\$5,000,000</b>	<b>\$11,500,000</b>
<b>TOTAL CUMULATIVE INVESTMENT</b>		<b>\$8,600,000</b>	<b>\$8,600,000</b>	<b>\$8,600,000</b>	<b>\$10,600,000</b>	<b>\$14,600,000</b>	<b>\$22,600,000</b>	<b>\$34,100,000</b>	<b>\$40,800,000</b>	<b>\$39,800,000</b>	<b>\$45,800,000</b>	<b>\$45,800,000</b>	<b>\$48,800,000</b>	<b>\$51,800,000</b>	<b>\$56,800,000</b>	<b>\$68,300,000</b>
<b>TOTAL TAXABLE VALUE</b>		<b>\$633,200</b>	<b>\$1,650,000</b>	<b>\$1,653,000</b>	<b>\$1,716,880</b>	<b>\$2,759,883</b>	<b>\$4,806,013</b>	<b>\$7,777,133</b>	<b>\$9,967,676</b>	<b>\$9,789,839</b>	<b>\$10,745,828</b>	<b>\$12,468,743</b>	<b>\$12,709,957</b>	<b>\$13,714,157</b>	<b>\$15,238,440</b>	

Taxable value (2019) = Actual; Taxable value (≥ 2020) = 0.25 x annual investment + (prev. year x 1.02)

Investment = parcel sq. ft. x 0.3 x \$100



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## **APPENDIX D**

**TABLE 3-1 SUMMARY OF TIR CAPTURE FOR GUN RANGE PARCELS**

**TABLE 3-2 SUMMARY OF TIR CAPTURE FOR THE PROPERTY**



TABLE 34:  
Tax Incremental Revenues - Gun Range Parcel  
MTC Redevelopment Area  
Northville Township, MI 48166  
4/15/2020

Estimated Taxable Value (TV) Increase Rate: 2%		Plan Year:		2020		2021		2022		2023		2024		2025		2026		2027		2028		2029		2030		2031		2032		2033		2034		2035		2036		2037		2038		2039		2040					
Northville Township Parcel <sup>1</sup>		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060						
Base Taxable Value <sup>1</sup>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Estimated New TV <sup>2</sup>		\$ -	\$ -	\$ -	\$ 1,700,000	\$ 1,960,000	\$ 2,041,800	\$ 2,199,380	\$ 2,361,242	\$ 2,537,000	\$ 2,726,428	\$ 2,930,678	\$ 3,151,672	\$ 3,390,903	\$ 3,650,147	\$ 3,930,718	\$ 4,234,111	\$ 4,562,846	\$ 4,918,533	\$ 5,304,884	\$ 5,727,520	\$ 6,192,162	\$ 6,704,540	\$ 7,271,400	\$ 7,901,488	\$ 8,603,540	\$ 9,389,400	\$ 10,274,928	\$ 11,277,136	\$ 12,415,152	\$ 13,718,968	\$ 15,219,440	\$ 16,951,104	\$ 18,964,800	\$ 21,311,904	\$ 24,064,000	\$ 27,311,904	\$ 31,171,904	\$ 35,771,904	\$ 41,271,904	\$ 47,871,904	\$ 55,771,904	\$ 65,271,904	\$ 76,771,904	\$ 90,771,904	\$ 108,771,904			
Incremental Difference (New TV - Base TV)		\$ -	\$ -	\$ -	\$ 1,700,000	\$ 1,960,000	\$ 2,041,800	\$ 2,199,380	\$ 2,361,242	\$ 2,537,000	\$ 2,726,428	\$ 2,930,678	\$ 3,151,672	\$ 3,390,903	\$ 3,650,147	\$ 3,930,718	\$ 4,234,111	\$ 4,562,846	\$ 4,918,533	\$ 5,304,884	\$ 5,727,520	\$ 6,192,162	\$ 6,704,540	\$ 7,271,400	\$ 7,901,488	\$ 8,603,540	\$ 9,389,400	\$ 10,274,928	\$ 11,277,136	\$ 12,415,152	\$ 13,718,968	\$ 15,219,440	\$ 16,951,104	\$ 18,964,800	\$ 21,311,904	\$ 24,064,000	\$ 27,311,904	\$ 31,171,904	\$ 35,771,904	\$ 41,271,904	\$ 47,871,904	\$ 55,771,904	\$ 65,271,904	\$ 76,771,904	\$ 90,771,904	\$ 108,771,904			
Plymouth Township Parcel <sup>1</sup>		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060						
Base Taxable Value <sup>1</sup>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Estimated New TV <sup>2</sup>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Incremental Difference (New TV - Base TV)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
State Total		\$ 24,000	\$ 24,000	\$ -	\$ -	\$ -	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000		
Northville Township Parcel <sup>1</sup>		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060						
Base Taxable Value <sup>1</sup>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV <sup>2</sup>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Incremental Difference (New TV - Base TV)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Total		\$ 24,000	\$ 24,000	\$ -	\$ -	\$ -	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000		
Plymouth Township Parcel <sup>1</sup>		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060						
Base Taxable Value <sup>1</sup>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV <sup>2</sup>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Incremental Difference (New TV - Base TV)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Total		\$ 24,000	\$ 24,000	\$ -	\$ -	\$ -	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000						

Footnote:  
1. Parcel 3, 4, and 5 of the MTC Redevelopment Area comprise the Gun Range Parcel Project. All three parcels fall within Northville Township.  
2. The Gun Range Parcel is owned by MTCRA; therefore the base taxable value is \$0.  
3. Assumes construction begins in 2021 and is complete in 2022. Construction on Parcel 3 begins in 2022 and is complete in 2023. The first year of tax capture is 2022.  
4. The estimated taxable value is equivalent to the township's annual per capita multiplied by 2.5 times the taxable value of the year prior to the first year of tax capture.  
5. Northville Township millage reflects of Winter 2018 and Summer 2019. Winter 2019 millages for Northville Township were not available. Plymouth Township millages reflective of Summer and Winter 2019.  
6. An industrial facilities tax (IFT) statement is active for the first six years of taxation (yellow shading). 50% of the IFT and local millages is captured during this time.

Estimated Transit Value (TV) Worksheet													
Northville Township Parcel <sup>1</sup>													
Plan Year	20	21	22	23	24	25	26	27	28	29	30	31	TOTAL
Calendar Year	2023	2024	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	
Base Transit Value <sup>2</sup>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV <sup>3</sup>	\$ 12,138,554	\$ 12,181,121	\$ 12,182,743	\$ 12,131,318	\$ 15,139,044	\$ 15,401,729	\$ 15,669,757	\$ 13,948,131	\$ 14,222,015	\$ 14,500,485	\$ 14,776,584	\$ 15,052,516	
Incremental Difference (New TV - Base TV)	\$ 12,138,554	\$ 12,181,121	\$ 12,182,743	\$ 12,131,318	\$ 15,139,044	\$ 15,401,729	\$ 15,669,757	\$ 13,948,131	\$ 14,222,015	\$ 14,500,485	\$ 14,776,584	\$ 15,052,516	
Plan Year	20	21	22	23	24	25	26	27	28	29	30	31	TOTAL
Calendar Year	2023	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	
Base Transit Value <sup>2</sup>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV <sup>3</sup>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Incremental Difference (New TV - Base TV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Plan Year	20	21	22	23	24	25	26	27	28	29	30	31	TOTAL
Calendar Year	2023	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	
Base Transit Value <sup>2</sup>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV <sup>3</sup>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Incremental Difference (New TV - Base TV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
8.0000	6.0000	\$ 72,400	\$ 74,267	\$ 79,777	\$ 77,280	\$ 79,824	\$ 81,212	\$ 83,692	\$ 85,312	\$ 87,090	\$ 88,780	\$ 90,593	\$ 1,007,500
10.0000	16.0000	\$ 318,490	\$ 323,826	\$ 327,857	\$ 331,088	\$ 336,901	\$ 340,590	\$ 346,997	\$ 353,686	\$ 361,338	\$ 366,338	\$ 371,805	\$ 5,423,265
34.0000	34.0000	\$ 293,540	\$ 297,647	\$ 305,089	\$ 309,152	\$ 313,335	\$ 317,943	\$ 328,673	\$ 334,685	\$ 341,229	\$ 348,148	\$ 353,119	\$ 4,729,184
0.9950	0.0000	\$ 15,564	\$ 15,708	\$ 16,005	\$ 16,262	\$ 16,567	\$ 16,877	\$ 17,192	\$ 17,512	\$ 17,838	\$ 18,169	\$ 18,507	\$ 286,206
2.0614	2.2516	\$ 37,335	\$ 37,877	\$ 38,435	\$ 39,004	\$ 39,584	\$ 40,175	\$ 40,778	\$ 41,394	\$ 42,027	\$ 42,667	\$ 43,323	\$ 673,811
0.9575	0.9575	\$ 4,175	\$ 4,195	\$ 4,219	\$ 4,245	\$ 4,272	\$ 4,300	\$ 4,329	\$ 4,359	\$ 4,390	\$ 4,421	\$ 4,453	\$ 68,149
3.9478	5.9038	\$ 40,130	\$ 41,997	\$ 43,811	\$ 45,562	\$ 47,349	\$ 49,173	\$ 51,037	\$ 52,943	\$ 54,891	\$ 56,883	\$ 58,920	\$ 902,645
1.0000	2.0000	\$ 24,727	\$ 24,762	\$ 25,267	\$ 25,763	\$ 26,276	\$ 26,805	\$ 27,340	\$ 27,881	\$ 28,428	\$ 28,981	\$ 29,540	\$ 401,488
6.6380	6.6380	\$ 80,574	\$ 82,105	\$ 83,640	\$ 85,186	\$ 87,215	\$ 89,261	\$ 91,355	\$ 93,498	\$ 95,689	\$ 97,924	\$ 100,184	\$ 1,569,277
0.2617	0.2617	\$ 26,570	\$ 26,562	\$ 26,74	\$ 27,27	\$ 27,82	\$ 28,38	\$ 28,95	\$ 29,52	\$ 30,11	\$ 30,74	\$ 31,37	\$ 348,537
0.9361	0.9361	\$ 15,387	\$ 15,932	\$ 16,487	\$ 17,054	\$ 17,632	\$ 18,222	\$ 18,824	\$ 1				

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**TAB 12.3-A**  
**Tax Incremental Revenues Capture Estimates**  
**RTD and Infrastructure**  
**Northville Township and Plymouth Township, Michigan**  
**4/13/2022**

Actual and Forecasted Values (FY) Increase Rate: 2% per year																				
Northville Township Parcel	Plymouth Township Parcel	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Calendar Year	Fiscal Year	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Base Taxable Value \$		408,240	\$	425,200	\$	433,200	\$	443,200	\$	453,200	\$	463,200	\$	473,200	\$	483,200	\$	493,200	\$	503,200
Assessed Value FY		428,240	\$	445,200	\$	453,200	\$	463,200	\$	473,200	\$	483,200	\$	493,200	\$	503,200	\$	513,200	\$	523,200
Incremental Difference (Base FY - Assessed FY)		-	\$	3,000,000	\$	1,000,000	\$	1,000,000	\$	1,000,000	\$	1,000,000	\$	1,000,000	\$	1,000,000	\$	1,000,000	\$	1,000,000
Plymouth Township Parcel																				
Calendar Year	Fiscal Year	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Base Taxable Value \$		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessed Value FY		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Incremental Difference (Base FY - Assessed FY)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

3. This table reflects the cumulative TIR as reported from page 2 through 30 in the HITE National Report.  
4. The estimated taxable value is adjusted to the Wisconsin average per year established by 25%.  
5. An industrial facilities tax (IFT) abatement can reduce both the HITE Redevelopment App. & the  
6. Monthly Taxes are calculated reflective of Winter 2016 and Summer 2016. Winter 2016 mileage

## **APPENDIX E**

**TABLE 4-1 TIR REIMBURSEMENT ALLOCATION FOR GUN RANGE PARCELS**

**TABLE 4-2 TIR REIMBURSEMENT ALLOCATION FOR THE PROPERTY**





TABLE 4-1:  
Tax Incremental Revenue Reimbursement Allocation Table  
Gen Reap Parcel  
MTC Redevelopment Area  
Northville Township, Michigan  
4/13/2021

Developer Allocation	Proportionate	School & Local Taxes	Local-Only Taxes	Total
State	90.9%	\$ 1,201,733	\$ -	\$ 1,201,733
Local	9.1%	\$ 1,180,178	\$ -	\$ 1,180,178
TOTAL		\$ 2,381,911	\$ -	\$ 2,381,911
GRLE	25.1%	\$ 475,000	\$ -	\$ 475,000
MRF	79.9%	\$ 1,906,911	\$ -	\$ 1,906,911

Estimated Capital	
Administrative Fees	\$ 1,157,980
State Revolving Fund	\$ 646,091
LBIF	\$ -

Estimated Total  
Years of Plan: 18

Plan Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Total State Incremental Revenue	\$ -	\$ -	\$ -	\$ -	\$ 15,840	\$ 35,967	\$ 62,216	\$ 110,362	\$ 112,600	\$ 114,852	\$ 116,299	\$ 117,804	\$ 119,364	\$ 120,979	\$ 122,649	\$ 124,374	\$ 126,145	\$ 127,962	\$ 129,825
State Brownfield Revolving Fund (50% of TIR)	\$ -	\$ -	\$ -	\$ -	\$ 7,920	\$ 17,984	\$ 31,108	\$ 55,181	\$ 56,300	\$ 57,426	\$ 58,549	\$ 59,672	\$ 60,795	\$ 61,918	\$ 63,041	\$ 64,164	\$ 65,287	\$ 66,410	\$ 67,533
State TIR Available for Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ 7,920	\$ 17,984	\$ 31,108	\$ 55,181	\$ 56,300	\$ 57,426	\$ 58,549	\$ 59,672	\$ 60,795	\$ 61,918	\$ 63,041	\$ 64,164	\$ 65,287	\$ 66,410	\$ 67,533
Total Local Incremental Revenue	\$ -	\$ -	\$ -	\$ -	\$ 16,709	\$ 37,930	\$ 64,727	\$ 116,450	\$ 118,779	\$ 121,155	\$ 123,556	\$ 125,987	\$ 128,438	\$ 130,909	\$ 133,390	\$ 135,881	\$ 138,382	\$ 140,893	\$ 143,414
GRLE Incremental Revenue (50% of TIR)	\$ -	\$ -	\$ -	\$ -	\$ 8,355	\$ 18,965	\$ 32,364	\$ 58,225	\$ 59,389	\$ 60,562	\$ 61,735	\$ 62,908	\$ 64,081	\$ 65,254	\$ 66,427	\$ 67,600	\$ 68,773	\$ 69,946	\$ 71,119
Local TIR Available for Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ 8,355	\$ 18,965	\$ 32,364	\$ 58,225	\$ 59,389	\$ 60,562	\$ 61,735	\$ 62,908	\$ 64,081	\$ 65,254	\$ 66,427	\$ 67,600	\$ 68,773	\$ 69,946	\$ 71,119
Change in Local Incremental Revenue	\$ -	\$ -	\$ -	\$ -	\$ 8,355	\$ 18,965	\$ 32,364	\$ 58,225	\$ 59,389	\$ 60,562	\$ 61,735	\$ 62,908	\$ 64,081	\$ 65,254	\$ 66,427	\$ 67,600	\$ 68,773	\$ 69,946	\$ 71,119
Beginning Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MTC Redevelopment Area	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Infrastructure Reimbursement (50% of TIR)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MRF Non-Infrastructure Costs - Infrastructure Only	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Available for Infrastructure Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRLE Infrastructure Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total GRLE Infrastructure Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MRF Non-Infrastructure Costs - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total MRF Non-Infrastructure Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRLE Infrastructure Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total GRLE Infrastructure Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LOCAL BROWNFIELD REVOLVING FUND	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRLE Infrastructure Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Footnotes:  
1. 50% of total generated TIR is taken for reimbursement of MTC infrastructure costs.



TABLE 4-1  
Tax Incremental Revenue Reimbursement Allocation Table  
@1st Range Parcel  
MITC Redevelopment Area  
Horsville Township, Michigan  
4/15/2021

	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	TOTAL
Total State Incremental Revenue	\$ 165,857	\$ 209,135	\$ 244,517	\$ 280,006	\$ 324,938	\$ 370,201	\$ 415,464	\$ 460,727	\$ 505,990	\$ 551,253	\$ 596,516	\$ 641,779	\$ 687,042	\$ 732,305	\$ 777,568	\$ 5,789,001
State Brownfield Revolving Fund (50% of SET)	\$ 32,482	\$ 41,827	\$ 48,903	\$ 56,001	\$ 64,988	\$ 74,036	\$ 83,084	\$ 92,132	\$ 101,180	\$ 110,228	\$ 119,276	\$ 128,324	\$ 137,372	\$ 146,420	\$ 155,468	\$ 1,137,210
State TIR Available for Reimbursement	\$ 233,375	\$ 167,308	\$ 195,614	\$ 223,995	\$ 259,950	\$ 296,165	\$ 332,380	\$ 368,595	\$ 404,810	\$ 440,975	\$ 477,190	\$ 513,405	\$ 549,620	\$ 585,835	\$ 622,053	\$ 4,651,791
Total Local Incremental Revenue	\$ 278,556	\$ 343,603	\$ 388,540	\$ 433,477	\$ 478,414	\$ 523,351	\$ 568,288	\$ 613,225	\$ 658,162	\$ 703,099	\$ 748,036	\$ 792,973	\$ 837,910	\$ 882,847	\$ 927,784	\$ 6,898,001
Local Administrative Fee (20%)	\$ 55,711	\$ 68,721	\$ 77,708	\$ 86,695	\$ 95,682	\$ 104,669	\$ 113,656	\$ 122,643	\$ 131,630	\$ 140,617	\$ 149,604	\$ 158,591	\$ 167,578	\$ 176,565	\$ 185,552	\$ 1,377,600
Local TIR Available for Reimbursement	\$ 222,845	\$ 274,882	\$ 310,832	\$ 346,782	\$ 382,732	\$ 418,682	\$ 454,632	\$ 490,582	\$ 526,532	\$ 562,482	\$ 598,432	\$ 634,382	\$ 670,332	\$ 706,282	\$ 742,232	\$ 5,520,401
<b>MITC Redevelopment Area</b>																
Infrastructure Reimbursement	\$ 1,125,000	\$ 1,400,000	\$ 1,675,000	\$ 1,950,000	\$ 2,225,000	\$ 2,500,000	\$ 2,775,000	\$ 3,050,000	\$ 3,325,000	\$ 3,600,000	\$ 3,875,000	\$ 4,150,000	\$ 4,425,000	\$ 4,700,000	\$ 4,975,000	\$ 35,000,000
<b>MSF Non-Environmental Costs - Infrastructure Only</b>																
State Tax Reimbursement	\$ 45,175	\$ 56,469	\$ 63,824	\$ 71,179	\$ 78,534	\$ 85,889	\$ 93,244	\$ 100,599	\$ 107,954	\$ 115,309	\$ 122,664	\$ 130,019	\$ 137,374	\$ 144,729	\$ 152,084	\$ 1,060,878
Local Tax Reimbursement	\$ 45,175	\$ 56,469	\$ 63,824	\$ 71,179	\$ 78,534	\$ 85,889	\$ 93,244	\$ 100,599	\$ 107,954	\$ 115,309	\$ 122,664	\$ 130,019	\$ 137,374	\$ 144,729	\$ 152,084	\$ 1,060,878
Total Available for Infrastructure Reimbursement	\$ 90,350	\$ 112,938	\$ 127,648	\$ 142,358	\$ 157,068	\$ 171,778	\$ 186,488	\$ 201,198	\$ 215,908	\$ 230,618	\$ 245,328	\$ 260,038	\$ 274,748	\$ 289,458	\$ 304,168	\$ 2,121,756
<b>MSF Environmental Costs</b>																
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total EOLE Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>MSF Non-Environmental Costs - Development Activities</b>																
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total MSF Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>LOCAL DEVELOPMENT</b>																
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>LOCAL BROWNFIELD REVOLVING FUND</b>																
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Reimbursement:

1. 20% of total generated TIR is taken for reimbursement

1% TIR REMOVED FOR INFRASTRUCTURE RE-ALIGNMENT ETC  
(CALCULATED)

Grass percentage in 0.1 m<sup>2</sup> box below

30%

Developer Mechanism	Proportionality	Share of Total Taxes	Local-Only Taxes	Federal
State	42.3%	\$ 8,004,786	0	\$ 8,004,786
Local	57.5%	\$ 8,614,088	0	\$ 8,614,088
TOTAL		\$ 16,618,874	0	\$ 16,618,874
EDGE	3.4%	\$ 1,010,000	0	\$ 1,010,000
MSF	96.5%	\$ 28,415,364	\$	\$ 28,415,364

Estimated Capital:	
Administrative Fees	\$ 1,779,72
State Revolving Fund	\$ 3,823,79
LMF	\$ -

<b>Estimated Term</b>	
Years of Plan:	30

		2016		2017		2018		2019		2020		2021		2022		2023		2024		2025	
		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
Total Initial Investment Revenue	\$	-	-	28,400	25,545	37,484	36,037	12,148	37,484	36,037	21,598	24,707	28,865	30,845	31,815	33,625	426,861	47,284	57,078	57,078	
State Payroll (Including the Supplemental Pay (50% of 50%))	\$	-	-	3,630	3,130	3,231	3,234	12,519	31,632	31,632	18,500	21,598	24,707	28,865	30,845	31,815	33,625	426,861	47,284	57,078	
State Pay Available for the Supplemental Pay	\$	-	-	27,340	22,415	34,253	32,803	67,888	18,462	18,462	3,000	3,000	3,000	3,000	3,000	3,000	3,000	426,861	47,284	57,078	
Total Local Revenue Available	\$	-	-	28,742	26,879	37,420	35,813	10,644	38,061	36,564	22,598	25,707	29,865	31,845	32,815	34,625	436,861	48,284	58,078	58,078	
State of California and Pay (50% Total Tax)	\$	-	-	3,874	3,334	3,741	3,742	12,519	31,632	31,632	18,500	21,598	24,707	28,865	30,845	31,815	33,625	426,861	47,284	57,078	
Total Local Available for the Supplemental Pay	\$	-	-	25,168	23,545	33,679	32,071	9,125	36,429	34,932	21,098	24,109	28,150	29,960	30,930	32,810	403,236	45,000	55,000	55,000	
Local Revenue Available for the Supplemental Pay	\$	-	-	25,168	23,545	33,679	32,071	9,125	36,429	34,932	21,098	24,109	28,150	29,960	30,930	32,810	403,236	45,000	55,000	55,000	
Local Revenue Available for the Supplemental Pay	\$	-	-	25,168	23,545	33,679	32,071	9,125	36,429	34,932	21,098	24,109	28,150	29,960	30,930	32,810	403,236	45,000	55,000	55,000	
Local Revenue Available for the Supplemental Pay	\$	-	-	25,168	23,545	33,679	32,071	9,125	36,429	34,932	21,098	24,109	28,150	29,960	30,930	32,810	403,236	45,000	55,000	55,000	
Local Revenue Available for the Supplemental Pay	\$	-	-	25,168	23,545	33,679	32,071	9,125	36,429	34,932	21,098	24,109	28,150	29,960	30,930	32,810	403,236	45,000	55,000	55,000	
Local Revenue Available for the Supplemental Pay	\$	-	-	25,168	23,545	33,679	32,071	9,125	36,429	34,932	21,098	24,109	28,150	29,960	30,930	32,810	403,236	45,000	55,000	55,000	
Local Revenue Available for the Supplemental Pay	\$	-	-	25,168	23,545	33,679	32,071	9,125	36,429	34,932	21,098	24,109	28,150	29,960	30,930	32,810	403,236	45,000	55,000	55,000	
Local Revenue Available for the Supplemental Pay	\$	-	-	25,168	23,545	33,679	32,071	9,125	36,429	34,932	21,098	24,109	28,150	29,960	30,930	32,810	403,236	45,000	55,000	55,000	
Local Revenue Available for the Supplemental Pay	\$	-	-	25,168	23,545	33,679	32,071	9,125	36,429	34,932	21,098	24,109	28,150	29,960	30,930	32,810	403,236	45,000	55,000	55,000	
Local Revenue Available for the Supplemental Pay	\$	-	-	25,168	23,545	33,679	32,071	9,125	36,429	34,932	21,098	24,109	28,150	29,960	30,930	32,810	403,236	45,000	55,000	55,000	
Local Revenue Available for the Supplemental Pay	\$	-	-	25,168	23,545	33,679	32,071	9,125	36,429	34,932	21,098	24,109	28,150	29,960	30,930	32,810	403,236	45,000	55,000	55,000	
Local Revenue Available for the Supplemental Pay	\$	-	-	25,168	23,545	33,679	32,071	9,125	36,429	34,932	21,098	24,109	28,150	29,960	30,930	32,810	403,236	45,000	55,000	55,000	
Local Revenue Available for the Supplemental Pay	\$	-	-	25,168	23,545	33,679	32,071	9,125	36,429	34,932	21,098	24,109	28,150	29,960	30,930	32,810	403,236	45,000	55,000	55,000	
Local Revenue Available for the Supplemental Pay	\$	-	-	25,168	23,545	33,679	32,071	9,125	36,429	34,932	21,098	24,109	28,150	29,960	30,930	32,810	403,236	45,000	55,000	55,000	
Local Revenue Available for the Supplemental Pay	\$	-	-	25,168	23,545	33,679	32,071	9,125	36,429	34,932	21,098	24,109	28,150	29,960	30,930	32,810	403,236	45,000	55,000	55,000	
Local Revenue Available for the Supplemental Pay	\$	-	-	25,168	23,545	33,679	32,071	9,125	36,429	34,932	21,098	24,109	28,150	29,960	30,930	32,810	403,236	45,000	55,000	55,000	
Local Revenue Available for the Supplemental Pay	\$	-	-	25,168	23,545	33,679	32,071	9,125	36,429	34,932	21,098	24,109	28,150	29,960	30,930	32,810	403,236	45,000	55,000	55,000	
Local Revenue Available for the Supplemental Pay	\$	-	-	25,168	23,545	33,679	32,071	9,125	36,429	34,932	21,098	24,109	28,150	29,960	30,930	32,810	403,236	45,000	55,000	55,000	
Local Revenue Available for the Supplemental Pay	\$	-	-	25,168	23,545	33,679	32,071	9,125	36,429	34,932	21,098	24,109	28,150	29,960	30,930	32,810	403,236	45,000	55,000	55,000	
Local Revenue Available for the Supplemental Pay	\$	-	-	25,168	23,545	33,679	32,071	9,125	36,429	34,932	21,098	24,109	28,150	29,960	30,930	32,810	403,236	45,000	55,000	55,000	
Local Revenue Available for the Supplemental Pay	\$	-	-	25,168	23,545	33,679	32,071	9,125	36,429	34,932	21,098	24,109	28,150	29,960	30,930	32,810	403,236	45,000	55,000	55,000	
Local Revenue Available for the Supplemental Pay	\$	-	-	25,168	23,545	33,679	32,071	9,125	36,429	34,932	21,098	24,109	28,150	29,960	30,930	32,810	403,236	45,000	55,000	55,000	
Local Revenue Available for the Supplemental Pay	\$	-	-	25,168	23,545	33,679	32,071	9,125	36,429	34,932	21,098	24,109	28,150	29,960	30,930	32,810	403,236	45,000	55,000	55,000	
Local Revenue Available for the Supplemental Pay	\$	-	-	25,168	23,545	33,679	32,071	9,125	36,429	34,932	21,098	24,109	28,150	29,960	30,930	32,810	403,236	45,000	55,000	55,000	
Local Revenue Available for the Supplemental Pay	\$	-	-	25,168	23,545	33,679	32,071	9,125	36,429	34,932	21,098	24,109	28,150	29,960	30,930	32,810	403,236	45,000	55,000	55,000	
Local Revenue Available for the Supplemental Pay	\$	-	-	25,168	23,545	33,679	32,071	9,125	36,429	34,932	21,098	24,109	28,150	29,960	30,930	32,810	403,236	45,000	55,000	55,000	
Local Revenue Available for the Supplemental Pay	\$	-	-	25,168	23,545	33,679	32,071	9,125	36,429	34,932	21,098	24,109	28,150	29,960	30,930	32,810	403,236	45,000	55,000	55,000	
Local Revenue Available for the Supplemental Pay	\$	-	-	25,168	23,545	33,679	32,071	9,125	36,429	34,932	21,098	24,109	28,150	29,960	30,930	32,810	403,236	45,000	55,000	55,000	
Local Revenue Available for the Supplemental Pay	\$	-	-	25,168	23,545	33,679	32,071	9,125	36,429	34,932	21,098	24,109	28,150	29,960	30,930	32,810	403,236	45,000	55,000	55,000	
Local Revenue Available for the Supplemental Pay	\$	-	-	25,168	23,545	33,679	32,071	9,125	36,429	34,932	21,098	24,109	28,150	29,960	30,930	32,810	403,236	45,000	55,000	55,000	
Local Revenue Available for the Supplemental Pay	\$	-	-	25,168	23,545	33,679	32,071	9,125	36,429	34,932	21,098	24,109	28,150	29,960	30,930	32,810	403,236	45,000	55,000	55,000	
Local Revenue Available for the Supplemental Pay	\$	-	-	25,168	23,545	33,679	32,071	9,125	36,429	34,932	21,098	24,109	28,150	29,960	30,930	32,810	403,236	45,000	55,000	55,000	
Local Revenue Available for the Supplemental Pay	\$	-	-	25,168	23,545	33,679	32,071	9,125	36,429	34,932	21,098	24,109	28,150	29,960	30,930	32,810	403,236	45,000	55,000	55,000	
Local Revenue Available for the Supplemental Pay	\$	-	-	25,168	23,545	33,679	32,071	9,125	36,429	34,932	21,098	24,109	28,150	29,960	30,930	32,810	403,236	45,000	55,000	55,000	
Local Revenue Available for the Supplemental Pay	\$	-	-	25,168	23,545	33,679	32,071	9,125	36,429	34,932	21,098	24,109	28,150	29,960	30,930	32,810	403,236	45,000	55,000	55,000	
Local Revenue Available for the Supplemental Pay	\$	-	-	25,168	23,545	33,679	32,071	9,125	36,429	34,932	21,098	24,109	28,150	29,960	30,930	32,810	403,236	45,000	55,000	55,000	
Local Revenue Available for the Supplemental Pay	\$	-	-	25,168	23,545	33,679	32,071	9,125	36,429	34,932	21,098	24,109	28,150	29,960	30,930	32,810	403,236	45,000	55,000	55,000	
Local Revenue Available for the Supplemental Pay	\$	-	-	25,168	23,545	33,679	32,071	9,125	36,429	34,932	21,098	24,109	28,150	29,960	30,930	32,810	403,236	45,000	55,000	55,000	
Local Revenue Available for the Supplemental Pay	\$	-	-	25,168	23,545	33,679	32,071	9,125	36,429	34,932	21,098	24,109	28,150	29,960	30,930	32,810	403,236	45,000	55,000	55,000	
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Local Revenue Available for the Supplemental Pay	\$	-	-	25,168	23,545	33,679	32,071	9,125	36,429	34,932	21,098	24,109	28,150	29,960	30,930	32,810	403,236	45,000	55,000	55,000	
Local Revenue Available for the Supplemental Pay	\$	-	-																		



Enter percentages in orange box below

Packet Page 200 of 218



## CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

**MEETING DATE:** June 22, 2021

**ITEM:** Request to Consider a Conditional Rezoning for the Plymouth Ridge Subdivision (Northridge) – A Map Amendment to the Zoning Map

**Resolution #2021-06-22-45**

**PRESENTERS:** Laura Haw, AICP, NCI, Township Planner, McKenna  
John Pastor, applicant on behalf of Leo Soave

**BACKGROUND:**

**Project Summary.** The map amendment request is to conditionally rezone parcel R-78-041-99-0002-702 and parts of parcels R-78-044-99-0001-706 and R-78-044-99-0001-707 from the R-1-E, Single-Family Residential District to the R-1-H, Single-Family Residential District.

The subject area contains portions of three (3) parcels and is approximately 27.6 acres in size and is located on the west side of Ridge Road, south of Northridge Church. We understand the applicant desires to develop the subject site through a Cluster Housing Option (CHO) to ultimately construct 42 single-family, detached residential lots. No application has been submitted for a Cluster Housing Option; however, the applicant has supplied a concept plan and conditional rezoning statement indicating that the site could only be developed with a maximum of 42 single-family, detached residential lots.

The existing land use, current zoning, and 2015/25 Master Plan Future Land Use designations for the subject site and surrounding parcels are detailed below:

Location	Existing Land Use	Current Zoning	Future Land Use Designation
Subject Site	Vacant	R-1-E, Single-Family Residential	Residential Low Density
North	Religious Institution	Consent Judgement	Residential Low Density
South	Single-Family Residential	R-1-E, Single-Family Residential	Residential Low Density
East	Single-Family Residential	R-1-H, Single-Family Residential	Residential Intermediate Density
West	Single-Family Residential	R-1-E, Single-Family Residential	Residential Low Density

As a conditional rezoning, the applicant has offered the following two (2) conditions listed below (see enclosed applicant letter dated April 12, 2021 for further information):

1. The maximum number of lots / units allowed is 42; and
2. All lots / units that are adjacent to Plymouth Commons Subdivision No. 2 shall have substantially similar lots widths as those lots in Plymouth Commons Subdivision No. 2.

The requested rezoning would permit primarily single-family homes with a limited number of uses that are accessory to single-family structures. As the site will remain a Single-Family Residential Zoning District under Article 6 of the Zoning Ordinance, no change to the permitted or special land uses would result from the conditional rezoning. Instead, it would allow for an increase in the number of dwelling units which could be built due to the difference in the dimensional requirements of the R-1-H District versus the R-1-E District. The difference in the dimensional standards for the current and proposed zoning districts, per Article 20 of the Zoning Ordinance, are as follows:

**SCHEDULE OF REGULATIONS**  
**SEC. 20.1 HEIGHT, AREA, LOT COVERAGE, YARD REQUIREMENTS AND FLOOR AREA (as amended 10/25/07)**

ZONING DISTRICT	MAX HEIGHT OF BUILDINGS		MINIMUM LOT AREA (ac)		MAXIMUM LOT COVERAGE IN PERCENT (ee)	MINIMUM YARD REQUIREMENTS IN FEET (ee) All yard setbacks shall be dimensioned from the street setback line, as designated in Section 28.22						NON-RESIDENTIAL USES	MINIMUM LIVABLE FLOOR AREA
	IN STORIES	IN FEET	AREA IN SQ. FT.	WIDTH IN FEET		FRONT (ff)	SIDES		REAR	SIDE YARD ABUTTING A STREET	REAR YARD ABUTTING A SIDE LOT LINE	SIDE YARDS	SQ. FT. PER UNIT
							ONE SIDE	TOTAL OF TWO					
AG	2 ½	35 (a)(gg)	5 Acres	150	15	45	50 (g)	100	50	45	(g)	25 (h)	1,650
PL	2½ (c)	35 (c)	(c)	(c)	25	45	30	60	50	50	-	-	-
R-1-E	2½	35(gg)	45,540 (b) (d) (e)	150 (b)	15	45	15	30	50 (bb)	45	(g)	25 (h)	1,650
R-1-H	2½	35(gg)	21,780 (b) (d) (e)	120 (b)	15 (cc)	35	10	20	50 (bb)	35	(g)	25 (h)	1,450

**Development Scenarios.** The applicant has supplied parallel plans for the various single-family development scenarios (enclosed). These parallel plans show that:

- Under the existing R-1-E District, a total of 17 single-family lots are possible.
- Under the proposed R-1-H District, a total of 28 single-family lots are possible.
- Under the proposed conditional rezoning to the R-1-H District (with a Cluster Housing Option), a total of 42 single-family lots are possible.

**Traffic Study.** Per the applicant, a traffic impact study is not warranted due to the size of the development and the relatively small traffic impact. The chart below was produced by the applicant's consultant (a Traffic Engineering Services Manager at Fleis & Vandenbrink) indicating that the thresholds for such a traffic impact study are not exceeded in any of the above development scenarios (R-1-E District, R-1-H District, and the proposed conditional rezoning to 42-units).

Site Plan Alternatives	Land Use	ITE Code	Size	Unit	Weekday Average	AM Peak Hour			PM Peak Hour		
						In	Out	Total	In	Out	Total
Proposed	Single-Family Detached	210	42	DU	468	9	26	35	28	16	44
Parallel R1H	Single-Family Detached	210	28	DU	322	6	19	25	19	11	30
Parallel R1E	Single-Family Detached	210	17	DU	204	4	13	17	12	7	19
Evaluating Traffic Impact Studies TIA Threshold					500	50			50		
Evaluating Traffic Impact Studies TIS Threshold					750	100			100		
Exceeds Threshold					NO	NO			NO		

**Planning Commission Meetings.** The Planning Commission held a public hearing on April 21, 2021 for the proposed conditional rezoning. The meeting minutes are enclosed for your reference and detail several public concerns raised by surrounding residents.

The Planning Commission subsequently discussed the conditional rezoning at their June 16, 2021 meeting. The potential for a school on the subject site was also discussed by the applicant.

After deliberation, the Commission recommended denial (6:1 vote) to the Board of Trustees for the conditional rezoning, with the following the findings of fact:

1. Opposition from the surrounding property owners has been voiced; they would be at a disadvantage since the R-1-E zoning has been in place since the 1980s.
2. The Planning Commission fully acknowledges the potential risk of a school on the site in the future.
3. The rezoning does not support the 2025 Master Plan Future Land Use Map.
4. The Planning Commission does not find adequate justification for the proposed rezoning.

**ACTION REQUESTED:**

As a conditional rezoning, the Board of Trustees may either approve or deny the application or refer the amendment back to the Planning Commission for further consideration. Enclosed are two resolutions for the Board's consideration should the Township wish to take final action on the application – one resolution is for denial, as recommended by the Planning Commission, and a second resolution is for approval.

**PROPOSED MOTION:**

**I move to adopt Resolution #2021-06-22-45 authorizing \_\_\_\_\_ (approval / denial) of the Plymouth Ridge Subdivision (Northridge) Conditional Rezoning (map amendment) from the R-1-E, Single-Family Residential District to the R-1-H, Single-Family Residential District.**

Moved By \_\_\_\_\_ Seconded By \_\_\_\_\_

**ROLL CALL:**

\_\_\_ Vorva \_\_\_ Curmi \_\_\_ Clinton \_\_\_ Monaghan \_\_\_ Doroshewitz \_\_\_ Stewart \_\_\_ Heise

**Enclosures:**

- Applicant Letter with Conditions, dated April 12, 2021
- Northridge Application and Parallel Plans
- April 21, 2021 Planning Commission Meeting Minutes



**STATE OF MICHIGAN  
COUNTY OF WAYNE  
CHARTER TOWNSHIP OF PLYMOUTH**

**RESOLUTION TO APPROVE  
PLYMOUTH RIDGE SUBDIVISION (NORTHRIDGE) CONDITIONAL REZONING  
(MAP AMENDMENT TO THE ZONING MAP)**

**RESOLUTION #2021-06-22-45**

At a regular meeting of the Charter Township of Plymouth Board of Trustees (the ‘board’), held at Township Hall, 9955 N. Haggerty Road, Plymouth, Michigan on June 22, 2021, the following resolution was offered:

**WHEREAS**, the applicant of parcel ID R-78-041-99-0002-702 and parts of parcels R-78-044-99-0001-706 and R-78-044-99-0001-707 (27.6 acres in size and generally located on the west side of Ridge Road, south of Northridge Church), has requested conditional rezoning approval from the R-1-E, Single-Family Residential District to the R-1-H, Single-Family Residential District, and,

**WHEREAS**, the Board of Trustees, per Zoning Ordinance No. 99: Article 33, has final approval on map amendments to the Zoning Map, and,

**WHEREAS**, applicant has offered two (2) conditions to the Township: The maximum number of lots / units allowed is 42; and All lots / units that are adjacent to Plymouth Commons Subdivision No. 2 shall have substantially similar lots widths as those lots in Plymouth Commons Subdivision No. 2, and,

**NOW, THEREFORE, BE IT RESOLVED** that the Charter Township of Plymouth Board of Trustees does hereby approve Resolution #2021-06-22-45 authorizing the conditional rezoning of parcel ID R-78-041-99-0002-702 and parts of parcels R-78-044-99-0001-706 and R-78-044-99-0001-707 from the R-1-E, Single-Family Residential District to the R-1-H, Single-Family Residential District.

**Motion By:** \_\_\_\_\_ **Seconded By:** \_\_\_\_\_

**Roll Call:**

\_\_\_ Vorva \_\_\_ Curmi \_\_\_ Clinton \_\_\_ Monaghan \_\_\_ Doroshewitz \_\_\_ Stewart \_\_\_ Heise

**MOTION CARRIED** \_\_\_\_\_

**MOTION DEFEATED** \_\_\_\_\_

**STATE OF MICHIGAN  
COUNTY OF WAYNE  
CHARTER TOWNSHIP OF PLYMOUTH**

**RESOLUTION TO DENY  
PLYMOUTH RIDGE SUBDIVISION (NORTHRIDGE) CONDITIONAL REZONING  
(MAP AMENDMENT TO THE ZONING MAP)**

**RESOLUTION #2021-06-22-45**

At a regular meeting of the Charter Township of Plymouth Board of Trustees (the 'board'), held at Township Hall, 9955 N. Haggerty Road, Plymouth, Michigan on June 22, 2021, the following resolution was offered:

**WHEREAS**, the applicant of parcel ID R-78-041-99-0002-702 and parts of parcels R-78-044-99-0001-706 and R-78-044-99-0001-707 (27.6 acres in size and generally located on the west side of Ridge Road, south of Northridge Church), has requested conditional rezoning approval from the R-1-E, Single-Family Residential District to the R-1-H, Single-Family Residential District, and,

**WHEREAS**, the Board of Trustees, per Zoning Ordinance No. 99: Article 33, has final approval on map amendments to the Zoning Map, and,

**WHEREAS**, applicant has offered two (2) conditions to the Township: The maximum number of lots / units allowed is 42; and All lots / units that are adjacent to Plymouth Commons Subdivision No. 2 shall have substantially similar lots widths as those lots in Plymouth Commons Subdivision No. 2, and,

**WHEREAS**, the Planning Commission recommended denial to the Board of Trustees on June 16, 2021, and,

**NOW, THEREFORE, BE IT RESOLVED** that the Charter Township of Plymouth Board of Trustees does hereby approve Resolution #2021-06-22-45, denying the conditional rezoning of parcel ID R-78-041-99-0002-702 and parts of parcels R-78-044-99-0001-706 and R-78-044-99-0001-707 from the R-1-E, Single-Family Residential District to the R-1-H, Single-Family Residential District.

**Motion By:**\_\_\_\_\_ **Seconded By:**\_\_\_\_\_

**Roll Call:**

\_\_\_ Vorva \_\_\_ Curmi \_\_\_ Clinton \_\_\_ Monaghan \_\_\_ Doroshewitz \_\_\_ Stewart \_\_\_ Heise

**MOTION CARRIED** \_\_\_\_\_

**MOTION DEFEATED** \_\_\_\_\_

**LEO SOAVE**  
37771 Seven Mile Road, Suite C  
Livonia, MI 48152

Telephone (734) 469-4894

Facsimile (734) 469-4896

Monday, April 12, 2021

Plymouth Township  
Planning Commission  
9955 N. Haggerty Road  
Plymouth, MI 48170

RE: Re-Zoning Application No: 2389-Plymouth Ridge Subdivision

Dear Planning Commission Members:

The purpose of this correspondence is to inform you of the following restrictive covenants I intend to impose on Plymouth Ridge Subdivision:

1. The maximum number of lots/units allowed is 42;
2. All lots/units that are adjacent to Plymouth Commons Subdivision No. 2 shall have substantially similar lot widths as those lots in Plymouth Commons Subdivision No. 2.

The aforementioned restrictive covenants shall be a condition to re-zoning approval and shall run with the land pursuant to the forthcoming Master Deed and Bylaws for Plymouth Ridge Subdivision.

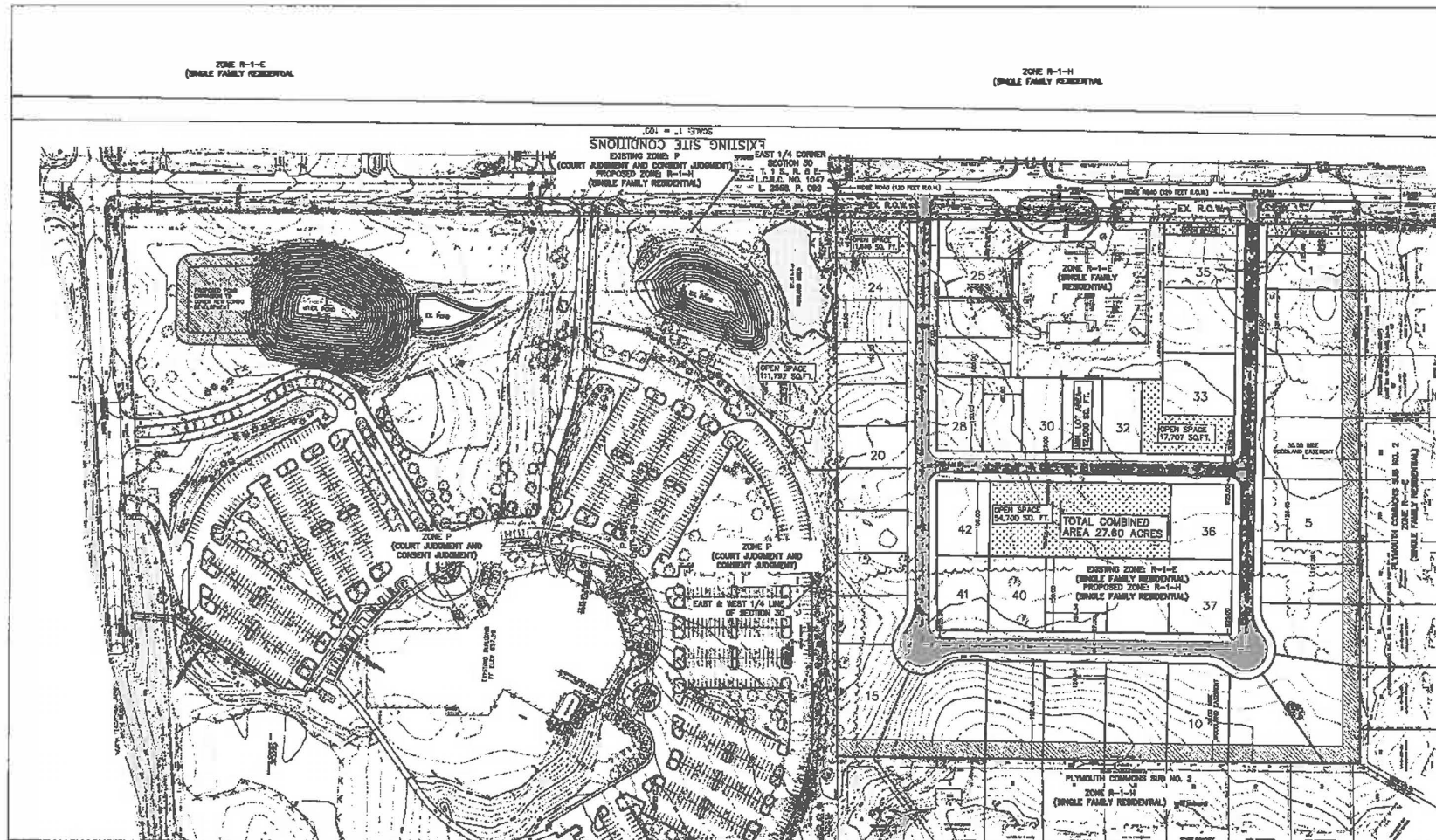
Thank you for your time and cooperation.

Regards,



Leo Soave

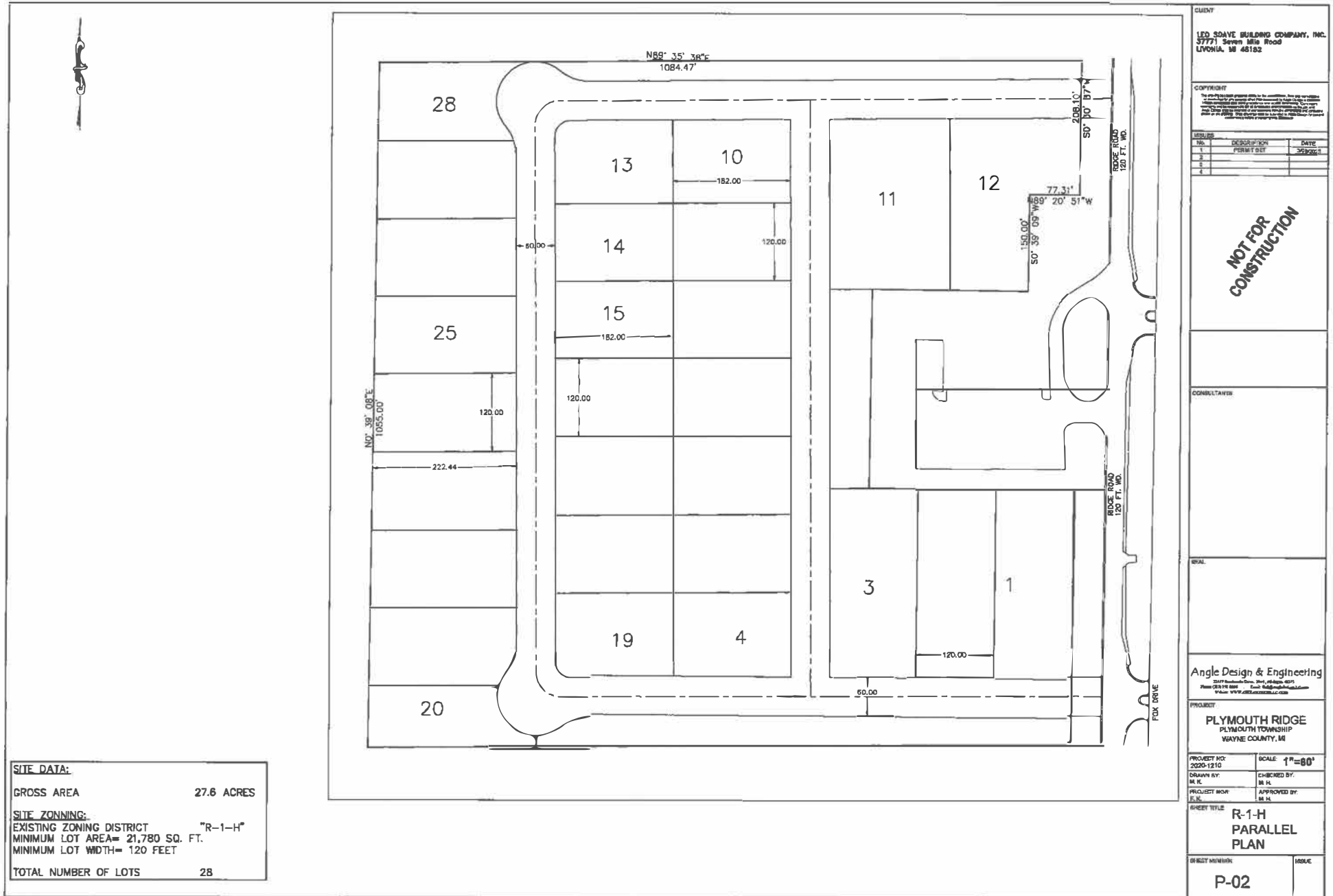


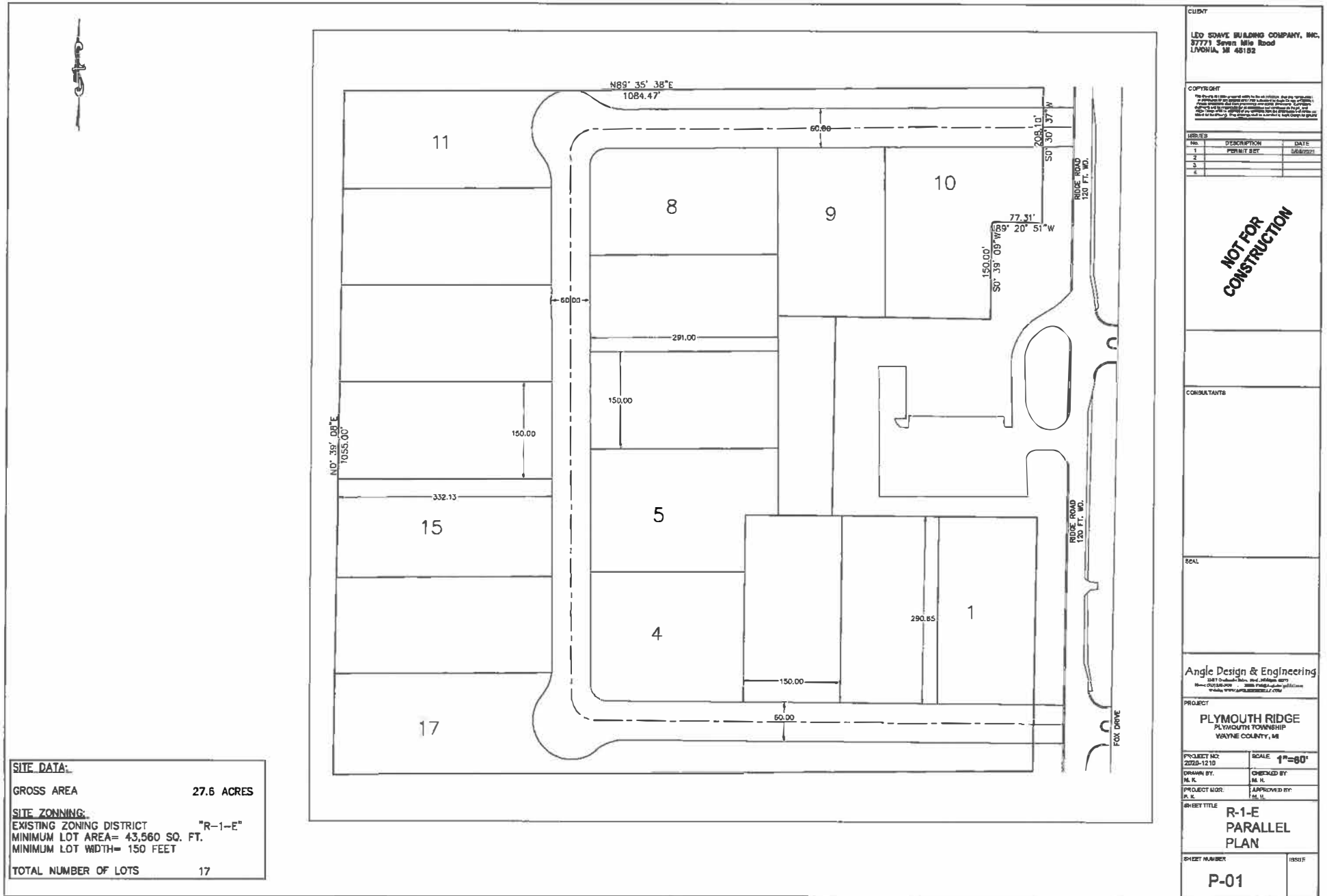


CLIENT		
LED SOAVE BUILDING COMPANY, INC. 37771 Seven Mile Road Livonia, MI 48152		
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DETAILS		
NO.	DESCRIPTION	DATE
1	PERMIT SET	3/20/22
2		
3		
4		
NOT FOR CONSTRUCTION		
CONSULTANTS		
DEAL		
PROJECT		
NORTHEDGE CONDOMINIUM PLYMOUTH TOWNSHIP WAYNE COUNTY, MI		
PROJECT NO. 2020-1210	SCALE 1"=100'	
DRAWN BY M.K.	CHECKED BY M.K.	
PROJECT MGR. J.L.K.	APPROVED BY M.K.	
SHEET TITLE		
OVERALL SITE PLAN		
SHEET NUMBER	SHEET	
CS-01		









# PLANNING COMMISSION

## REGULAR MEETING

### PROPOSED MINUTES

7:00 PM · April 21, 2021

**ALSO PRESENT:** Laura Haw, AICP, NCI, Planner, McKenna  
Natalie Bond, Assistant Planner, McKenna  
Jeremy Shrot, Spalding DeDecker  
Denisa Terrell, Recording Secretary



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Plymouth, MI 48170  
plymouthtp.org

## PLANNING COMMISSION

### REGULAR MEETING

### PROPOSED MINUTES

#### 6. PUBLIC HEARINGS

##### A. **PC# 2389-0321 Northridge Rezoning,**

**Laura Haw presented a summary of the proposed application.**

The application is for a (Conditional) Rezoning from the current R-1-E Single Family Residential District to proposed R-1-H Single Family Residential District. The subject area will impact three parcels that are approximately 27 acres in size. The applicant desires to develop the site into a cluster housing option with up to 42 residential single-family homes. The application for cluster housing has not been submitted. The application provided a conditional statement indicating the site could only be developed to include the 42 residential single-family lots. The applicants' conditional rezoning criteria offer includes a maximum of 42 lots and all lots adjacent to Plymouth Commons Subdivision II will be subject to lot widths similar to the current units in the subdivision. Under the Michigan Zoning Enabling Act the Township cannot require conditions as part of the rezoning process. Conditions can only be offered by the applicant freely.

**Commissioner Doroshewitz** inquired under what circumstance can the Township impose conditions. Ms. Haw explained under the Michigan Zoning Enabling Act the Township cannot require conditions to approve a conditional rezoning.

**Commissioner Postell** requested clarification on the definition of substantially similar widths. Ms. Haw provided a visual map that showed existing units and how the proposed units and the abutting plot lines would match, as submitted by the applicant.

**Commissioner Barberena** inquired why the concept plan shows three parcels but only one parcel is requested to be rezoned. Ms. Haw provided visual clarification and advised of the limits of the development and also that the applicant would take over the stormwater area for detention, and portions of the adjacent church properties.

**Commissioner Cebulski** confirmed that a parallel plan was not submitted.

**Commissioner Postell** inquired if the runoff water and detention pond is cooperative between the church the proposed development. Ms. Haw advised that this has been stated by the applicant, but the Township has not seen an agreement yet.

**Commissioner Itsell** confirmed if there could be changes based on the rezoning process. Ms. Haw advised changes could take during the cluster housing, however, the applicants' conditional rezoning does not allow changes, except for the conditions offered by the applicant, which includes the following: no more than 42 units, and the lot widths similar to the current residential housing.

**John Paster, On Behalf of Leo Soave Developer** confirmed all the details provided by Ms. Haw were accurate including the existence of an agreement for the developer to maintain the detention ponds with Northridge instead of Northridge maintaining it.



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Plymouth, MI 48170  
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## PLANNING COMMISSION

### REGULAR MEETING

### PROPOSED MINUTES

#### **Public Comments**

The public hearing was opened at 7:31 p.m.

**Commissioner Barberena read communications from Community Residents into the record:**

#### **Laura & James Fox 49420 Bugle Court**

The proposed removal of existing woodlands and natural watersheds is incompatible with existing housing development.

#### **Carl & Kathy Metter 12320 Howland Park Drive**

They enjoy the current landscape and abundant wildlife of their property borders.

#### **Public**

#### **Kraig Gerber 12488 Howland Park Drive**

Requested clarification on the 35-foot barrier as the current barrier is 50-feet. Requested the Commissioners review the surveys that were sent out to residents.

#### **Michael Warmbier 48951 Fox Drive South**

Spoke about safety and how the increase in traffic may impact traffic conditions.

#### **Mary Weidel 50439 Fellows Hill Drive**

Ms. Weidel created the petition that was signed by over 260 residents that are in opposition to the rezoning.

#### **Kevin & Stephanie O'Callaghan 49361 Fox Drive North**

Moved into the township from the city to avoid the density.

#### **Patrick Arella 12608 Belton Court**

Patrick gave the history of relationships with residents and Northridge Church. Patrick also addressed the well fair which encompasses property values that may be impacted by the increased density of the development.

#### **Sean Laycock 12599 Belton Court**

Mr. Laycock expressed opposition to development. He also expressed the need for transparency.

#### **Cheryl Dove 49410 Commons Blvd**

Ms. Dove inquired 29 years ago if the zoning would remain the same prior to purchasing her home and was assured it would.

#### **Wayne & MaryAnn Schloop 12368 Howland Park Drive**

Mr. Schloop agrees with previous statements. Mrs. Schloop is concerned about water drainage if the density is increased.

#### **Ron Rotole 49935 Fuller Court**

Mrs. Rotole expressed concern for the wetlands and where the water will go and what the area will look like with rezoning.

#### **Mr. Gaurav Sharma 12415 Howland Park Drive**

Mr. Sharma expressed concerns with more entrance and exit points which will require added traffic lights increasing commutes and risk.

#### **Mark & Nancy Kotowelski 12350 Ridge Road**

Mr. Katowelski shared that his daughter was involved in an accident as well as the loss of a pet due to the current traffic conditions.

**The Public Hearing closed at 8:19 p.m.**

**John Paster** addressed questions and concerns entered in the public comments, including the entrances and exits will be decided by Wayne County. The additional entrances actually alleviate congestions. Mr.



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## PLANNING COMMISSION

### REGULAR MEETING

### PROPOSED MINUTES

Paster also stated the homes in the development will start at \$600,000 to \$800,000 adding to property values.

#### **Commissioners Comments:**

**Commissioner Postell** would like to review a parallel plan and a traffic study.

**Commissioner Barberena** agreed with Commissioner Postell and would also like to know the density if the developer took out the pond and the retention basin.

**Commissioner Doroshewitz** inquired how the charter school was entered as a consideration. Mr. Paster indicated the board of trustees inquired about charter schools. The applicant is open to document the project will not include a charter school. There is no pending charter school activity.

**Commissioner Cebulski** inquired if the church's parking lot is adequate for potential future growth. Ms. Haw advised under the applicants' current plan the church's parking would be limited. Mr. Paster expounded to include that rezoning could limit the expansion of a parking lot.

**Commissioner Itsell** would like to review a traffic study.

**Commissioner Cebulski** asked Ms. Haw to provide additional details as to why a traffic study would be relevant. Ms. Haw explained the rezoning request is from one single-family district to the next intensive single-family residential district. The traffic study would reveal the impact on Ridge Road based on the number of households and if the conditions are ideal to the circumstance. The information would be helpful for the commission to evaluate.

It was moved by Commissioner Pratt and seconded by Commissioner Itsell to postpone PC# 2389-0321 Northridge Rezoning to obtain a traffic study and a parallel development proposal for review up to 120 days or the August 2021 meeting.

#### **Roll Call**

**Yeas:** Barberena, Cebulski, Itsell, Postell, Doroshewitz, Pratt

**Excused:** Ostendorf

#### **Motion Carried**

#### **B. PC# n/a Zoning Ordinance No. 99 Text Amendment to Article 20.2: Notes to Schedule of Regulations, Article 20**

Ms. Haw presented Article 20.2, The Schedule of Regulations. The amendment was brought to the commission by a homeowner as a result of the Zoning Board of Appeal decision. She provided the details of the proposed Text Amendment and outlined the provisions in the ordinance and variances. The changes would not set precedent for reduction. It would grant the Zoning Board of Appeals the flexibility to review variance requests on a case-by-case property if there are unique circumstances that would warrant the reduction to the 50-foot setback. It is not a blanket change and still will require public hearings.

**Commissioner Itsell** inquired if the change would apply to new builds.

Ms. Haw advised the text amendment would apply to new builds and existing residential homes.

**Commissioner Postell** shared that he researched local boards and found the restrictions placed on the Township ZBA do not exist anywhere else.

#### **Public Hearing**

The public hearing was opened at 9:22 p.m.





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## PLANNING COMMISSION

### REGULAR MEETING

### PROPOSED MINUTES

#### Comments were offered from:

Tim Boyd 49020 Fox Drive South- Lesser setbacks can change the feel of the township. ZBA needs latitude to consider homeowners' special circumstances.

Sean Lacock 12599 Belton Court-Change is too broad.

Patrick Hannon 12243 Howland Park Drive-Not an efficient way to address.

Mary Weidel 50439 Fellows Hill Drive- Concerned about the removal of setbacks without a clear guide.

Kraig Gerber 12488 Howland Park Drive -Verbiage is too vague in text.

Patrick Arella 12608 Belton Court-The current ordinance protects the applicant and everyone. Article 21.6 A3 has language in lieu of elimination Article 20 BB -is lack of impact to adjacent sites or particular relationship to sides or rear of the property line the planning commission may reduce the required setback, however in no case should the setback be less than 35 feet.

Claudia Pietron 45209 Woodleigh Way- Broad language

#### The Public Hearing was closed at 9:44 p.m.

It was moved by Commissioner Postell and supported by Commissioner Doroshewitz to recommend approval of the proposed text amendment for variances and rear yard setbacks to the Board of Trustees and to take into consideration potential provisions of common areas, and public roadways (specifically not homeowners) to be at the discretion of the zoning board. All Ayes, motion passed.

#### 7. NEW BUSINESS

##### A. PC# 2387-0221 Lot 17-20 – of the Metro Plymouth Business Park

Applicant:	Mr. David Hardin, Concept District 3, LLC
Address:	N/A
Tax ID:	R-78-025-01-0020-301; R-78-025-01-0019-000; R-78-025-01-0017-302; And R-78-025-01-0017-301 (part of)
Zoning:	IND, Industrial District
Action Requested:	Tentative Site Plan

Natalie Bond presented the application for the development of the Metro Plymouth Business Park lots 17-20. The proposal is to construct an 86,000 sq. ft facility. The building will be a two-story office, warehouse, and research building. The site is zoned as an industrial district with no proposed rezoning. Ms. Bond outlined development requirements including trees, 197 parking spaces, and architecture.

Based on findings it is recommended tentative site approval contingent upon a discussion with the applicant concerning outstanding items and a second review of the planning commission.

Dave Hardin from Hillside Investment presented clarification on architecture, exterior design, and landscaping. He also answered questions from the planning commission concerning outstanding items.



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## PLANNING COMMISSION

### REGULAR MEETING

### PROPOSED MINUTES

Moved by: Commissioner Postell and supported by Commissioner Barberena to grant tentative site plan approval for Application #2387-0221, Lot 17-20 of the Metro Plymouth Business Park, in accordance to condition items listed in the planning and fire report. Ayes all. Motion Passed.

#### 8. OLD BUSINESS

<b>A. PC# 2362-0620</b>	<b>46200 N. Territorial, Cluster Housing Option (CHO), Review #4 (Pursell Place Condominiums)</b>
Applicant:	Mr. Leo Soave, Leo Soave Development, LLC.
Address:	n/a
Tax ID:	R-78-033-99-0004-000
Zoning:	R-1-H, Single Family Residential District
Action Requested:	Consideration and Recommendation to the Board of Trustees

N. Bond presented the 4<sup>th</sup> formal review of the eight-unit detached single-family condominiums known as the Pursell Place Condominiums. The applicant proposes to construct the single-family units that will be located east of Beck Road and North of N. Territorial. The development area is approximately 5.2 acres. Cluster housing is a flexible development method that provides for open space. The site is zoned R-1-H and no rezoning is proposed. The applicant has agreed to donate \$17,500 to the Historical Commission fund as well as a historic plaque. The proposed cluster housing option follows the density requirements of article 22, however, there is a required waiver for the setback from 42 feet to 28 feet that the commission must have consensus on. The recommendation is to continue to take public comments on the revised concept plan as well the applicant present the modifications to address the concerns of the adjacent residents.

The applicant also presented he met with the adjacent residents to address landscape conditions. He also addressed modifications, engineering, and answered questions.

Moved by Commissioner Pratt and supported by Commissioner Postell to recommend approval to the Board of Trustees the Cluster Housing application #2362-0620 per the findings of fact that the proposal complies with Article 22 and contingent on the following: additional trees are provided, historical preservation is provided, including \$20,000 to the Historic District Commission, and with approval of a waiver for the front yard setback from 42 to 28 feet. Ayes all. Motion Passed.

#### 9. MISCELLANEOUS BUSINESS AND COMMUNICATION

##### A. **Planning and Zoning Monthly Report – March 2021**

Commissioner Cebulski confirmed Park & Eats is not open due to Covid. Commissioner Pratt inquired about Phoenix Mill. Ms. Haw advised Phoenix Mill has is a tenant for the second floor that changes the parking requirement.

Commissioner Cebulski inquired about CSX is moving forward. Jeremy advised the light at the end of the tunnel can be seen.



9955 N. Haggerty Road  
Plymouth, MI 48170  
plymouthtp.org

## PLANNING COMMISSION

### REGULAR MEETING

### PROPOSED MINUTES

- B. Master Plan Update Draft**– Ms. Haw indicated the work session was productive. Components were added including community access to technology and diversity of tree species. Draft Plan will go on the Township website for 63 days and public comments. Commissioner Pratt asked for copies of the document to be distributed at the next planning commission meeting.

Moved by Commissioner Pratt and supported by Commissioner Barberena to recommend forwarding the Master Plan to the Board of Trustees for the 63-day distribution period. All Ayes, the motion Carried

#### PLANNING COMMISSIONER COMMENTS

Commissioner Pratt stated the ZBA meeting for April 6<sup>th</sup> an application for Panera Bread asking for additional signs and would like opinions. Commissioner Barberena believes it is visual clutter and a concern.

#### 10. ADJOURNMENT

Moved by: Commissioner Doroshewitz and supported by Commissioner Barberena to adjourn the meeting at 11:14 p.m. Ayes all.

Respectfully submitted,

Kendra Barberena  
Secretary